

**THE CORPORATION OF THE
TOWN OF MATTAWA**



PUBLIC MEETING

ZONING BY-LAW

AMENDMENT APPLICATION

FILE NO. R1-16

MONDAY, NOVEMBER 7, 2016

7:00 PM

MUNICIPAL COUNCIL CHAMBERS



Application to Amend the Official Plan ☐

Application to Amend the Zoning By-law ☒

PLEASE READ BEFORE COMLETING THIS APPLICATION

This application reflects the mandatory information that is prescribed in the schedules to Ontario Regulations 543/06 and 545/06 made under the Planning Act, R. S. O. 1990 as amended. In addition to this form, the Applicant will be required to submit the appropriate fee, site plan as detailed herein, and any additional information or studies that may be necessary to assess the proposal.

Failure to submit all of the required information may prevent or delay the consideration of this Application. If more space is required please use additional sheets. Two copies of the completed Application accompanied by the fee must be filed with the Administrator/Clerk/Treasurer or designate with the Corporation of the Town of Mattawa.

Please Print and Complete or (✓) Appropriate Box(es)

1. APPLICANT INFORMATION			
1.1 Name of Owner(s). An owner's authorization is required in Section 10, if the applicant is not the owner.		E-mail Address	
Name of Owner(s) TOWN OF MATTAWA & HOPITAL DE MATTAWA HOSPITAL INC.		Home Telephone No. N/A	Business Telephone No. 744-5611
Address 160 WATER STREET P.O. BOX 390 MATTAWA, ON		Postal Code POH 1Y0	Fax No. 744-0104
1.2 Agent/Applicant: Name of the person who is to be contacted about the applicant, if different than owner. (This may be a person or firm acting on behalf of the owner.)		E-mail Address	
GOODRIDGE GOULET PLANNING & SURVEYING LTD		Paul.goodridge@ggps1td.com	
Name of Contact Person/Agent PAUL Goodridge		Home Telephone No.	Business Telephone No. 705-493-1770
Address SUITE 1, 490 MAIN ST. E. NORTH BAY, ON		Postal Code P1B 1B5	Fax No.
1.3 Communications to be between the Municipality and Owner _____ Applicant/Agent _____, all <input checked="" type="checkbox"/>			
2. LOCATION OF THE SUBJECT LAND (Complete applicable boxes in 2.1)			
2.1 Municipal Address TURCOTTE PARK ROAD			
Concession Number(s)	Lot Number(s)	Registered Plan No. 1	Lot(s) PART OF LOT 2 RANGE K
Reference Plan No. 362-13947 362-4795	Part Number(s) 1-5 1.	Parcel Number PART OF PIN 49102-0229 (4)	(TOWN OF MATTAWA) (HOSPITAL) (HOSPITAL)

ALL OF PIN 49102-0236 (4)
ALL OF PIN 49102-0228 (4)

2.2	Are there any easements or restrictive covenants affecting the subject land? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes If Yes, describe the easement or covenant and its effect.			
	PART 2, PLAN 36R-13947 SUBJECT TO EASEMENT NB64670 FOR SANITARY SEWERS.			
3.	NAMES AND ADDRESSES OF ANY MORTGAGES, CHARGES OR OTHER ENCUMBRANCES IN RESPECT OF THE SUBJECT LANDS:			
	NIL			
4.	DESCRIPTION OF SUBJECT LAND(S) (Complete each subsection) 1/2 REGULAR SHAPE			
4.1	Description: Frontage (m)	58m ±		
	Depth (m)	77m ±		
	Area (ha)	0.58 ha ±		
4.2	Use of Property: Existing Use(s)	VACANT & TWO RESIDENCES (TO BE DEMOLISHED).		
	Use (s) Proposed	LONG TERM CARE FACILITY ATTACHED TO THE MATTAWA HOSPITAL.		
5.	LAND USE			
5.1	What is the existing Official Plan designation and the land uses that the designation authorizes?			
	RESIDENTIAL USES			
5.2	What is the existing Zoning? RESIDENTIAL FIRST DENSITY (R1).			
5.3	What is the proposed Zoning? OPEN SPACE SPECIAL (OS Sp). TO PERMIT INSTITUTIONAL USE WITH A REDUCED MINIMUM FRONT SETBACK FROM 6.0m TO 5.5m.			
5.4	Complete the following chart for all EXISTING buildings or structures on the subject land(s)			
		BUILDING #1	BUILDING #2	BUILDING #3
a)	Type			
b)	Height			
c)	Dimensions			
d)	Ground Floor Area	N/A - ALL EXISTING STRUCTURES TO BE		
e)	Date Constructed	DEMOLISHED.		
6.	HISTORY OF THE SUBJECT LAND			
6.1	Has the subject land ever been the subject of an application for approval of a previous official plan or zoning amendment?			
	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Unknown (if Yes and if known, provide the details and decision of the previous application.)			

