

**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:

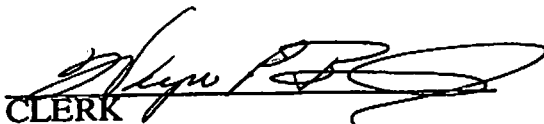
1. THAT the Official Plan and all amendments thereto for the Mattawa Planning Area (approved by the Minister of Municipal Affairs on November 3, 1981 and subsequently amended), is hereby repealed;
2. THAT By-law No. 80-13 which adopted the Official Plan for the Mattawa Planning Area is hereby repealed;
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

## TABLE OF CONTENTS

Page

### 1.0 INTRODUCTION TO THE PLAN

1.1	Short Title	1
1.2	Defined Area	1
1.3	Purpose and Effect of the Plan	1
1.4	Basis of the Official Plan	1
1.5	Objectives of the Official Plan	4

### 2.0 LAND USE POLICIES

2.1	Land Use Designations	5
2.2	Secondary Uses	8
2.3	Residential Uses	8
2.4	Commercial Uses	10
2.5	Highway Commercial Uses	11
2.6	Industrial Uses	13
2.7	Open Space Uses	14
2.8	Rural Uses	14
2.9	Land Availability	16
2.10	Group Homes	16
2.11	Affordable Housing	17
2.12	Land Division	17

### 3.0 COMMUNITY IMPROVEMENT AND WATERFRONT DEVELOPMENT

3.1	Goals	21
3.2	Objectives	21
3.3	Criteria for Designation	22
3.4	Community Improvement Area Designation	23
3.5	Phasing	23
3.6	Implementation	24

### 4.0 FLOOD LANDS

4.1	Mattawa River Floodway Policies	25
4.2	Mattawa River Flood Fringe Policies	26
4.3	Placement of Fill and Site Plan Control	27
4.4	Ottawa River Floodway Policies	28

### 5.0 MUNICIPAL SERVICES AND ROADS

5.1	Municipal Services and Roads	30
5.2	Municipal Parks	31

## TABLE OF CONTENTS (CONTINUED)

### 6.0 IMPLEMENTATION AND ADMINISTRATION

6.1	Zoning By-law	32
6.2	Temporary Use By-law	32
6.3	Existing Uses	32
6.4	Non-Conforming Uses	33
6.5	Site Plan Control	34
6.6	Amendments, Variances and Development Applications	35
6.7	Public Works, Community Services and Facilities	35
6.8	Municipal Budget	35
6.9	Public Works and By-laws to Conform with Official Plan	36
6.10	Property Standards	36
6.11	Ontario Building Code	36
6.12	Tariff of Fees	36
6.13	Development Charges	37
6.14	Revisions and Amendments	37
6.15	Technical Amendment	38
6.16	Interpretation of Plan	38

### SCHEDULES

SCHEDULE A - LAND USE

SCHEDULE B - COMMUNITY IMPROVEMENT AREA

### APPENDIX

### 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.

- 
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.

- 
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;

- 
- 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.

- 
- 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.

- 
- 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.

---

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



- 
- 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.

- 
- 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.

- 
- 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

