

**OFFICIAL PLAN FOR THE
TOWN OF MATTAWA**

**Prepared for:
The Town of Mattawa**

**Prepared by:
Proctor & Redfern Limited
1040 Lorne St. S.
Sudbury, Ontario
P3A 4R9**

Approval is hereby given to the repeal of the existing Official Plan, approved by the Minister on November 3, 1981, and all amendments in effect, for the Town of Mattawa, only so far as this Official Plan is approved.

As thus modified, this Official Plan is hereby approved pursuant to Section 17 (9) of the Planning Act, as the Official Plan for the Town of Mattawa save and except the following which will be deferred pursuant to Section 17(10) of the Planning Act:

1. Schedule A - Land Use and Transportation, the Residential designation of lands located south of the Canadian Pacific Railway line, as shown in green and identified as Deferral Item #1.
2. Schedule A - Land Use and Transportation, the Residential designation of lands located southwest of Highway 533, as shown on in green and identified as Deferral Item #2.

95-01-04
Date

B. D. Riddell
Brian D. Riddell
Assistant Deputy Minister
Municipal Operations Division
Ministry of Municipal Affairs

ADOPTION BY-LAW FOR OFFICIAL PLAN

BY-LAW NO. 91-34

The Council of the Corporation of the Town of Mattawa in accordance with the provisions of the Planning Act, 1983, hereby enacts as follows:

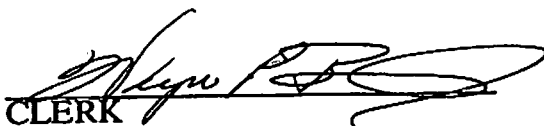
1. THAT the Official Plan and all amendments thereto for the Mattawa Planning Area (approved by the Minister of Municipal Affairs on November 3, 1981 and subsequently amended), is hereby repealed;
2. THAT By-law No. 80-13 which adopted the Official Plan for the Mattawa Planning Area is hereby repealed;
3. THAT this Official Plan for the Mattawa Planning Area, consisting of the attached maps entitled Schedules "A" and "B" and explanatory text, is hereby adopted.
4. THAT the Clerk is hereby authorized and directed to make application to the Minister of Municipal Affairs for the approval of this repeal and the approval of the attached Official Plan for the Mattawa Planning Area.
5. THAT this by-law shall come into force and take effect on the day of the final passing thereof.

ENACTED AND PASSED THIS 28th DAY OF October, 1991.


MAYOR


CLERK

CERTIFIED that the above is a true copy of By-law No. 91-34 as enacted and passed by the Council of the Town of Mattawa.


CLERK

I, W. Beller, Clerk for the Corporation of the Town of Mattawa do hereby certify that this document is ~~a true copy of~~ the original:

Resolution _____

By-Law 91-34.

(other) _____

As shown by the minutes of the Municipal Council

as of this 08 day of Nov, 1991.

Signed 
W. Beller, Clerk

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BACKGROUND REPORT

1.0 INTRODUCTION

1.1 Short Title

This Plan may be cited as the "Mattawa Official Plan."

1.2 Defined Area

This Plan applies to all the land included within the boundaries of the Town of Mattawa, as shown on Schedules A and B.

1.3 Purpose and Effect of the Official Plan

The purpose of this Official Plan is to establish clear, practical objectives and policies to guide future physical development in the Town of Mattawa, while having regard for relevant social, economic and environmental matters.

The authority to prepare the Official Plan is assigned directly to Council. Once the Official Plan has been approved by the Minister of Municipal Affairs and is in effect, it means that Council and municipal officials must follow the Plan; all public works must conform to the Plan; and, all municipal by-laws must conform to the Plan.

In order to change the Official Plan, a document called an Official Plan Amendment must be prepared. An Official Plan Amendment may be required to recognize a change in circumstances, or to accommodate a request for an amendment. The process for dealing with an Official Plan Amendment is generally the same as for an Official Plan.

Flexibility has been built into the Official Plan in order to give Council scope for interpretation when making decisions on land use matters, provided the general intent of the Plan is maintained.

1.4 Basis of the Official Plan

The policies of this Official Plan have been based on the following assumptions:

1. The character of the community will not change significantly although the Plan anticipates that some new industry may establish in Mattawa within the time frame of this Plan.
2. The majority of Mattawa's inhabitants will continue to be employed in nearby lumber and wood products industries or in the expanding tourist industry.

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3. The Town of Mattawa functions as the service centre for industry, residents of the surrounding area, and travellers.
 4. The Plan is based on various surveys and investigation of physical, social and economic conditions. A Background Study at the end of the Plan highlights the findings that have contributed to the formulation of the Plan and which should be referred to for background information and for the further guidance in interpreting the general intent of the Plan.
 5. The permanent population of the Town of Mattawa was 2,490 in 1990, indicating an overall decrease of 10% or 279 people from 1976 to 1990. In the last 5 years the population has decreased at the rate of about 0.5% per year. The population decline appears to be levelling off.
 6. Growth is desired by Council. It is Council's objective to have sufficient land available for residential, commercial, recreational, and industrial purposes in order to attract new residents and to expand and diversify the local economy. In order to ensure the provision of land for growth and provide a design figure for the purpose of calculating land and servicing requirements, a design population of 3,000 is recommended for planning purposes. This represents an increase of 509 people or 24.4% over the present population of 2,491.
 7. Land needed for growth within the Town will be serviced with municipal water supply and sewage disposal systems.
 8. There is a need to improve the commercial/business tax base. Assessment ratios for 1990 were 74:26 respectively for residential/farm and commercial/business.
 9. The text of the Plan is set out in paragraphs of explanation and numbered policy statements. The policy statements embody the essentials of the Plan which will govern through the authority of the Planning Act where it states that no public works shall be undertaken and no by-laws passed that do not conform to the

Plan. The paragraphs of explanation are to provide further information which will assist in the interpretation of the policy statements and help clarify the general intent of the Plan.

10. The Plan is divide into five parts. Part One establishes the general intent, purpose and objectives of the Official Plan. Part Two establishes the relevant land use policies to guide planning and development in the municipality. Part Three establishes the community improvement and waterfront development policies for the Town. Part Four establishes policies for municipal services and roads. Part Five establishes policies for implementation, administration and interpretation of the Official Plan.
11. The Official Plan will guide planning and development for the next 10 years. Periodic revisions will be required to reflect changing circumstances, legislative changes, the policies, priorities and aspiration of Council and local residents, and to keep the Plan current.

