

THE CORPORATION TOWN OF MATTAWA

COMMITTEE: PLANNING & DEVELOPMENT SERVICES

CHAIRPERSON: COUNCILLOR L. MICK

DEPT. HEAD: FRANCINE DESORMEAU

TITLE: ZONING BY-LAW 85-23 AMENDMENT

X Draft By-Law Item Policy Recommendation

Mayor D. Backer and Members of Council:

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

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

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

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

In 2003, Zoning By-law Amendment 03-08 was adopted which established special provisions to permit the construction of the new Mattawa Hospital and it is now necessary to repeal Sections 2 and 3 to implement the development of a long-term care facility on the same site.

Recommendation:

That By-law Number 16-20 be approved which will change the zone on the properties identified as Parts 1, 2, 3, 4 5 and 6 on Plan 36R-13947 and pt. of Part 1 on Plan 36R-4795 Turcotte Park Road from Residential Type 1, (R1), to Institutional Special Exception 1 (INS-1) and to also permit the minimum front yard setback on Turcotte Park Road to 5.5 metres.

Respectfully submitted
Councillor L. Mick

THE CORPORATION OF THE TOWN OF MATTAWA

BY-LAW NUMBER 16-20

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

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

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

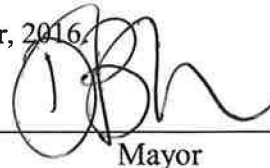
AND WHEREAS By-law No. 03-08 established special provisions for the hospital it is now necessary to repeal Sections 2 and 3 to implement the development of a long term care facility;

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

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 Sections 2 and 3 of By-law 03-08 are hereby repealed.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

READ a first and second time this 28th day of November, 2016.

READ a third time and finally passed this 28th day of November, 2016.