6.2	If this application is a re-submission of a previous application, describe how it has been changed from the original application.																														
6.3	Provide the date that the current owner acquired the subject land.																														
	MAY 13, 1987																														
6.4	Provide the length of time that the existing uses of the subject lands have continued (Proof may be required).																														
	SINCE AT LEAST 1987 (29 YEARS)																														
7.	CURRENT APPLICATION																														
7.1	Describe why this amendment is being requested:																														
	• TO PERMIT CONSTRUCTION OF A LONG-TERM CARE FACILITY ATTACHED TO THE MATTAWA HOSPITAL																														
	• THE SPECIAL COMPONENT SEEKS TO REDUCE THE MINIMUM FRONT YARD SETBACK FROM 6m TO 5.5m.																														
7.2	Is the subject land the subject of any other planning approval application at this time?																														
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, indicate the type and file number)																														
7.3	Complete the following chart for all PROPOSED buildings or structures on the subject land(s).																														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;"></th> <th style="width: 15%;">BUILDING #1</th> <th style="width: 15%;">BUILDING #2</th> <th style="width: 15%;">BUILDING #3</th> <th style="width: 15%;">BUILDING #4</th> </tr> </thead> <tbody> <tr> <td>a) Type</td> <td>LONG TERM CARE</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>b) Height</td> <td>2 STOREYS.</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>c) Dimensions</td> <td>32.24 X 126.11</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>d) Ground Floor Area</td> <td>2817.8 m²</td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>e) Proposed Constructed Date</td> <td>COMMENCE SPRING 2017</td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		BUILDING #1	BUILDING #2	BUILDING #3	BUILDING #4	a) Type	LONG TERM CARE				b) Height	2 STOREYS.				c) Dimensions	32.24 X 126.11				d) Ground Floor Area	2817.8 m ²				e) Proposed Constructed Date	COMMENCE SPRING 2017			
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e) Proposed Constructed Date	COMMENCE SPRING 2017																														
8.	THE APPLICATION SHALL BE ACCOMPANIED BY A SKETCH SHOWING THE FOLLOWING:																														
	i) The boundaries and dimensions of the subject land;																														
	ii) All sketches must be dimensional and to scale in every respect;																														
	iii) All existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines;																														
	iv) The appropriate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, draining ditches and wooded areas;																														
	v) The current uses on land that is adjacent to the subject land;																														
	vi) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road																														
	allowance, a public travelled road, a private road or a right of way;																														
	vii) If access to the subject land is by water only, the location of the parking and docking facilities to be used;																														
	viii) The location and nature of any easement affecting the subject land.																														
9.	OFFICIAL PLAN AMENDMENT																														
9.1	Does this application involve an amendment to the Official Plan?																														
	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Complete Section 9, if No skip to Section 10																														

9.2	What is the purpose of the proposed Official Plan amendment?			
9.3	Does the proposed Official Plan Amendment			
	i) change policy?	<input type="checkbox"/> Yes <input type="checkbox"/> No	iii) delete policy?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	ii) replace policy?	<input type="checkbox"/> Yes <input type="checkbox"/> No	iv) adds policy?	<input type="checkbox"/> Yes <input type="checkbox"/> No
	List all policy sections to be amended:			
9.4	Does the proposed Official Plan Amendment change a land use designation within the Official Plan?			
	<input type="checkbox"/> Yes <input type="checkbox"/> No			
9.5	What is the proposed Official Plan designation?			
10.	DECLARATION			

NOTE: ALL APPLICANTS SHALL ENSURE THAT A 'COMPLETED APPLICATION' UNDER THE PLANNING ACT HAS BEEN MADE BEFORE COMPLETING THE DECLARATION

I, PAUL GOODRIDGE of the Municipality of CANADAR in the District of PARRY SOUND make oath and say (or solemnly declare) that the Information contained in the documents that accompany this application is true.

Sworn (or declared) before me

at the CITY of NORTH BAY

in the District of NIPISSING

this 27th day of SEPTEMBER, 2016.

Signature

Jane Muratore

Commissioner of Oaths

[Signature]

Applicant or Agent

Jane Ethel Muratore, a Commissioner, etc.,
Province of Ontario, for C. John D'Agostino
Law Professional Corporation.
Expires January 26, 2018.