1.5 Objectives of the Plan

The Plan is based on the following objectives:

1. To preserve and enhance those attributes that establish the quality and character of the Town.
2. To promote a logical, orderly and economic pattern of development in the Town and ensure compatibility between land uses.
3. To provide municipal services and facilities within the Town's financial capabilities.
4. To ensure that new developments in the Town are conducted in a sound, environmentally acceptable manner.
5. To improve physical services, roads, and community facilities to satisfy the needs of the residents of the Town.
6. To encourage affordable housing in the Town.
7. To encourage community improvement.
8. To encourage the establishment of new industry and commerce suitable for the Town.
9. To provide policies and guidelines for evaluating development proposals.
10. To establish a framework for the municipal zoning by-law.
11. To encourage public participation in the planning of the Town,
12. To ensure that the quality of ground and surface water resources is maintained or enhanced.
13. To ensure that sufficient municipal water, sewage and landfill capacity is available to service the population of the Town.

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14. To plan and implement municipal undertakings in a sound environmental manner consistent with the requirements of the Environmental Assessment Act.
 15. To ensure that the development of potentially contaminated sites occurs in a manner that does not expose the public to adverse effects nor the environment to unacceptable degradation.

2.0 LAND USE POLICIES

An objective of the Plan is to promote the development of an orderly, economic and attractive land use pattern in the Town of Mattawa. To achieve this, the Town of Mattawa has been divided into a number of land use designations, the general pattern of which is set out on Schedule A. Policies have also been developed for these land uses. It is the intention of Council that the lands in the Town of Mattawa be developed in accordance with the policies in the Official Plan and as shown on Schedule "A".

2.1 Land Use Designations

- 2.1.1 The Town of Mattawa is divided into the following land use designations: Residential, Commercial, Highway Commercial, Open Space, and Rural.
- 2.1.2 The following land uses are permitted to establish in any land use designation shown on Schedule A provided that Council considers them to be necessary and in agreement with the intent of the Plan:
 - a) Parks and Open Space area and municipal recreation facilities;
 - b) The essential operations of governments, municipally associated institutional uses, utilities and transportation agencies excluding their offices and maintenance facilities, provided that they are designed as far as possible to harmonize with the character of the area in which they are located;

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- c) The development of electric power facilities shall occur in an orderly manner to facilitate the efficient and reliable provision of adequate facilities are permitted in all land use designations without a Plan Amendment provided that the planning of all such facilities is carried out having regard to the other policies of this Plan. Furthermore, Ontario Hydro shall consult with the municipality on the location of any new electric power facilities.

 - 2.1.3 Wherever a use is permitted in a land designation, it is intended that uses, buildings or structures normally incidental, accessory and essential to that use shall also be permitted.

 - 2.1.4 In all land use designations it is the intent of this Plan that no development be permitted on flood lands except as provided for by the Flood Land policies of this Plan.

 - 2.1.5 Home occupations that are of limited extent and operation are permitted in all designations permitting residential uses.

 - 2.1.6 Highway 17 is classified as a Special Controlled Access Highway by the Ministry of Transportation. Any development proposal adjacent to Highway 17 will be subject to requirements and safety criteria of the Ministry.

 - 2.1.7 Development proposals adjacent to the rail line shall incorporate and maintain appropriate noise and vibration mitigation and safety measures including setbacks, safety berms and fencing to the satisfaction of the Town in consultation with CP Rail.

 - 2.1.8 The encroachment of incompatible land uses on one another is discouraged. To prevent or minimize potential adverse impacts a separation distance in accordance with the Ministry of the Environment's guidelines will be incorporated between sensitive uses and industrial uses or other facilities that by their nature are incompatible with sensitive uses.

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- 2.1.9 The lands along the northwest municipal boundary are an area of steep and potentially unstable slopes. Prior to the approval of development in this area. Council shall consult with the Ministry of Natural Resources. A geotechnical engineering report which addresses slope hazards to the satisfaction of the Ministry of Natural Resources may be required.
- 2.1.10 A stormwater management plan which addresses water quality control to the satisfaction of the Ministry of the Environment and/or the Ministry of Natural Resources may be required.
- 2.1.11 Where a change in land use is proposed and the present or past use has the potential to have caused environmental contamination an analysis will be required to establish the nature and extent of possible contamination. Potentially contaminated sites may include but are not limited to sites used for industrial, transportation and utility purposes. The analysis and, if necessary, a site decommissioning/clean-up plan shall be undertaken in accordance Ministry of the Environment policies and guidelines prior to approval in principle being granted for the development.
- 2.1.12 Council shall encourage the conservation, protection, renovation, rehabilitation and reuse of heritage resources. heritage resources include, but are not limited to, archaeological sites, buildings and structural remains of historical, architectural and contextual value, and human-made rural, village and urban districts or landscapes of historical and scenic interest. The Ontario Heritage Act will be utilized whenever possible to conserve, protect and enhance the heritage resources of the municipality.
- 2.1.13 All development shall proceed on full municipal services, with the exception of limited forms of development within the Rural designations. New development and re-designations to permit new development will not be considered until it is established, in consultation with the Ministry of the Environment and Energy, that sufficient water and sewage capacity exists to service new development.

2.2 Secondary Uses

- 2.2.1 In all land use designations, it is the intent of this Plan that compatible secondary uses shall be permitted provided:
- a) the proposed use is compatible with the primary uses and with the area as already established;
 - b) the impact on adjacent and nearby uses is minimal;
 - c) parking and loading facilities are adequate for the proposed use;
 - d) sufficient municipal sewage and water capacity is available to accommodate the proposed use.
 - e) the noise and traffic generation that the use may give rise to is not excessive in relation to the character of the area as already established.
 - f) they meet all appropriate health and environmental standards;
 - g) they do not restrict the potential for economic activities related to the resources of the area;
 - h) the land is not subject to hazardous conditions.
- 2.2.2 Except as provided elsewhere in this Plan, all secondary uses shall require a zoning by-law amendment.

2.3 Residential Uses

Large parts of the Town have been designated Residential. In general, the Residential designation applies to land which may be required for housing purposes and which are suitable for housing from a topographic and servicing point of view.

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- 2.3.1 The Residential designation shall mean that the predominant use of land shall be for residential purposes. In addition, home occupations, public and institutional uses and local commercial uses which are compatible with the surrounding residential area may be permitted. More specifically, this designation shall include such uses as:
- single dwellings
 - multiple unit dwellings
 - home occupations that are of limited extent and operation
 - public uses
 - community facilities such as a library, schools, churches, arenas, community centres, parks and playgrounds
- 2.3.2 Corner stores may be permitted by way of an amendment to the zoning by-law.
- 2.3.3 Multiple unit residential uses shall be encouraged to locate in the Residential area where sewer and water capacities are adequate and lot size is appropriate for the proposed use. Such uses shall require a zoning by-law amendment.
- 2.3.4 In addition to those uses listed in Section 2.3.1, the Algonquin Nursing Home is recognized as a permitted used within the Residential land use designation.
- 2.3.5 Major new development shall be by registered plan of subdivision based on an overall development plan which has been developed using acceptable planning principles and standards; and all areas shall be adequately serviced with paved roads, municipal water and sewage collection systems, and other services which in the opinion od Council, may be deemed desirable, prior to development occurring.
- 2.3.7 The Residential uses shall be included in a separate zoning classification in the Restricted Area By-law, with separate sub-classifications where appropriate.