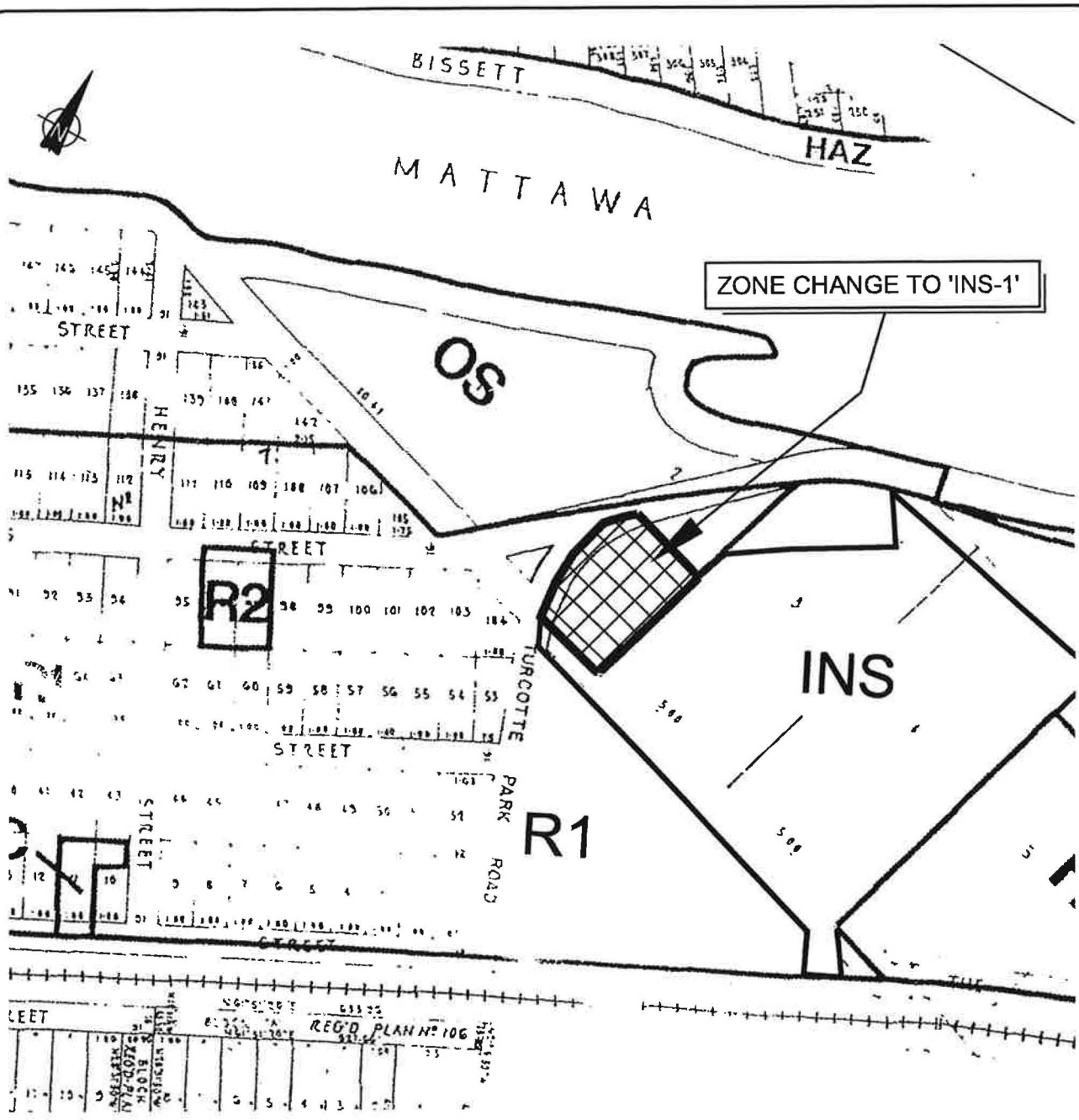


Mayor



Clerk

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



Area(s) Affected by this By-law

Institutional
- special exception (INS-1)



Certificate of Authentication

This is Schedule "A" to By-law No. 16-20,
passed this 28 day of November 2016.

[Signature]
Mayor

[Signature]
Francine Donnan
Clerk

Schedule "A"
to By-law No. 16-20

Registered Plans 36R-13947 Parts 1 to 6, 36R-4795 Part 1
Turcotte Park Road
Town of Mattawa

Prepared: Nov 16, 2016
Scale N.T.S



THE CORPORATION TOWN OF MATTAWA

COMMITTEE: PLANNING & DEVELOPMENT SERVICES

CHAIRPERSON: COUNCILLOR C. HARTWICK

DEPT. HEAD: WAYNE P. BELTER

TITLE: REZONING APPLICATION, FILE NO. R1-03

Draft By-Law **Item** **Policy Recommendation**

Mayor D. Backer and Members of Council:

A rezoning application has been received from the Mattawa General Hospital to rezone the land North and East of St. Victor's School, legally known as Part of Lots 2, 3 and 4, Registered Plan Number 1, which is presently vacant and forested. The rezoning request is to change the zone from Open Space (OS) and Residential Type 1, (R1), to Institutional, (INS), to allow for the construction of the new Mattawa General Hospital.

Mattawa's Official Plan designates the subject property Residential. The Residential policies permit "public and institutional uses which are compatible with the surrounding residential area". The new hospital would be in conformity with the Official Plan.

A public meeting was held on Monday March 24, 2003, in accordance with the Planning Act, which was attended by six people. No negative written or verbal comments were received or voiced at the meeting. Comments from the North Bay-Mattawa Conservation Authority requiring an archaeological assessment and a storm water management plan have been included in the Zoning By-law Amendment.

Recommendation:

That the rezoning request for Part of Lots 2, 3 and 4, Registered Plan Number 1 be approved which will change the zone from Open Space (OS) and Residential Type 1, (R1) to Institutional (INS) and By-law 03-08 is adopted which will rezone the subject property to permit the construction of the new Mattawa General Hospital.

Respectfully submitted

Councillor C. Hartwick

THE CORPORATION OF THE TOWN OF MATTAWA

ZONING BY-LAW NUMBER 03-08

A BY-LAW FOR THE PURPOSE OF AMENDING BY-LAW NO. 85-23, AS AMENDED, BEING A BY-LAW TO REGULATE THE USE OF LAND AND THE CHARACTER, LOCATION AND USE OF BUILDINGS AND STRUCTURES IN THE TOWN OF MATTAWA UNDER THE AUTHORITY OF SECTION 34 OF THE PLANNING ACT R.S.O. 1990, C.P. 13.

WHEREAS upon the request of the property owner, the Council deems it advisable to amend Town of Mattawa By-law Number 85-23.

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

By-law Number 85-23 is amended by rezoning the lands from Open Space (OS) and Residential Type 1, (R1) to Institutional, (INS).

