



Corporation of the Town of Mattawa

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MATTAWA, ONTARIO P0H 1V0

www.mattawa.ca

CERTIFICATE OF OFFICIAL

Planning Act

R.S.O. 1990, CHAPTER P.13

Under subsection 34 (21) of *the Planning Act*, I certify that the rezoning by the Corporation of the Town of Mattawa of the District of Nipissing, being By-law 13-11 was given on the 8th day of April, 2013 for the change in zoning for the lands at PINs 49102-0630, -0632, -0633, -0634, -0639; and Part of PINs 49102-0628, -0629, -0631, -0640; Park Lots 30-32, Range G; Lots 26, 28-32, Range H; Lots 14-18, Range I, Lots 13-20, Range J; Lots 17-24, Range K; and Part of Park Lots 25-26, Range G; Lots 24-25, Range H; Lots 11-14, Range I; Lots 12-13, Range J; and Lot 16, Range K, Dorion Street, Town of Mattawa is now in full force and effect.



Wayne P. Belter, Clerk

Dated this 07 day of May, 2013.

THE CORPORATION TOWN OF MATTAWA

COMMITTEE: PLANNING & DEVELOPMENT SERVICES

CHAIRPERSON: COUNCILLOR L. MICK

DEPT. HEAD: WAYNE P. BELTER

TITLE: ZONING BY-LAW AMENDMENT FOR LIGHT INDUSTRIAL PARK PROJECT

Draft By-Law Item Policy Recommendation

Mayor D. Backer and Members of Council:

The Town of Mattawa is in the process of preparing land on Dorion Street to be developed as a Light Industrial Park. Provincial requirements include an Environmental Assessment and Rezoning of the site. J. L. Richards and Associates has been retained by Council to prepare the necessary Environmental Assessment. studies and Planning requirements to ensure all Provincial regulations are met.

The Environmental Assessment, (EA), process is well underway with the necessary reports and studies being prepared. The public open house was held on April 2, 2013 here in the Council Chambers where the public was given the opportunity to meet with the consultants and staff to understand the EA process and to ask any questions. This Open House was followed by the Public Meeting for the Rezoning of the municipal property from Open Space to Industrial.

Public input concerning the rezoning process was the purpose of the meeting. There were general questions raised at both sessions and some public suggestions have resulted in minor revisions to the draft Zoning By-law which will provide larger setbacks as buffer areas for any future development. The municipality is proposing to adopt this Rezoning By-law to rezone the municipal property on Dorion Street from Open Space to Industrial in order for the Light Industrial Park to become a reality.

Recommendation:

That the Town of Mattawa adopts By-law 13-11 attached, which is a By-law rezoning approximately 128 acres of municipally owned land on Dorion Street from Open Space, (OS), to Industrial, (I), to facilitate the development of a Light Industrial Park serviced with municipal sewer and water.

Respectfully submitted
Councillor L. Mick

THE CORPORATION OF THE TOWN OF MATTAWA

BY-LAW NUMBER 13-11

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;

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

1. The property affected by this By-law is located in located in PINs 49102-0630, -0632, -0633, -0634, -0639; and Part of PINs 49102-0628, -0629, -0631, -0640; Park Lots 30-32, Range G; Lots 26, 28-32, Range H; Lots 14-18, Range I, Lots 13-20, Range J; Lots 17-24, Range K; and Part of Park Lots 25-26, Range G; Lots 24-25, Range II; Lots 11-14, Range I; Lots 12-13, Range J; and Lot 16, Range K, Dorion Street, Town of Mattawa, as indicated by the shaded tone on Schedule 'A' attached hereto and forming part of this By-law.
2. By-law No. 85-23 is hereby amended as follows:
 - (a) Schedule 'A' of By-law No. 85-23 is hereby amended by rezoning the affected parts of the property from Open Space (OS) to Industrial (I) Zone in accordance with the provisions of this By-law;
 - (b) By-law No. 85-23, as amended, is hereby further amended by adding a superscript (3) to denote a further provision on the Front, Side, and Rear yard requirements for an Industrial Use within the Industrial zone in Schedule 'C'; and
 - (c) By adding the following clause, immediately after Note (2) in Schedule 'C':
 - (3) Except that where a lot line for an Industrial Use abuts or is opposite to a Residential Zone or use, or a zone which permits residential uses, the minimum yard requirements shall be 20.0 metres, of which the 10.0 metres adjacent to the lot line will be comprised of landscaped area or natural vegetation.
3. This By-law shall come into full force and effect in accordance with the *Planning Act*, R.S.O. 1990.