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- 2.3.8 Developers may be required to carry out noise and/or vibration assessments and determine control measures to meet provincial noise level and vibration guidelines to the satisfaction of the Ministry of the Environment and the Municipality prior to residential or residential type development proceeding adjacent to Highway 17 or the rail line. Where necessary noise mitigation measures shall be incorporated in the development.
- 2.3.9 Development on lands located below the 156.48m C.G.D. for the Ottawa River shall be subject to the policies of Section 4.4 of this "Plan".

2.4 Commercial Uses

The Commercial designation identifies the central business area of Mattawa. It is the general intent of Council to foster the business function of this area by promoting all types of commercial uses and by encouraging community improvement. Residential accommodation accessory to commercial uses will be encouraged to locate in the Commercial area, improvements will be encouraged by such means as demolitions, redevelopment, renovation, and by the construction of new commercial and public buildings.

- 2.4.1 The primary uses permitted in the Commercial designation are general business activities appropriate to a commercial area. More specifically this designation shall include such uses as:

- retail commercial establishments
- places of entertainment
- eating establishments
- banks
- business or professional offices
- community facilities
- service shops and accessory retail uses
- public uses

2.4.2. Accessory residential accommodation for store owners, operators or as rental units associated with commercial uses may be permitted without an amendment to the zoning by-law provided:

- a) the residential use is accessory to the main commercial use;
- b) the entrance to the residential use shall be separate from the commercial entrance;
- c) the residential use is located in the second or third floor of the commercial use.

2.4.3 No open storage of goods or material shall be permitted.

2.4.4. Council shall undertake to provide municipal parking areas in suitable locations in the downtown commercial area.

2.4.5 The Commercial uses shall be included in a separate zoning classification in the implementing Restricted Area By-Law.

2.5 Highway Commercial Uses

Lands along Highway 17 have been designated as Highway Commercial. It is the intent of Council to encourage a wide variety of highway, service and tourist commercial uses in this designation.

2.5.1 The primary uses permitted in the Highway Commercial designation are highway commercial, tourist commercial and service commercial uses mainly oriented to automobile and truck traffic or the tourist trade and the furnishing of bulk supplies. More specifically this designation shall include such uses as:

- gas stations
- automobile sales and service
- hotels
- motels
- cabins

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- places of amusement and recreation such as a bowling or private club
 - restaurants
 - gift shops
 - establishments supplying fuel, building materials, or hardware
 - automobile repair shops
- 2.5.2 Accessory residential accommodation for store owners, operators or as rental units associated with commercial may be permitted without an amendment to the zoning by-law provided:
- a) the residential use is accessory to the main commercial use;
 - b) the entrance to the residential use shall be separate from the commercial entrance;
 - c) the residential use is located in the second or third floor of the commercial use.
- 2.5.3 Adequate off-street parking and loading facilities shall be provided for all permitted uses. Access points to such parking areas shall be limited in number and designed in a manner that will minimize the danger to both vehicular and pedestrian traffic.
- 2.5.4 Adequate aesthetically pleasing buffering shall be provided between the Highway Commercial Uses and any adjacent residential areas to reduce the impact of noise, light, traffic, and view on those adjacent residential areas. Such buffering may include the provision of grass strips, the planting of trees and shrubs, the use of open space, a berm, wall, fence, planting or any combination of these sufficient to accomplish the intended purpose.
- 2.5.5 No open storage of goods or materials shall be permitted adjacent to residential areas, or in front yards, or adjacent to watercourses.
- 2.5.6. Multiple commercial uses may be permitted on a lot.
- 2.5.7 Highway Commercial uses shall be included in a separate zoning classification in the implementing Restricted Area By-law.

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- 2.5.8. Development on lands located below the 156.48m C.D.G. for the Ottawa River shall be subject to the policies of Section 4.4 of this "Plan".

2.6 Industrial Uses

An area south of the CPR rail lines has been designated for industrial purposes.

- 2.6.1 The primary uses permitted in the Industrial designation are industrial uses that are of an unobnoxious and non-polluting nature. More specifically this designation shall include all forms of industrial activity including:
- manufacturing
 - fabrication
 - processing of goods and materials
 - warehousing
 - storage
 - repair
 - builders' yards
 - transportation and communication facilities
 - public utilities
- 2.6.2 Adequate off-street parking and loading and unloading facilities shall be provided for all permitted uses.
- 2.6.3. Adequate aesthetically pleasing buffering shall be provided between the Industrial uses and any adjacent Residential, Commercial or Highway Commercial areas to reduce the impact of noise, light, traffic, and on those adjacent areas. Such buffering could include the provision of grass strips, the planting of trees and shrubs, the use of open space, a berm, wall, fence, planting or any combination of these sufficient to accomplish the intended purpose.
- A separation distance in accordance with the Ministry of the Environment's guidelines shall be incorporated between industrial uses and sensitive uses.
- 2.6.4 All industrial uses shall meet the requirements of the Ministry of the Environment.

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- 2.6.5 The Industrial uses shall be included in a separate zoning classification in the implementing Restricted Area By-law.

2.7 Open Space Uses

The provision of parks, open space and recreational facilities is an objective of Council. Special efforts will be made to link the waterfront area, and other open space and park areas, within the Town.

- 2.7.1 The primary uses permitted in the Open Space designation shall include such uses as:
- active and passive parks,
 - open space
 - conservation and public recreation facilities
- 2.7.2 Tourist commercial services and facilities appropriate for a waterfront area shall be encouraged along the Mattawa and Ottawa Rivers. Such uses shall require a zoning by-law amendment.
- 2.7.3 Special attention shall be given to parks, open spaces and recreational facilities to ensure that where feasible these areas are equally accessible to all individuals within the community. Provisions to ensure accessibility shall include but are not limited to: paved pathways, ramps and washroom facilities for wheelchair patrons; hand railings; and shaded benches and/or covered shelters to serve as rest areas.

2.8 Rural Uses

The non-urban part of the Town has been designated as Rural. It is the intent of Council that future growth in the Rural designation will be controlled to prevent problems that may result when development occurs in areas not adequately supplied with municipal services and other public works, and to avoid excessive costs for such work in the future. In this respect, extensive new development and plans of subdivision shall be considered premature until municipal water and sewer services are available. A moderate

demand for rural residences which will provide an alternative to the urban residential lifestyle in the built up part of Mattawa is expected. A moderate demand for commercial and industrial uses is also expected.