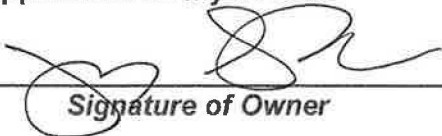
11. AUTHORIZATION

If the applicant is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant is authorized to make the application must be included with this form or the authorization set out below must be completed.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I, JEREMY STEVENSON, am the owner of the land that is the subject of this application *and of a beneficial right through an Agreement of Purchase and Sale (PIN 49102-0229(a))* and I authorize PAUL GOODRIDGE to make this application on my behalf.

JULY 15, 2016
Date


Signature of Owner

If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

AUTHORIZATION OF OWNER FOR AGENT TO MAKE THE APPLICATION

I, JEREMY STEVENSON, am the owner of the land that is the subject of this application and for the purposes of the Freedom of Information and Protection of Privacy Act, I authorize PAUL GOODRIDGE as my agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of the application.

JULY 15, 2016
Date

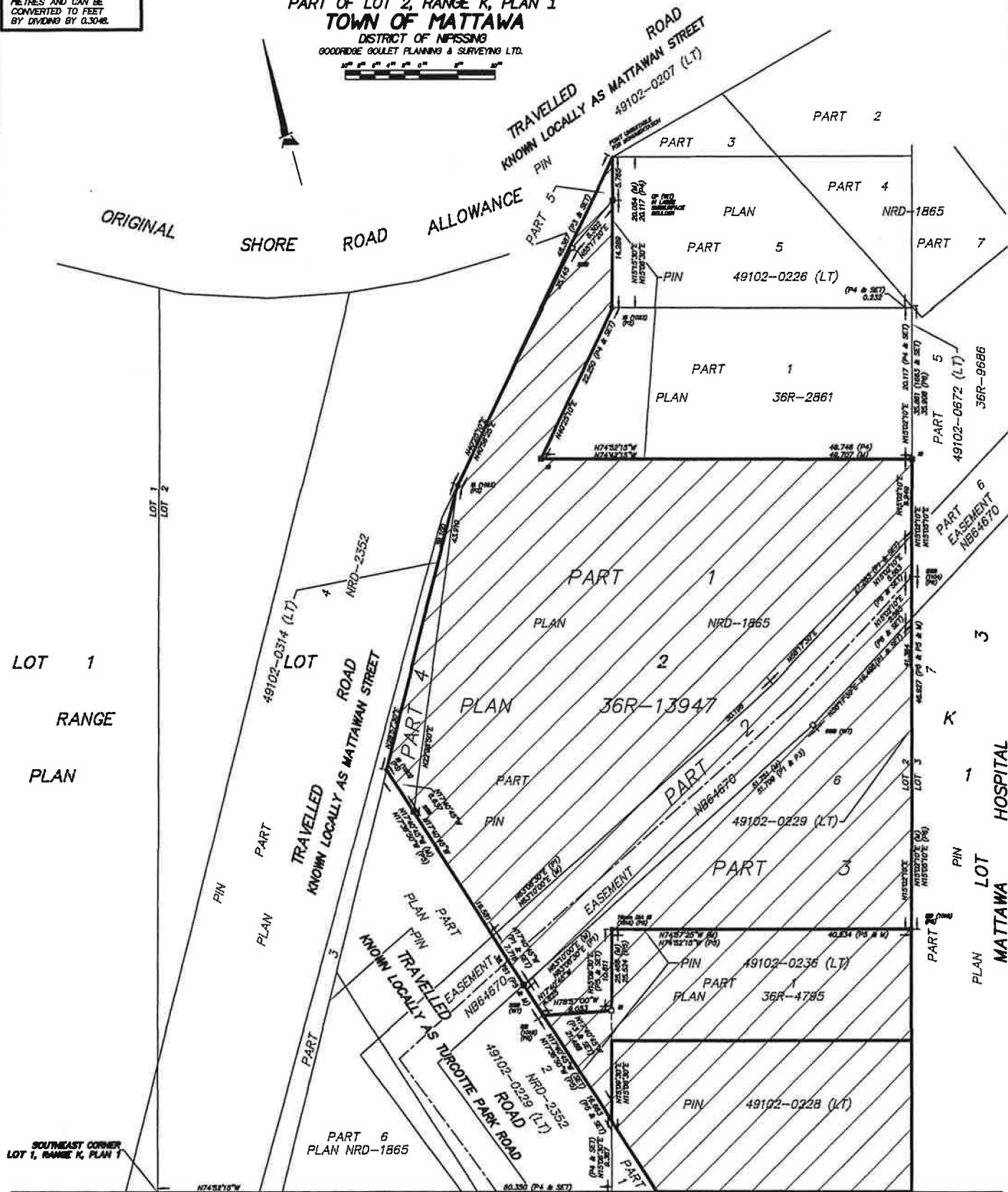
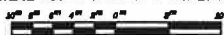