1. The zoning provisions as it applies to Part Lots 2, 3, and 4, Registered Plan Number 1 be amended by rezoning the said property from Open Space (OS) and Residential Type 1 (R1), to Institutional, (INS), as seen in Schedule "A" attached to and forming part of this By-law which will allow for a hospital to be built on site.
2. The provisions of Section 5 and 6 of Zoning By-law 85-23 will apply to this new INS zone. Schedule "C" of By-law 85-23 details the zoning requirements and Institutional uses in a Residential Zone will apply to the Hospital.
3. All other sections of Zoning By-law 85-23 as applicable will apply to this zone.
4. That as a condition of this rezoning the Public Works Department and the North Bay-Mattawa Conservation Authority requires the owner to prepare and provide a storm water management plan which will include sediment and erosion control. Sufficient design for the area with respect to sewage collection and water demands as detailed in the Public Works report dated March 11, 2003 and appended to this By-law as Schedule "B" need to be provided and approved by the Public Works Department.

5. Written notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 34 (18) of the Planning Act, R. S. O. 1990.
6. Where no notice of appeal is filed with the Clerk of the Corporation of the Town of Mattawa within twenty (20) days after the day that written notice was given, then this By-Law shall be deemed to have come into force on the day it was passed.
7. Where one or more notices of appeal are filed with the Clerk of the Corporation of the Town of Mattawa within twenty (20) days after the day that written notice was given, setting out the objection to the By-Law and the reasons in support of the objection, then this By-Law shall not come into force until all appeals have been finally disposed of, whereupon the By-Law shall be deemed to have come into force on the day it was passed.

READ, PASSED AND ADOPTED THIS 14th DAY OF April 2003.



A handwritten signature in blue ink, appearing to be 'DBH', written over a horizontal line.