2.8.1 The primary uses permitted in the Rural designation include such uses as;

- conservation
- parks and playgrounds
- public uses
- single dwellings
- commercial uses
- industrial uses

2.8.2 Single dwellings, may be permitted in the Rural designation without an amendment to the zoning by-law provided:

- a) they are located on a lot that can be legally conveyed under the Planning Act;
- b) they meet all the requirements of the Ministry of the Environment or its designated agency for sewage disposal and potable water supply;
- c) they are not located on a flood prone area, on hazard land or on land they may be prone to slumping due to unstable banks;
- d) the lot or parcel has frontage on an existing public road maintained year-round.

2.8.3 Commercial and Industrial uses may be permitted in the Rural designation by an amendment to the zoning by-law, provided they meet all health and environmental standards and the criteria listed in Section 2.8.2.

2.8.4 All lots in the Rural designation shall be capable of supporting private individual sewage disposal and water supply systems.

2.8.5 Subdivisions shall not be permitted in the Rural land use

designation.

- 2.8.6 The maximum number of lots that can be created by consent shall be two new lots plus the retained lot for every original 100 acre parcel.

2.9 Land Availability

It is Council's intent to ensure that sufficient land is available to meet the anticipated development needs of the Town.

- 2.9.1 Council shall encourage the development of privately and publicly owned land in accordance with the policies and land use designations of this plan.
- 2.9.2 Where private land owners do not or cannot make land available for development Council may initiate development of municipally owned land for a variety of land uses, including residential, commercial, industrial, waterfront and recreational uses, in accordance with long term municipal needs.
- 2.9.3 New residential subdivisions shall generally be contiguous to existing built up areas in Mattawa. The subdivider shall bear all the costs of providing services within the subdivision and where applicable, the extension or upgrading of services.
- 2.9.4 Council shall encourage a minimum 3-5 year availability of land for community development needs.

2.10 Group Homes

- 2.10.1 Council will encourage group homes in all locations throughout the municipality. For the purposes of this Plan, group homes are defined as a single housekeeping unit in a residential dwelling in which three to ten residents, excluding staff or the receiving family live as a unit under responsible supervision consistent with the requirements of its residents; the home is licensed, funded

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- a) it is clearly apparent that no development could result which would lead to significant expense by the Town for additional public works;
 - b) it contributes to infilling or the minor extension of areas that are already substantially developed;
 - c) the size and shape of the parcel is appropriate for use proposed;
 - d) the proposed use is compatible with adjoining uses;
 - e) the parcel fronts on a year round maintained public road which is of an acceptable standard of construction;
 - f) access to the parcel does not create a traffic hazard due to limited sight lines on curves or grades;
 - g) that lots on private individual services have an adequate supply of potable water and suitable soil conditions for an approved sewage disposal system.
 - h) that soil and drainage conditions are suitable for the proposed development.
 - i) that municipal sewer and water services are adequate to support the proposed development, where such services are available.
 - j) Council has regard for the policies of Section 6.6.

2.12.2 Consents may also be granted for the following purposes:

- a) to correct lot boundaries;
- b) to convey additional lands to an adjacent lot provided the conveyance does not lead to the creation of a undersized or irregularly shaped lot for the purpose for which it is being used;

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- c) to separate dwellings or structures in existence at the date of adoption of this Plan;
 - d) to clear title;
 - e) for municipal or other government purposes.
- 2.12.3 In considering an application for plan of subdivision Council shall have regard for the policies of Section 6.6.
- 2.12.4 Upon draft approval of a plan of subdivision by the Minister, the developer shall be required to enter into an agreement with the Town relating to the following matters, among others:
- a) road requirements;
 - b) drainage requirements;
 - c) access requirements;
 - d) servicing requirements;
 - e) financial requirements;
 - f) performance requirements of the developer
- 2.12.5 Council may consider deeming all plans of subdivision which are eight years of age or over, not to be registered plans of subdivision pursuant to Section 49(4) of the Planning Act.
- 2.12.6 For all new subdivision development requiring the installation of roads, sewer and water systems, the applicant shall provide an engineering report to establish:
- a) that municipal sewer and water services are adequate to support the proposed development;
 - b) that soil and drainage conditions are suitable for the proposed development.

The engineering report shall be provided and Council approval shall be obtained prior to any construction or excavation activity.

2.13 Waste Disposal Sites

An inactive waste disposal site is located in Lot 9 Concession 13, as identified on Schedule A as a Waste Disposal Site. Within 500 metres of this site, uses in accordance with the land use designation which are compatible with the potential impacts of the waste disposal site or their engineered controls may be permitted, provided that:

- a) written confirmation has been received from the Ministry of the Environment and Energy that the development satisfies the provisions of the Environment Protection Act;
- b) studies have been carried out to the satisfaction of the municipality and the Ministry of the Environment and Energy that show development is compatible and can safely take place;
- c) the construction and phasing of all development coincides with the control of any problems identified by the studies;
- d) studies of gas, leachate and hydrogeology have been carried out by qualified engineers;
- e) the municipality is satisfied with the required studies with respect to any matter regarding the structural stability, safety and integrity of any structure; and
- f) the approval of the Ministry of the Environment and Energy is obtained.

Lands within the 500 metre influence area shall be placed in a holding zone as an interim measure. When such areas are deemed suitable for development, they may be rezoned accordingly.

3.0 COMMUNITY IMPROVEMENT AND WATERFRONT DEVELOPMENT

It is a priority of Council to undertake a program of community improvements. Community improvement may be generally defined as encompassing all those activities, both public and private, which maintain, rehabilitate and redevelop the existing physical environment to accommodate the social and economic priorities within the community. These activities will improve the general appearance and economic viability of the Community Improvement Area.

The major focus for Council's community improvement efforts will be the downtown area, the entrances to the community and the two waterways. Community improvement activities will also be undertaken in other parts of the Municipality. All of the Town of Mattawa has been designated a Community Improvement Area as shown on Schedule B.

3.1 Goals

- 3.1.1 The goal of Council is to encourage community improvement by developing a strong planning framework to guide community improvement activities in order to maintain the community as a desirable place to live; and to encourage additional employment and business opportunities by creating a positive investment climate.

3.2 Objectives

- 3.2.1 In undertaking community improvement it is the policy of Council:
- a) to maintain or improve municipal services, public utilities and social and recreation facilities;
 - b) to improve conditions in older, residential neighbourhoods;
 - c) to improve the property and business tax base by encouraging economic expansion and new development by both the private and public sectors;

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- d) to promote the revitalization of the downtown business area;
 - e) to undertake significant improvements to the waterfront including recreational, docking and shorebased facilities;
 - f) to improve parking facilities in the downtown business area;
 - g) to encourage investment and improvement in the maintenance and rehabilitation of existing commercial, industrial, institutional and residential buildings and structures.