Signature of Owner

12. APPLICANT'S CHECKLIST	YES
2 copies of the completed application	<input checked="" type="checkbox"/>
2 copies of the required sketch	<input checked="" type="checkbox"/>
2 copies of any required technical or justification study	<input checked="" type="checkbox"/>
The required fee (Official Plan Amendment \$750.00 incl. HST) (Zoning By-law Amendment \$500.00 incl. HST)	<input type="checkbox"/>

*PLANNING FEES
WAIVED BY
AGREEMENT.*

METRIC
DISTANCES SHOWN ON
THIS PLAN ARE IN
METRES AND CAN BE
CONVERTED TO FEET
BY DIVIDING BY 0.3048.

SKETCH TO ACCOMPANY
ZONING BY-LAW AMENDMENT
PART OF LOT 2, RANGE K, PLAN 1
TOWN OF MATTAWA
DISTRICT OF NIPISSING
GOODRIDGE GOULET PLANNING & SURVEYING LTD.



NOTE

LANDS SHOWN HATCHED TO BE RE-ZONED
FROM RESIDENTIAL FIRST DENSITY (R1) TO
OPEN SPACE SPECIAL (OS Sp) ZONE.

GOODRIDGE GOULET
PLANNING & SURVEYING LTD.

ONTARIO LAND SURVEYOR - LAND USE PLANNERS - DEVELOPMENT CONSULTANTS
UNIT 1 - 400 MAIN STREET EAST, NORTH BAY, ON P1B 1B5
705-463-1170 fax: goodridgegoulet@att.net
705-463-7974 don.goulet@goodridgegoulet.com

PREP	DRAWN	FILE
A.S. RM.	A. GOODRIDGE	200-02



**NOTICE OF PUBLIC
MEETING CONCERNING A
PROPOSED ZONING BY-LAW
AMENDMENT
AFFECTING THE TOWN OF MATTAWA**

TAKE NOTICE that the Council of the Corporation of the Town of Mattawa will hold a public meeting on the 7th day of November, 2016 at 7:00 p.m. at the Municipal Office, 160 Water Street, to consider a proposed zoning by-law amendment under Section 34 of the Planning Act.

THE PURPOSE of the proposed zoning by-law amendment is to rezone the property identified as Part of Parts 1, 2, and 3 on 36R-13947 fronting on Mattawa Street and Turcotte Park Road, Town of Mattawa, from Residential Type 1 (R1) to Residential Type 2 Special Exception in order to permit the development of a long term care facility development with a front yard setback of 5.5 metres.

ANY PERSON may attend the public meeting and/or make written or verbal representation either in support or in opposition to the proposed zoning by-law amendment.

IF a person or public body does not make oral submissions at the public meeting or make written submissions to the Corporation of the Town of Mattawa before the by-law is passed, the person or public body is not entitled to appeal the decision of the Corporation of the Town of Mattawa to the Ontario Municipal Board.

IF a person or public body does not make an oral submission at the public meeting or make written submissions to the Corporation of the Town of Mattawa before the by-law is passed, the person or public body is not entitled to appeal the decision of the Corporation of the Town of Mattawa to the Ontario Municipal Board.

ADDITIONAL INFORMATION relating to the proposed amendments is available for inspection during regular office hours at the Municipal Office, 160 Water Street, Mattawa, Ontario with Francine Desormeau, Interim Clerk, info@mattawa.ca, 705-744-5611.

Dated at the Town of Mattawa this 11th day of October, 2016.

Ms. Francine Desormeau, Interim Clerk
Town of Mattawa
160 Water Street, P. O. Box 390
Mattawa, ON P0H 1V0

KEY MAP



October 19, 2016

Corporation of the Town of Mattawa
160 Water Street
P.O. Box 390
Mattawa, ON P0H 1V0

Attention: Francine Desormeau, Interim Clerk

Dear Ms. Desormeau:

**RE: Application for a Zoning By-Law Amendment
Pt. of Pts. 1, 2 and 3 on Plan 36R-13947
Mattawa and Turcotte Park Road
Town of Mattawa
Our File No.: PZB1/MATT/16**

The North Bay-Mattawa Conservation Authority has received and reviewed the above-mentioned application for a zoning by-law amendment to rezone the above-noted property from a "Residential Type 1 (R1)" zone to a "Residential Type 2 Special Exception (R2 Sp.)" zone in order to permit the development of a long term care facility with a front yard setback of 5.5 meters, within the Town of Mattawa. The Conservation Authority has no objection to this application subject to the following.