MAYOR

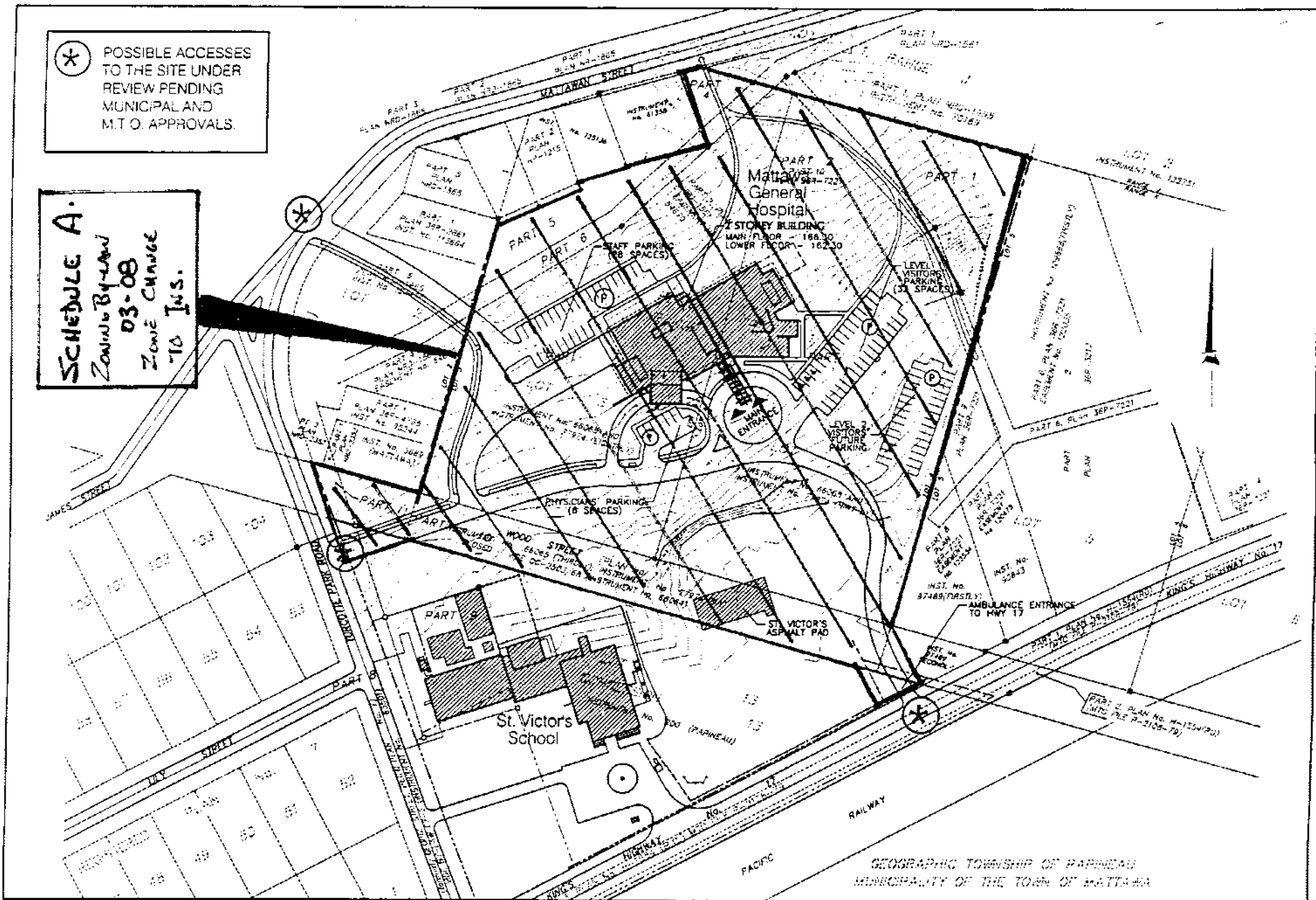


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CLERK

(*) POSSIBLE ACCESSES TO THE SITE UNDER REVIEW PENDING MUNICIPAL AND M.T.O. APPROVALS.

SCHEDULE A.
 Zoning By-law
 03-08
 ZONE CHANGE
 TO IUS.



NEW FACILITIES FOR
HÔPITAL GÉNÉRAL MATTAWA GENERAL HOSPITAL

MATTAWA, ONTARIO, CANADA
 January 24, 2003

01210
 Larocque Elder Architects Architectes Inc.
 ANO Architects / Architectes Inc. in joint venture

The Corporation of the Town of Mattawa

Public Works Department

Box 360, 160 Water St., Mattawa, Ont., P0H 1V0
phone (705) 744-2424 fax (705) 744-0104

Zoning By-Law Amendments - Departmental Comments

Date: March 11, 2003

IN THE MATTER OF

File Number: R1-03

The property known as Part Lot 2,3 and 4, Registered Plan #1 - lands targeted for the new Mattawa General Hospital. And its application to rezone the subject land to allow for the building of the new Mattawa General Hospital.

After careful consideration of this application this department has concerns and comments. The development of the subject property has the potential to create significant storm water runoff that could surcharge the existing storm drainage system comprising of ditching and culverts.

Our approval of this application would be subject to the condition that the design process includes a component that sufficiently studies the effects of the proposed development's design storm water runoff on the existing storm water drainage system. Further that the proponent provides for the required improvements to the storm drainage system to ensure flooding and surcharging of the storm drainage system will not occur.

The development of the subject property into a hospital will create added flows to the sewage collection system that has been deemed to be near its capacity in the area of the subject property. The sewers immediately upstream and into which the hospital would tie into have a very limited grade and have a history of backingup under heavy flows. The effect of the design volume of sewage on this section of sewer may create problems with the sewage works immediately upstream and potentially downstream from the property.

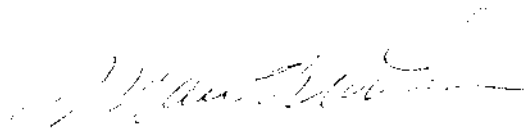
Our approval of this application would be subject to the condition that the proponent undertake an engineering study of the existing sewage collection system along James St. and Mattawan St. downstream from the subject property.

In the vicinity of the subject property, there are 6" watermains where some design criteria may require volumes obtainable by 8" watermains for fire protection and the other design water demands of the proposed hospital.

Our approval of this application would be subject to the condition that the design process includes a component that sufficiently studies the effects of the proposed water demands on downstream water users and that measures be undertaken to prevent loss of pressure to the system downstream from the hospital while the hospital draws water from the system at the design rate.

Therefore, as far as we can ascertain, the Public Works Department would not object to the approval of the above application subject to the conditions as stated above in relation to the intended purpose for the land.

Sincerely,

A handwritten signature in cursive script, appearing to read "Marc Mathon".

Marc Mathon, P.Eng
Chief Building Official