3.3 Criteria for Designation

3.3.1 Community improvement areas will be selected where one or more of the following characteristics are exhibited:

- a) a deterioration or deficiency in municipal services such as: substandard communal water supply and sewage disposal facilities; substandard or obsolete pipes, pumping or treatment equipment due to age or design, substandard roads, curbs and sidewalks; inadequate and insufficient street lighting;
- b) a deterioration or efficiency in municipal community services and recreational facilities such as: lack of facilities including parks and open space, playground equipment, marinas and docking facilities, and indoor and outdoor recreation facilities;

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- c) a deterioration or deficiency in streetscaping such as; a lack of waste containers and benches; substandard landscaping, and the need for general beautification;
 - d) poor housing and/or building conditions due to age, appearance and inability to meet current energy efficiency and structural standards;
 - e) poor drainage conditions such as flooding, ponding in low lying and flat areas and inadequate ditching;
 - f) land use conflicts such as: incompatible and unsightly land uses and poor access;
 - g) a need for improved parking facilities and signage
 - h) opportunities for improvements and/or infilling of vacant or under-utilized properties and buildings.

3.4 Community Improvement Area Designation

- 3.4.1 The Community Improvement Area shown on Schedule B to this Plan is based on a meets the above criteria and delineate the area where Council shall direct its community improvement efforts.

3.5 Phasing

- 3.5.1 In the phasing of community improvements it is the policy Council:
 - a) to undertake improvements in community improvement project areas designated under Section 28(2) of the Planning Act, 1983;
 - b) to integrate community improvement projects into other municipal improvement programs;
 - c) to determine specific community improvement project priorities and the budget allocation as part of the annual municipal budgeting process;

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- d) to undertake improvements in the community improvement project areas based on: the number and severity of the deficiencies; the benefits of the improvement to the project area and the municipality; the degree of municipal commitment and public support for the project;

3.6 Implementation

3.6.1 In the implementation of a community improvement program within the selected Community Improvement Area it is the policy of Council:

- a) to undertake community improvement in accordance with the provisions of Section 28 of the Planning Act, 1983;
- b) to designate community improvement project areas under Section 28 of the Planning Act, 1983;
- c) to prepare and adopt, under Section 28(4) of the Planning Act, 1983, community improvement plans for the areas designated as community improvement project areas;
- d) to use public funds acquire through appropriate municipal, provincial and federal programs to assist in implementing the community improvement policies of this Plan.
- e) to encourage adequate standards of property maintenance and occupancy by enforcing a property maintenance and occupancy By-law in accordance with the Planning Act, 1983.
- f) to provide support for historical preservation by enacting, if required, a by-law to designate properties of architectural or historical value or interest in accordance with the Ontario Heritage Act and by preparing a Heritage Plan;

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- g) to acquire, clear, grade or otherwise prepare land for the purpose of undertaking community improvements;
 - h) to encourage the relocation of incompatible land uses;
 - i) to encourage the preservation of pines and hardwood trees; and, to encourage the planting of new trees;
 - j) to consider the use of a Site Plan Control By-law and Site Plan Agreements to assure that privately owned lands are developed in conformity with the overall goals and objectives of Council.

 - k) to encourage the rehabilitation of private buildings and the improvement of private property by advising owners of government subsidies and programs; and, by providing advise and guidance on energy conservation and the maintenance and rehabilitation of buildings and structures;
 - l) to encourage public participation in the preparation of a community improvement project plan by holding a public meeting and by encouraging any person or agency to make written or verbal representation in respect to any proposed plan or amendment thereto.

 - m) to consult with the local health unit prior to planning for recreational water facilities.
- 3.6.2 Council shall make application for funding under the PRIDE and other programs designed to assist with community improvement initiatives.
- 3.6.3 Council shall identify a list of prioritized capital and community improvements on an annual basis.
- 4.0 FLOOD LANDS
- 4.1 Mattawa River Floodway Policies
- 4.1.1 All lands along the shoreline of the Mattawa River below 155.45m C.G.D. shall be considered as the floodway.

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- 4.1.2. No new buildings or structures shall be permitted below 155.45m except:
- a) structural works for flood, erosion or sedimentation control;
 - b) for essential public services such as roads, bridges, sewer and water systems, railways, and other public services of approved hydrologic design;
 - c) docks, boathouses, marina and marina facilities excluding commercial sales and open space for public and private recreation.
- 4.1.3 Existing uses, buildings and structures shall be recognized as being permitted in the zoning by-law.
- 4.1.4 Renovations to existing uses shall be permitted without a zoning by-law amendment.
- 4.1.5 The expansion of existing legal non-conforming uses shall not be permitted.
- 4.1.6 The floodway shall be zoned in a separate classification in the implementing zoning by-law.
- 4.1.7 An existing building or structure that is damaged or destroyed may be reconstructed, provided that:
- a) structural plans and design specifications are to be prepared by a qualified professional engineer which regulatory flood depths and velocities;
 - b) the structure is flood proofed to the 156.6m C.G.D. elevation;
 - c) the ground floor square footage as defined by the original foundation is not increased;
 - d) re-development does not cause or increase flood-related damages to existing upstream or downstream property or uses; and

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- e) the approval of the North-Bay Conservation Authority is obtained.

4.2 Mattawa River Flood Fringe Policies

- 4.2.1. All lands along the shoreline of the Mattawa River between 155.45m. C.G.D. and 156.48m C.G.D. shall be considered as flood fringe.

- 4.2.2 Additions, alterations, replacement of existing buildings and structures, infilling, redevelopment and new development are all permitted within the flood fringe subject to the policies of the applicable land use designation on Schedule "A" - Land Use Plan, provided that:

- a) flood proofing to the regulatory flood elevation, as determined by the local Conservation Authority, shall be undertaken, subject to the approval of the local Conservation Authority;

in the Commercial designation flood proofing or partial flood proofing of commercial buildings shall be required where feasible, as determined by the local Conservation Authority.

- 4.2.3 Uses permitted within the flood fringe shall be as designated on Schedule A - Land Use Plan. Notice of the applicability of flood fringe policies shall be provided within the implementing zoning by-law placing an "X" after individual zoning categories that fall within the flood fringe by including an appropriate explanation within the legend of all zoning schedules.

4.3 Placement of Fill and Site Plan Control

- 4.3.1 In order to control the development of flood fringe lands and the impact of development on adjacent land uses, Council may designate all or part of the flood fringe as a site plan control area for the purpose of regulating grading and other changes in elevation, and such other matters as may be appropriate.

4.3.2 On land on the Mattawa River below 156.48m, the placement or removal of fill of any kind whether originating on the site or elsewhere, shall only be permitted with the approval of the North Bay-Mattawa Conservation Authority pursuant to its Fill, Construct, and Alteration to Waterway Regulations (Ontario Regulation 162/90).