For your information, a portion of the above-noted property is subject to flooding from the regulatory 100 year storm. The 100 year floodplain elevation is 156.6 m.a.s.l. C.G.D. This area falls within the Special Policy Area in the Town of Mattawa and thus new development is permitted subject to the following conditions:

- The minimum elevation for openings in the structure is **156.9m C.G.D.**;
- No habitable rooms shall be permitted below the 100 year flood level;
- If a basement is proposed, the effects of flooding and hydrostatic pressure will have to be addressed in the design of the structure; and
- Ingress and egress must be flood-proofed to allow safe passage of people and vehicles during times of flooding.

This area is regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulation 177/06. This regulation is pursuant to Section 28 of the Conservation Authorities Act of Ontario. It is required that the property owner(s) obtain a *Development, Interference with Wetlands & Alteration to Shorelines & Watercourses (DIA) Permit* from this office prior to undertaking any site alteration activities and/or any construction on the subject property. Site alteration activities would include: the placement or removal of fill material of any kind, and/or the alteration of existing grades on the subject property.

Should you have any questions, please do not hesitate to contact this office at (705) 474-5420. For administrative purposes, please forward any decisions and resolutions regarding this matter. Thank you for the opportunity to comment.

Yours truly,



Paula Scott
Director, Planning & Development

ZONING BY-LAW AMENDMENT

**PARTS 1, 2, 3 4 AND 5 ON 36R-13947, PART 1 ON 36R-4795,
FRONTING ON MATTAWAN STREET AND TURCOTTE PARK ROAD
TOWN OF MATTAWA**

Prepared for:

TOWN OF MATTAWA

November 2016

J. L. RICHARDS & ASSOCIATES LIMITED
Consulting Engineers, Architects & Planners
864 Lady Ellen Place
Ottawa, Ontario
K1Z 5M2

JLR 26574(11)

EXPLANATORY NOTE

The purpose of this Zoning By-law amendment is to rezone the properties identified to:

- Treat that area for the proposed long term care facility and the existing hospital as an individual lot for zoning purposes which permit the use of institutional uses; and to
- permit the proposed long term care facility to be located 5.5 metres from Turcotte Park Road

The zoning is being changed by rezoning the area from Residential Type 1 (R1) to Institutional (INS).

This Zoning By-law Amendment is not related to any Minor Variance, Official Plan Amendment or Plan of Subdivision. A Site Plan Approval Application is currently ongoing for the long term care facility.

These lands are designated in the Town of Mattawa Official Plan as Residential which permits Institutional uses.

THE CORPORATION OF THE TOWN OF MATTAWA

DRAFT By-law No. 16-__

Being a By-law to amend By-law No. 85-23

WHEREAS By-law No. 85-23 regulates the use of land and the use and erection of buildings and structures within the Town of Mattawa;

AND WHEREAS the Council of the Corporation of the Town of Mattawa deems it advisable to amend By-law No. 85-23 as hereinafter set forth;

AND WHEREAS By-law No. 03-08 established special provisions for the hospital it necessary to repeal Sections 2 and 3 to implement the development of a long term care facility;

NOW THEREFORE the Council of the Corporation of the Town of Mattawa enacts as follows:

1. Sections 2 and 3 of By-law 03-08 are hereby repealed.
2. Notwithstanding the provisions of Schedule B (Permitted Uses in Zones) to the contrary, for the lands zoned INS, Institutional uses shall be permitted.
3. Notwithstanding the provisions of Schedule C (Zone Requirements) to the contrary, for the lands zoned INS, the zoning requirements for an Institutional use in Residential Zone shall apply.
4. Notwithstanding the provisions of Schedule C (Zone Requirements) and Section 2 to this by-law to the contrary, for the lands zoned INS, the area shall be treated as one lot for zoning purposes.
5. Notwithstanding the provisions of Schedule C (Zone Requirements) to the contrary, for the lands zoned INS-1, the minimum front yard setback (Turcotte park Road) shall be 5.5 metres.
6. By-law No. 85-23 is hereby amended as follows:
 - i) Schedule A of By-law 85-23 is hereby amended in accordance with Schedule 'A' attached hereto;
 - ii) The areas shown on Schedule 'A' to this By-law shall henceforth be zoned Institutional Special Exception 1 (INS-1).
7. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

READ A FIRST and SECOND time, this 14th day of November, 2016.

READ A THIRD time and FINALLY PASSED this 14th day of November, 2016.

Mayor

Clerk

P:\26000\26574 - Mattawa Advisory Services\26574 (11) Long Term Care\JLR DWG\26574-11 zbla.dwg