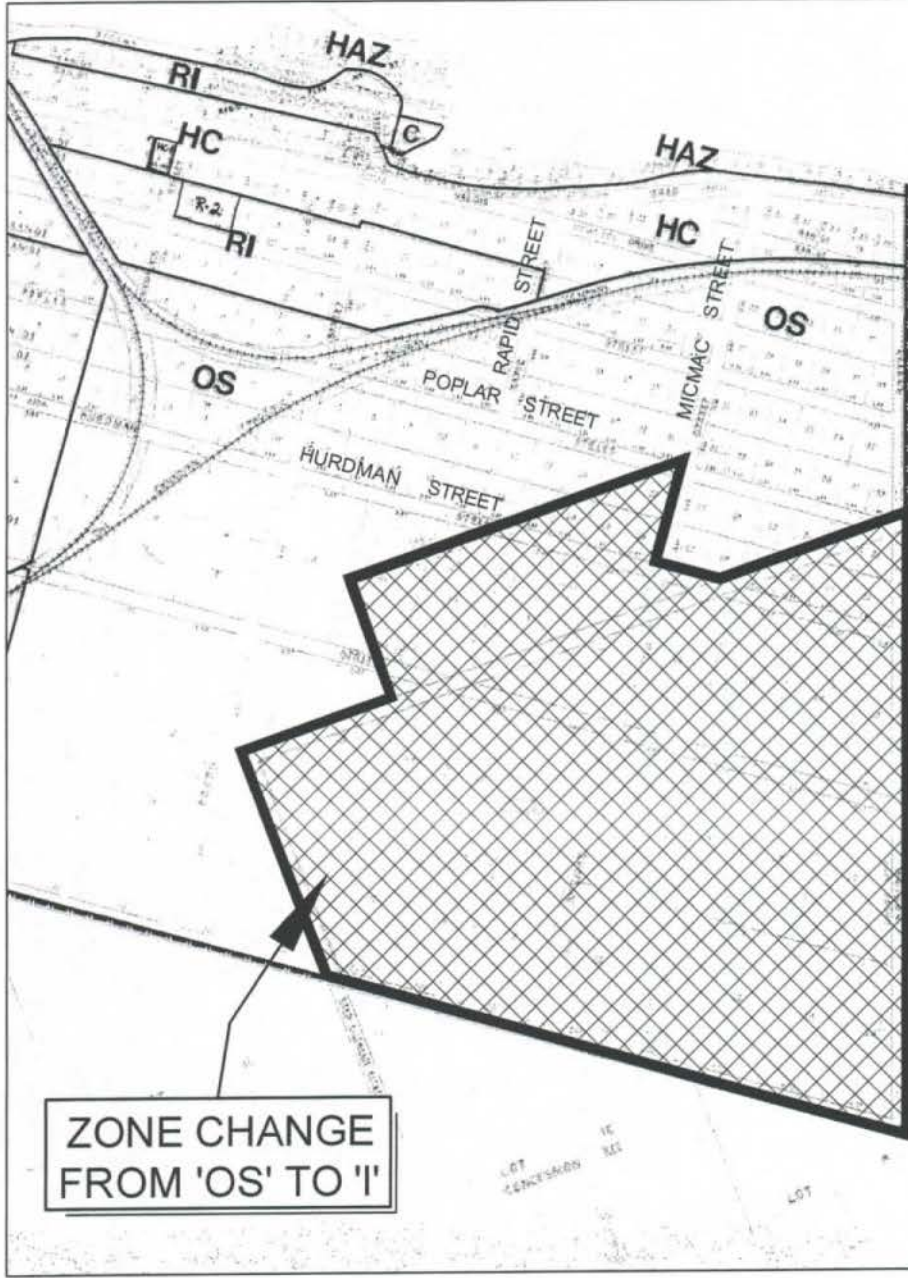
READ, PASSED AND ADOPTED this 8th day of April, 2013.



Mayor



Clerk



**ZONE CHANGE
FROM 'OS' TO 'I'**

P:\25000\25897 Mattawa zbla\25897 zbla.dwg

Area(s) Affected by this By-law

INDUSTRIAL (I)



Certificate of Authentication

This is Schedule "A" to By-law No. 13-11,
passed this 5th day of April 2013.

Mayor

Clerk

Schedule "A" to By-law No. 13-11

Town of MATTAWA

Prepared: Apr 02, 2013
Scale 1:10,000