4.4 Ottawa River Floodplain Policies

4.4.1 All lands along the shoreline of the Ottawa River below 156.48m C.G.D. shall be considered as the floodplain.

4.4.2 No new buildings or structures shall be permitted below 156.48m C.G.D. except;

- a) structural works for flood, erosion or sedimentation control;
- b) for essential public services such as roads, bridges, sewer and water systems, railways and other public services of approved hydrologic design.
- c) docks, boathouses, marian and marina facilities, open public space for public and private recreation and uses compatible with a flood hazard.

4.4.3. Existing uses, buildings and structures shall be recognized as being permitted in he zoning by-law.

4.4.4 Renovations to existing uses shall be permitted without a zoning by-law amendment.

4.4.5 No enlargements or extension of existing legal non-conforming uses shall be permitted without an amendment.

4.4.6 Alterations or additions to existing buildings or structures may be permitted provided that:

- a) such development can be flood proofed to the regulatory flood level;
- b) detailed construction designs address stresses created by flood waters, including water depth and velocity;

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- c) no openings are located below the flood datum;
 - d) incoming power service and meter are above flood datum;
 - e) design of heating, air conditioning, ventilation, plumbing, sanitary and water systems are designated with consideration for flood vulnerability;
 - f) the approval of the Ministry of Natural Resources is obtained.
 - g) such development does not cause or increase flood-related damages to existing up and downstream uses and land;
 - h) ingress/egress be such the vehicular and pedestrian movement is not prevented during times of flooding;

4.4.7 The floodplain shall be zoned in a separate classification in the implementing zoning by-law.

4.5 Boom Creek Floodplain Policies

4.5.1 This Plan recognizes that there are lands adjacent to Boom Creek which have environmental constraints such as flood susceptibility and erosion susceptibility, which are severe enough to cause property damage and/or risk to life.

4.5.2 Information regarding the extent and severity of the environmental constraints is only preliminary at this time. As more detailed floodplain and erosion information becomes available, it shall be incorporated into the Plan by way of amendment.

4.5.3 As an interim policy, all development activity within 100 meters of Boom Creek will require the approval of the North-Bay Conservation Authority. Development activities include the construction of new buildings or structures; additions, alterations or renovations to existing buildings or structures; and the placement of fill material of any kind.

4.5.4 No new buildings or structures shall be permitted within regulatory floodplain or in an erosion zone, except;

- a) structural works for flood, erosion or sedimentation control;
- b) for essential public services such as roads, bridges, sewer and water systems and other public services of approved hydrologic design.

4.5.5 Existing uses, buildings and structures shall be recognized as being permitted in the zoning by-law.

5.0 MUNICIPAL SERVICES AND ROADS

It is the intent of Council to provide a system of municipal services and roads to serve the needs of the residents, while at the same time taking into account the financial capability of the municipality. It is also the intent of Council to deal with present deficiencies and to ensure that all new development is adequately services from the beginning.

5.1 Municipal Services and Roads

5.1.1 The provision of municipal services and roads shall be budgeted and undertaken to guide development in an orderly way and provide an adequate level of public services and roads in the municipality. The expansion of municipal services shall depend on identified needs, the level of funding available and municipal priorities.

5.1.2 New development in areas where an adequate level of municipal services are not provided or ensured, shall be considered premature.

5.1.3 All development in the Town shall front on year-round, owned and maintained road.

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- 5.1.4 All development shall be connected to the municipal water and sewer services where such services are available and capacities adequate.
 - 5.1.5 Provincial road standards shall be required for all new roads, road reconstruction and extensions.
 - 5.1.6 New roads shall be constructed to municipal standards prior to their assumption by the municipality.
 - 5.1.7 The Town shall continue to use the Mattawa landfill site located in Papineau Township
 - 5.1.8 No further extension of any municipal water or sewage system shall be made beyond the Town of Mattawa municipal boundary.

5.2 Municipal Parks

- 5.2.1 Municipal parks will be established when sufficient funds have been accumulated from municipal funds and through the provisions of the Planning Act.
- 5.2.2 Council may require a developer to give to the municipality, for park purposes, up to 5% of the land he proposes to develop or redevelop for residential purposes and up to 2% for commercial or industrial projects.
- 5.2.3 Where the land dedication is of insufficient size, unsuitable, or poorly located to be of use for park purposes, a cash payment of equal value may be given in lieu of the land dedication.
- 5.2.4 Where cash is accepted in lieu of the land dedication, Council shall keep the funds in a special parks account. The funds in this account shall only be used for parkland acquisition or for the acquisition of land for other public recreational purposes.

6.0 IMPLEMENTATION AND ADMINISTRATION

This Plan shall be implemented by means of the powers conferred upon Council and the Ministry of Municipal Affairs by the Planning Act., The Municipal Act and other applicable statutes.

6.1 Zoning By-Law

Council shall pursuant to the provisions of Section 34 of the Planning Act amend the Town's existing Zoning By-law No. 85-23 to reflect the principles and policies contained in this Plan. The Zoning By-law shall make provisions for appropriate development standards, and zone land in accordance with the policies of this Plan.

6.2 Temporary Use By-law

Notwithstanding any other policy of this Plan, Council may pass by-laws under Section 39 of the Planning Act to permit temporary use of land, buildings, or structures, in defined areas and for prescribed periods of time, for any purpose set out therein. The temporary use by-law shall be consistent with the intent of the Official Plan. In considering the use of a temporary use by-law Council shall ensure that the use is not detrimental to the existing land uses in the area and that large capital expenditure would not be incurred so that the owner does not experience hardship in reverting to the original use. The temporary use by-law may apply for a maximum period of three years. Council may by-law, grant further periods of not more than three years each during which the temporary use is authorized.

6.3 Existing Uses

Nothing in the Plan shall affect the continuance of uses which were legally established on the date that the Plan was adopted whether or not they conform to this Plan.

6.4 Non Conforming Uses

The land use schedules and the policies for land use represent a concept for the future land use pattern in the Town. It is recognized, however, that some existing uses of land will not conform with this concept and it is likely that this situation may persist for some time. Moreover, these uses have generally been established for a number of years and a measure of stability exists between them and their neighbours. While a conscientious planning program would not seek to deliberately foster a mixture of uses that were believed to be detrimental to each other, it must recognize that there are many existing situations which can continue without causing any serious adverse results. In some cases it may also be reasonable and practical to allow the replacement or expansion of non-conforming uses.

6.4.1 Where an existing use of land does not conform with the land use designation shown or to any other applicable policy in this Plan, it may, notwithstanding these policies, be zoned in the zoning by-law in accordance with the present use and performance standards, provided:

- a) The zoning by-law will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent conforming uses;
- b) It does not constitute a danger or nuisance to surrounding uses by virtue of a hazardous nature, environmental threat, traffic hazard or other detrimental characteristic; and
- c) It does not interfere with desirable development in adjacent areas that are in conformity with this Plan.

6.4.2 Where an existing use in one or more of these respects is incompatible, it may be made a non-conforming use in the zoning by-law.

6.4.3 Where a use of land does not conform with the land use designation shown or to any other applicable policy in the Plan, but is nevertheless reasonably compatible with other uses in its vicinity it may be renovated, replaced or expanded in order to avoid unnecessary hardship.

6.5 Site Plan Control

6.5.1 Council may pursuant to the provisions of the Planning Act designate all or part of the municipality as a proposed site plan control is to improve the efficiency of land use and servicing and to encourage a more attractive form of development. As a condition to approving plans and drawings for development, Council may require the, provision, and where appropriate, the maintenance of the following matters to the satisfaction of the municipality;

- a) access facilities;
- b) off-street parking and loading areas;
- c) walkways and other means of pedestrian access;
- d) grading or alteration in elevation or contour of land and provision for the disposal of storm, surface and waste water from the lands;
- e) conveyance of easements for servicing;
- f) on site lighting;
- g) site landscaping and screening devices;
- h) facilities for the storage of garbage and other waste.

6.5.2 All of the land within the boundaries of the Town of Mattawa is hereby designated a proposed site plan control area.

6.5.3 Council may pass a site plan control by-law to control commercial, industrial and multiple family developments.

6.5.4 The following developments are exempt from site control:
single dwellings; two unit dwellings; any other class of dwelling with a maximum of four dwelling units; conservation uses; open space uses; public uses; public utilities; institutional users; and agricultural uses.

6.6 Amendments, Variances and Development Applications

6.6.1 Council, in considering any amendment to the Official Plan or Zoning By-Law, a minor variance or development application shall have regard for the following factors, among others:

- a) the impact on adjacent and nearby land uses;
- b) the character of the surrounding area;
- c) the impact on the environment;
- d) the impact on roads, services and utilities
- e) the proposed parking and loading facilities
- f) the noise and traffic generated;
- g) the general intent and purpose of the Official Plan and Zoning By-Law;
- h) the desirability and appropriateness of the use;
- i) the benefits to the municipality.

6.7 Public Works, Community Services and Facilities

Council shall prepare and implement plans and programs for all public works, services and facilities coming within its statutory responsibilities related to and compatible with this Official Plan.

6.8 Municipal Budget

Council shall prepare short and long term capital and current financial plans related to and compatible with this Official Plan.

MODIFICATION 34
 NO. 10. UNDER SECTION 17(9) OF THE PLANNING ACT.

DEFERRED #2 UNDER SECTION 17(10) OF THE PLANNING ACT.

DEFERRED #1 UNDER SECTION 17(10) OF THE PLANNING ACT.

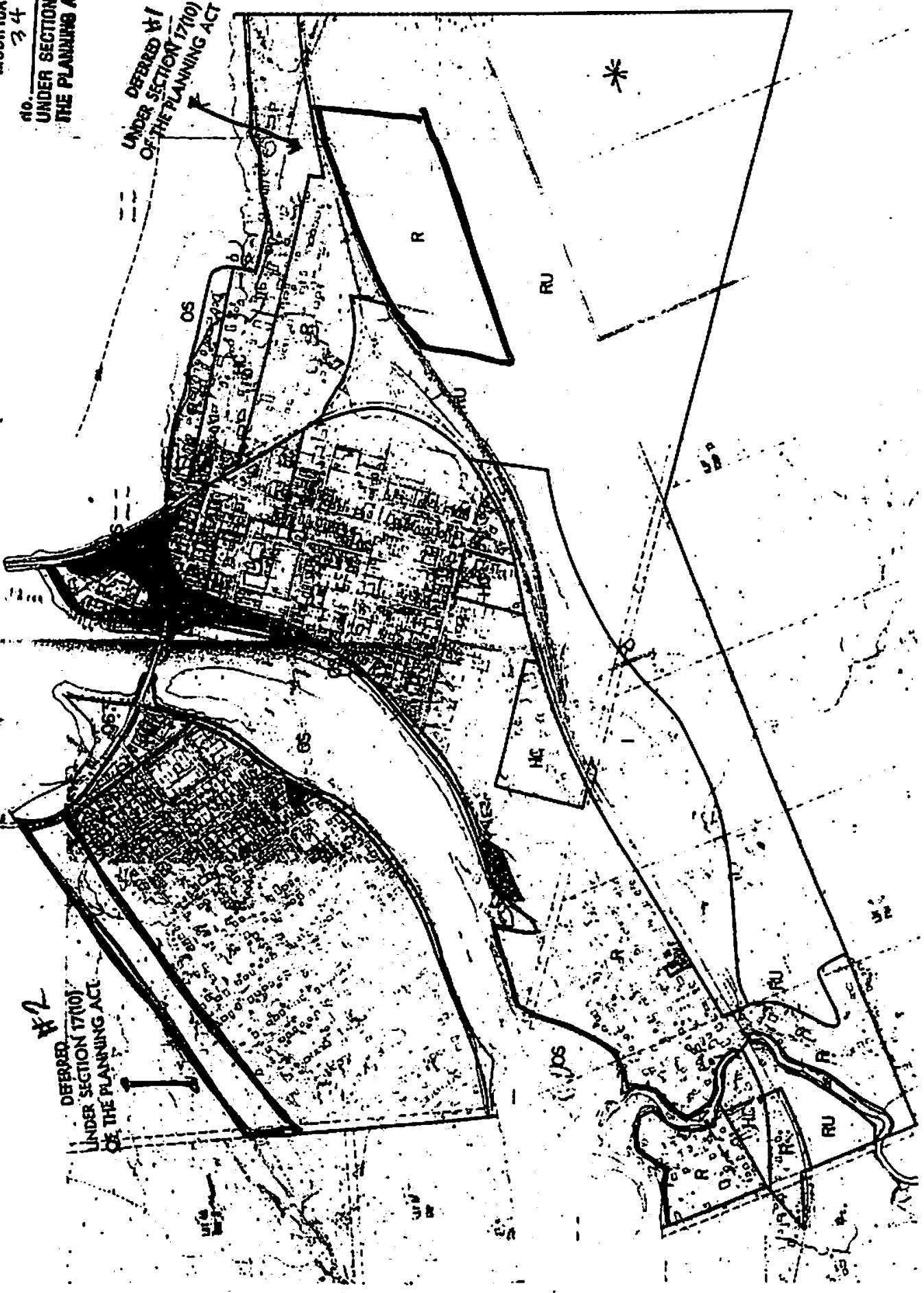
TOWN OF BATTAWA OFFICIAL PLAN SCHEDULE A - LAND USE

R RESIDENTIAL
 C COMMERCIAL
 HC HIGHWAY COMMERCIAL
 I INDUSTRIAL
 OS OPEN SPACE
 RU RURAL

Waste Disposal Site *

FLOOD FRINGE
 FLOOD LINE (EG. 48m C.G.D.)
 55 45m C.G.D. ELEVATION

This plan is made and issued as an official plan of the Town of Battawa under the authority of the Planning Act, R.S.O. 1990, c. 30 (S. 37) and the Planning Act, R.S.O. 1990, c. 30 (S. 38). It is subject to the provisions of the Planning Act, R.S.O. 1990, c. 30 (S. 37) and the Planning Act, R.S.O. 1990, c. 30 (S. 38).



Project & Material Listed	
Project Name	
Material	
Project No.	
Material No.	
Project Date	
Material Date	
Project Status	
Material Status	

6.9 Public Works and By-Laws to conform with Official Plan

No Public work shall be undertaken and no by-law shall be passed for any purpose that does not conform with the Official Plan.

6.10 Property Standards

Council shall pass and enforce property maintenance and occupancy standards by-law pursuant to the provisions of Section 31 of the Planning Act. The purpose of this by-law is to encourage the proper maintenance and repair, and establish standards of occupancy for all private property.

Complementary to the enforcement of minimum standards on private properties, Council shall undertake to keep in a fit and well-maintained condition, all municipally-owned properties and structures, and to provide or maintain in good repair such municipal services as roads, sidewalks, parks etc.

6.11 Ontario Building Code

Council shall enforce the provisions of the Ontario Building Code in order to ensure necessary standards of construction in new buildings and structures or in the extension or enlargement of existing buildings and structures.

6.12 Tariff of Fees

Council shall pass a by-law to establish a tariff of fees for the processing of planning applications. The tariff will only apply to the anticipated costs incurred by the Municipality in processing a planning application and may include lawyer, planner, and engineering fees.

6.12.1 Council shall, pursuant to the provisions of Section 68 of the Planning Act, 1983 pass a by-law to establish a tariff of fees for the processing of planning applications.

6.12.2 The tariff of fees by-law shall establish a fair and equitable fee structure based on the actual or anticipated costs incurred by the Town in processing each type of planning application provided for in the by-law.

6.12.3 Council shall review the tariff of fees by-law from time to time and revise the tariffs as processing costs change.

6.13 Development Charges

Under the Development Charges Act, S.O. 1989, municipalities can pass Development Charge By-Laws in which they can assess and recover part of their anticipated expenses for new growth for both hard and soft services. Hard services include such items as sewer and water services, landfill sites, roads and power services. Soft services include such items as an addition to the municipal office or a new office, a new fire station, library expansion, recreational facilities, and additional municipal staff.

6.13.1 Council may pass a by-law under the Development Charges Act, S.O. 1989 to assess and recover their anticipated expenses for new growth for both hard and soft services.

6.13.2 Development charges may be levied against plans of subdivision, consents, condominiums, zoning by-law amendments, minor variances, building permits, and lands exempted from part lot control.

6.14 Revisions and Amendments

Council shall review the Official Plan on a regular basis to review the adequacy of the Plan in meeting municipal objectives; and to determine the necessity for making amendments to provide for changing circumstances.

6.14.1 Council shall, from time to time, and not less frequently than every five years, hold a special meeting, open to the public, for the purpose of determining the need for a revision of the Plan, as required by Section 26 of the Planning Act, 1983.

6.14.2 Council shall afford any person who attends the meeting an opportunity to be heard in respect of the need for a revision of the Plan.

6.14.3 Amendments will be required at any time that changes are made to the land use schedules, or any other change is made to the policies of the Plan.

6.14.4 Council shall conduct a comprehensive review of the Official Plan every five years.

6.14.5 Public notification and meetings shall be held in accordance with the provisions of the Planning Act, 1983.

6.15 Technical Amendments

No public meeting or notice is required for technical amendments to the Official Plan or for the creation of a consolidated Plan. For the purpose of this section, the following shall be considered technical in nature.

16.16 Implementation and Interpretation - Interpretation Plan

"Where any Act or Portion of an Act is referred to in the Plan, such reference shall be interpreted to refer to any subsequent renumbering of sections in the Act and/or changes in the date of the Act."

BACKGROUND REPORT

The following background data is included for information only and does not constitute a part of the Official Plan for the Town of Mattawa.

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MAPS

- MAP 1 - REGIONAL SETTING
- MAP 2 - FUTURE RESIDENTIAL DEVELOPMENT - OHC AREA
- MAP 3 - FUTURE RESIDENTIAL DEVELOPMENT - CPR NORTH AREA
- MAP 4 - FUTURE RESIDENTIAL DEVELOPMENT - SOUTH HILLTOP AREA

1.0 INTRODUCTION

The Town of Mattawa has undertaken the preparation of an Official Plan update which will resolve planning issues not clearly addressed in the present Plan as well as provide direction and be a Plan for the 1990's.

The Background Report summarizes the information collected during the Background Report Phase of the Planning Study. The information contained in the Background Report will be used as a base upon which policies in the Mattawa Official Plan will be developed.

The Background Report contains information on:

- > Regional Location and Economy
- > Municipal Administration
- > Population
- > Existing Land Use
- > Municipal Roads and Services
- > Future Residential Development
- > Planning Controls
- > Community Improvement
- > Municipal Finance
- > Metric Conversion
- > Reports and Studies

Additional background information can be found in the many recent reports prepared by the Town of Mattawa. These reports and studies are listed in Section 12.0 of the Background Study.

In addition, sections of the October 1978 Background Study for the original Official Plan are still largely relevant, in particular the sections on physical features, environmental constraints and existing land use. These sections should be reviewed if additional information is required.

or approved under provincial statute and in compliance with municipal by-laws.

- 2.10.2 Group homes may be permitted in all areas in which residential dwellings are permitted provided that each group home is located at least 200 metres from another group home. All group homes shall be licensed, funded or approved under provincial statute and be in compliance with the municipal by-laws.

2.11 Affordable Housing

- 2.11.1 Council will encourage affordable housing in the municipality through residential intensification and smaller lot sizes, by encouraging non-profit housing and a mix of housing type in keeping with the Land Use "Planning for Housing Policy Statement".
- 2.11.2 Council shall undertake to update the Mattawa Municipal Housing Statement.
- 2.11.3 Mobile home dwellings shall not be permitted in the Town of Mattawa.
- 2.11.4 Council shall require a minimum of 25% of new residential development to be affordable and shall monitor the provision of affordable housing in the municipality.
- 2.11.5 Council shall reduce the time to process residential applications, to the greatest extent practical.

2.12 Land Division

It is the intent of Council that major land development in the Town shall occur by plan of subdivision. Applications for land division through the consent process shall only be considered if the proposal is minor in nature, does not result in the unnecessary expansion of the present level of municipal services and is in compliance with the goals and objectives of the Official Plan. A consent to a land conveyance may be granted in accordance with the following applicable policies.

- 2.12.1 Consents may be granted in accordance with the following applicable policies: