



**SPECIAL MEETING OF COUNCIL
AGENDA
TUESDAY JULY 28, 2026 AT 10:00 A.M.**

**DR. S. F. MONESTIME MUNICIPAL COUNCIL CHAMBERS
160 WATER STREET, MATTAWA ON**

Zoom Meeting Access: 1-647-374-4685 Meeting ID Code: 481 061 4072 Passcode: 879124
--

- 1. Meeting Called to Order**
- 2. Announce Electronic Participants**
- 3. Adoption of Agenda**
 - 3.1 To Adopt the agenda as presented or amended
- 4. Disclosures of a Conflict of Interest**
- 5. Presentations and Delegations**
 - 5.1 James Hunton, Jp2g Consultants Inc – Council Review of the First Draft of the Official Plan
- 6. Notice of Motions**
- 7. Information Reports – Motions**
- 8. In Camera (Closed) Session**
- 9. Return to Regular Session**
- 10. Motions Resulting from Closed Session**
- 11. Adjournment**
 - 11.1 Adjournment of the meeting

DATE: TUESDAY JULY 28, 2026

3.1

THE CORPORATION TOWN OF MATTAWA

MOVED BY COUNCILLOR _____

SECONDED BY COUNCILLOR _____

BE IT RESOLVED THAT this meeting agenda dated Tuesday July 28, 2026 be adopted.

Town of Mattawa Official Plan

First Draft – July 3, 2026

Table of Contents

Chapter 1: Introduction and How to Use this Plan.....	7
1.1 Purpose.....	7
1.2 Plan Organization	9
1.2.2 How to Use the Official Plan	9
Chapter 2: Strategic Planning Framework.....	11
2.1 Provincial and Regional Planning Context	11
2.1.1 Town Profile	11
2.1.2 Authority.....	12
2.1.3 Basis of the Official Plan.....	12
2.1.4 Crown Land	12
Chapter 3: Indigenous Engagement	13
3.1 Indigenous Engagement.....	13
Chapter 4: Settlement Area Structure and Growth Needs and Management	15
4.1 Settlement Areas.....	15
4.2 Growth Management	15
Chapter 5: Residential and Mixed Uses	16
5.1 Housing.....	16
5.1.1 Housing Policies	16
5.1.2 Additional Residential Units	18
5.1.3 Medium and High-Density Residential Uses.....	19
5.1.4 Garden Suites	20
5.1.5 Group Homes	20
5.1.6 Home Occupations and Industries	21
5.1.7 Bed and Breakfast Establishments	21
5.1.8 Short-term Rental Accommodations	21
5.1.9 Accessibility	22
5.1.10 Land Use Compatibility	22
5.1.11 Noise Attenuation and Vibration	23
5.2 Mixed Uses.....	23
5.2.1 Commercial and Industrial Uses	23

5.2.2 Development Criteria	24
5.2.3 Land Use Compatibility	25
Chapter 6: Economy and Employment Areas.....	26
6.1 Economic Development.....	26
6.2 Employment Uses	27
6.2.1 Land Use Compatibility	28
6.2.2 Noise Attenuation and Vibration	28
Chapter 7: Rural Areas and Agricultural System.....	30
7.1 Rural Areas.....	30
7.2 Agricultural Land Base	30
7.3 Agri-Food Network.....	30
7.3.1 Urban Agriculture	30
Chapter 8: Infrastructure, Facilities and Community Services	31
8.1 Transportation	31
8.1.1 Provincial Highways	31
8.1.2 Municipal Roads	32
8.1.3 Private Roads.....	32
8.1.4 Active Transportation	32
8.2 Infrastructure Corridors	33
8.3 Public Service Facilities	34
8.3.1 Accessibility	35
8.3.2 Emergency Management.....	35
8.4 Water and Wastewater	36
8.4.1 Stormwater Management	37
8.5 Waste Management.....	38
8.5.1 Sewage Treatment and Waste Stabilization Ponds.....	39
8.6 Parks and Open Space	39
8.6.1 Public Space, Parks and Recreation	39
Chapter 9: Local Landscape and Resource Management.....	41
9.1 Natural Heritage	41
9.1.1 General Natural Heritage Policies	41

9.1.2 Habitat of Endangered or Threatened Species	42
9.1.3 Wetlands	42
9.1.4 Significant Wildlife Habitat	44
9.1.5 Fish Habitat	45
9.1.6 Significant Areas of Natural and Scientific Interest (ANSI)	45
9.1.7 Vegetative Cover General Policies	46
9.1.8 Environmental Impact Study (EIS)	47
9.2 Water Resources	48
9.2.1 Source Water Protection	48
9.3 Cultural Heritage and Archaeology	49
9.3.1 Cultural Heritage Resources Policies	50
9.3.2 Archaeological Resource Policies	51
9.4 Mineral Aggregate Resources	52
9.4.1 Wayside Pits and Quarries	53
9.5 Petroleum, Salt and Mineral Resources	53
9.6 Energy Conservation	54
9.7 Waterfronts and Shorelines	55
9.7.1 Water Setback	55
9.7.2 Protection of Shoreline Integrity	55
9.8 Natural Hazards	56
9.8.1 Flooding Hazards	57
9.8.2 Unstable Soils	61
9.8.3 Wildland Fire	61
9.8.4 Slope Stability	61
9.9 Human-made Hazards	62
9.9.1 Brownfield Remediation	63
Chapter 10: Implementation and Interpretation	65
10.1 Land Use Designations	65
10.1.1 Neighbourhoods	65
10.1.2 Mixed Use Areas	69
10.1.3 Mixed Use Commercial Areas	70

10.1.4 Employment Areas.....	70
10.1.5 Major Facilities	70
10.1.6 Parks and Open Spaces.....	73
10.1.7 Natural Environment and Water Resource Areas	74
10.1.8 Resource Areas.....	75
10.1.9 Rural Lands	76
10.1.10 Prime Agricultural Areas	76
10.1.11 Specialty Crop Areas	76
10.1.12 Shoreline Areas.....	77
10.2 Processes.....	78
10.2.1 Official Plan Review and Amendments.....	78
10.2.2 Development Priorities and Criteria	78
10.2.3 Public Consultation.....	80
10.2.4 Pre-Consultation and Complete Application	80
10.2.5 Interpretation of the Plan	82
10.3 Implementation Tools	82
10.3.1 Land Division	82
10.3.2 Non-Conforming Uses.....	86
10.3.3 Holding Provisions	86
10.3.4 Temporary Use By-laws	87
10.3.5 Interim Control By-laws.....	87
10.3.6 Minor Variances	88
10.3.7 Maintenance and Occupancy By-laws	88
10.3.8 Site Plan Control	89
10.3.9 Zoning By-law	90
10.3.10 Tariff of Fees.....	90
10.3.11 Community Improvement Plans.....	90
10.3.12 Secondary Plans	92
10.4 Definitions.....	93
Chapter 11: Schedules.....	94

Chapter 1: Introduction and How to Use this Plan

1.1 Purpose

The purpose of the Official Plan is to provide a policy framework to guide growth and development in the Town over the course of the next 30 years to 2056. The Official Plan establishes the overall pattern that development within the Town should follow during the planning horizon. The Plan is intended to promote orderly and efficient development in a manner that is consistent with the lifestyle that residents have come to enjoy and a desire for growth and prosperity, as envisioned by the local community and Council.

The Plan is based on the following objectives that have been broken down into three thematic areas: social and cultural, environmental, and economic.

Social and Cultural Objectives:

1. To preserve and enhance those attributes that establish the character of the Town.
2. To provide for a partnership approach with Indigenous communities in the planning and development process.
3. To encourage public participation in the planning of the Town.
4. To encourage affordable housing in the Town.
5. To protect people and property from environmental hazards that create risk to health and safety.
6. To provide for the identification and conservation of cultural heritage and archaeological resources.
7. To plan for a healthy, livable, and safe community by preparing for regional and local impacts of climate change and building local resiliency.
8. To facilitate accessibility and mobility through building design, active transportation networks, safe routes to schools, and recreational spaces.

Environmental Objectives:

1. To encourage new development to be constructed in a manner that is environmentally responsible.
2. To plan and implement municipal undertakings in a sound environmental manner consistent with the requirements of the Environmental Assessment Act, as may be amended from time to time.
3. 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.
4. To ensure that the quality of ground and surface water resources are maintained or enhanced.
5. To preserve or provide for the wise stewardship of renewable and non-renewable natural resources including plants, animals or ecological systems, while recognizing the rights of Indigenous communities, property owners, and the Crown with management of these resources.
6. To encourage active transportation and multi-use transportation corridors in order to promote non-automobile modes of transportation.

Economic Objectives:

1. To promote a logical, orderly and economically sound pattern of development in the Town.
2. To support a prosperous local economy by providing opportunities for economic development and diversified investment in the Town in a manner that fosters entrepreneurialism, competitiveness, and a positive and attractive business environment.
3. To provide municipal services and facilities within the Town's financial capabilities.
4. To ensure that sufficient municipal water, sewage and landfill capacity is available to service the population of the Town.
5. To improve physical services, roads, and community facilities to satisfy the needs of the residents of the Town.

1.2 Plan Organization

1.2.2 How to Use the Official Plan

The Plan is intended to be read in its entirety and relevant policies are to be reviewed and applied prior to a decision being made by the Town Council. More than one section or Schedule may apply to a particular area or matter.

The text of the Official Plan is set out in paragraphs of information as well as numbered and lettered policies. The policies embody the essentials of the Plan. Explanatory paragraphs provide further information to assist with interpretation of the policies and to help clarify the intent of the Plan.

From time to time, the names of various government or other agencies may change. In addition, responsibilities may shift from agency to agency. This Plan shall be interpreted so as to refer to those agencies named, or to their successors, as conditions or circumstances dictate.

To use this Plan, the reader should first locate the parcel of land affected on **Schedule A3: Land Use Designation**. This Schedule will indicate the land use designation that applies. Reference should then be made to the land use policies that apply to that designation for guidance as to how the land may be developed or redeveloped. These policies are generally contained within **Chapter 5: Residential and Mixed Uses, Chapter 6: Economy and Employment Area, and Section 10.1 Land Use Designations**. It is also important to consider other Map Schedules and policies that may affect development. Other Map Schedules include:

Schedule A1: Settlement Boundaries, Urban/Rural Structure and Provincial Plans

Schedule A2: Strategic Growth Areas and Intensification Areas

Schedule B1: Transportation and Corridors

Schedule B2: Infrastructure

Schedule B3: Public Service Facilities, Parks and Open Space

Schedule C1: Natural Environment

Schedule C2: Water Resources

Schedule C4: Natural and Human-made Hazards

Chapters 1 and 2 provide the purpose, basis and authority for the plan. **Chapter 3: Indigenous Engagement** outlines the processes through which Indigenous communities will be engaged in the implementation of the Official Plan. **Chapter 4: Settlement Area Structure and Growth Needs and Management** contains policies related to the settlement area, expansion thereof and the management of growth and development.

Chapter 5: Residential and Mixed Uses provides policies applicable to residential, commercial, institutional and other non-residential uses. **Chapter 6: Economy and Employment Area** contains policies related to economic development and employment uses. **Chapter 7: Rural Areas and Agricultural System** contain policies applicable to rural uses and agricultural land uses, as well as policies related to infrastructure, services and other assets that support the agri-food sector.

Chapter 8: Infrastructure, Facilities and Community Services contain policies related to public and municipal infrastructure including transportation, infrastructure corridors, public service facilities, water, sewage and storm works, waste management, and open space and parks. **Chapter 9: Local Landscape and Resource Management** provides policies related to the wise use and management of resources and protection of public health and safety. **Chapter 10: Implementation and Interpretation** provide the different land use designations, processes, implementation tools and definitions. **Chapter 11: Schedules** comprises of the schedules noted above.

Chapter 2: Strategic Planning Framework

2.1 Provincial and Regional Planning Context

2.1.1 Town Profile

The Town of Mattawa is within unceded Algonquin Territory and is the oldest settlement in Nipissing District. Nestled in northeastern Ontario at the junction of the Mattawa and Ottawa Rivers, Mattawa is a picturesque town steeped in history, natural beauty, and vibrant community spirit. Its name, meaning "Meeting of the Waters" in Ojibwa, reflects the town's historical role as a gathering point for Indigenous peoples and a key waypoint for early European explorers and fur traders.

Mattawa's history is rich and diverse, with roots that stretch back centuries. In addition to the importance of the area to local Indigenous groups, renowned explorers like Étienne Brûlé and Samuel de Champlain passed through the area in the early 1600s.

For over 200 years, Mattawa served as a vital link in the voyageur canoe route connecting Montreal to Lake Superior. The first trading post was built at Explorers Point in 1784 by the Northwest Company, with a permanent post built in 1837. By the 19th century, Mattawa became a logging hub for the harvesting primarily of white pine and transport of logs along the Mattawa River. The Town continued to grow with the arrival of the Canadian Pacific Railway in 1881. The town honours its history with Explorer's Point Park and with statues of notable figures including Champlain and Big Joe Mufferaw (Montferrand) who was immortalized in song by Stompin' Tom Connors.

Surrounded by the rugged beauty of the Canadian Shield, Mattawa is an outdoor enthusiast's paradise, including opportunities to paddle, fish, or boat along the pristine Mattawa and Ottawa Rivers. The area is renowned for hiking, off-roading, and snowmobiling opportunities on the local trails system and is home to Samuel de Champlain Provincial Park and the Canadian Ecology Centre. The area is home to healthy populations of iconic Canadian wildlife such as moose, loons and eagles.

Today, the Town continues to support the forestry sector while also sustaining a vibrant tourist industry together with many essential services, schools and businesses serving a large geographic area.

2.1.2 Authority

This Plan constitutes and shall be known as the “Official Plan for the Town of Mattawa”. It was prepared and enacted in accordance with the provisions of the Planning Act for the Province of Ontario. The Planning Area is composed of the whole of the Town of Mattawa. The Plan consists of the written text of the Plan and Schedules A1, A2, A3, B1, B2, B3, C1, C2, and C4, set out in Chapter 11. A “Schedule C4 Resource Potential” has not been provided as there was no available information at the time of the preparation of this Plan. In various places throughout the document, the Official Plan may be referred to as “the Official Plan,” “the Plan,” or “this Plan.” These various descriptors all refer to this same document.

The Ministry of Municipal Affairs and Housing is the approval authority for the Town’s Official Plan. The Town of Mattawa has been exempted from Minister’s approval of official plan amendment applications under section 22 of the Planning Act, and has been delegated approval authority for consents, validations, subdivision and condominium applications.

2.1.3 Basis of the Official Plan

The first Official Plan for the Town of Mattawa was approved by the Ministry of Municipal Affairs on November 3, 1981. The 1981 Official Plan was repealed and replaced by Council on October 28, 1991 with a new Official Plan, which was subsequently approved by the Minister of Municipal Affairs on January 4, 1995.

In November 2024, Council initiated a formal review and update of this Official Plan under Section 26 of the Planning Act, to bring the Mattawa Official Plan into compliance with the Planning Act and the Provincial Planning Statement, 2024. This Official Plan is intended to provide the framework for growth and development to 2056.

2.1.4 Crown Land

- 1) The Ministry of Natural Resources (MNR) is responsible for the management of Crown land, pursuant to the *Public Lands Act*. This includes acquisition, disposition and management of Crown lands and waters. The Ministry endeavors to administer all Crown assets in the best public interest.
- 2) Council acknowledges that the beds of most waterbodies are public land in Ontario and that authorizations under other legislation for works in these areas may be required.
- 3) The Town will regulate shoreline structures within waterbodies to address local concerns that are not captured in provincial or federal legislation.

Chapter 3: Indigenous Engagement

3.1 Indigenous Engagement

- 1) This plan acknowledges that the Town of Mattawa is situated on the Algonquin Traditional Territory and recognizes that a comprehensive land claim is currently being negotiated between the Algonquins of Ontario, the Province of Ontario and the Government of Canada.
- 2) The Town of Mattawa intends to further its working relationship with the Algonquins to identify, assess and address initiatives of mutual historical, cultural, environmental and economic development interests.
- 3) Together, the Town and the Algonquins will provide for stewardship of flora and fauna and ecological systems within the Town, including the protection of the Mattawa River, Ottawa River and Boom Creek shorelines; the enhancement of Mattawa Island Conservation Area and other parks; and the provision of active transportation opportunities such as the Ottawa Valley Recreational Trail and the Voyageur Multi-Use Trail system.
- 4) The Town shall engage directly with relevant local Indigenous communities on all land use planning applications, changes, and decisions (e.g., consents, subdivisions, zoning amendments, re-designations, community improvement plans, etc.). Local Indigenous communities include (but are not limited to):
 - a) Algonquins of Ontario (AOO), which represents Algonquin people in 10 communities throughout the lands of the Algonquin Land Claim and will represent the following nine of the communities for engagement purposes:
 - Whitney and Area Algonquins
 - Bonnechere Algonquins
 - Algonquins of Greater Golden Lake
 - Kijicho Manito Madaouskarini Algonquin
 - Mattawa / North Bay Algonquins
 - Ottawa Algonkin Community
 - Snimikobi Algonquin

- Shabot Obaadjiwan
 - Antoine Nation
- b) Algonquins of Pikwakanagan First Nation (AOPFN), which is a member of AOO, but is recognized under the federal Indian Act and will be engaged directly.
- c) Métis Nation of Ontario
- 5) With specific regard to archaeological assessments, all cultural heritage sites are potentially worthy of investigation and protection. Any site where an archaeological assessment is deemed to be necessary will include early consultation with the Algonquin communities, which includes notification of an intention to complete Stage 1 through Stage 4; the review of draft reports, as well as the participation of Algonquin staff during Stages 2 through 4.

Chapter 4: Settlement Area Structure and Growth Needs and Management

4.1 Settlement Areas

The entirety of the Town of Mattawa is designated as a Settlement Area. The Town is bounded by the Municipality of Mattawan to the North, the Township of Papineau-Cameron to the South and West, and the Ottawa River to the East. Any expansion of the settlement area boundary, and thereby the municipal boundary, would require the annexation of land from one of these adjoining municipalities. Should an alteration to the boundary of the settlement area ever be proposed, expansion shall occur in accordance with the policies of the PPS.

4.2 Growth Management

The Town of Mattawa has identified an aspiration to grow in the future. Growth management is a fundamental element of an Official Plan to direct where growth should occur within a municipality. All of the lands in the Town of Mattawa are within the settlement area and the Town is largely built-out within its municipal boundaries. Therefore, growth, which will mostly take the form of redevelopment, is encouraged anywhere within the Town boundaries, in accordance with the policies of this Plan.

Objectives

It is the goal of this Official Plan that the Town continue to solidify itself as a complete community where there is:

- a) A strong live/work ratio, where an increasing number of residents have employment opportunities in the Town in which they live;
- b) Choice in the marketplace, in terms of obtaining goods and services;
- c) A growing and diversifying economy to support the Town and its residents;
- d) A range of housing types for all levels of income and ages;
- e) A range of health care services for the majority of the residents;
- f) A range of community and social services to assist the majority of those in need in the community; and
- g) A range of cultural and recreational opportunities and facilities.

Chapter 5: Residential and Mixed Uses

5.1 Housing

5.1.1 Housing Policies

1. This plan acknowledges that housing is a human right and supports access to adequate housing for all by encouraging and supporting the creation of all housing typologies and tenures, including affordable and attainable housing.
2. To support the creation of new housing, the Town has the following objectives:
 - a) Encourage an appropriate range and mix of housing options to support a variety of households including both rental and ownership tenure and a mix of dwelling types to meet long-term needs for all ages and income levels;
 - b) Coordinate land use planning and planning for housing to address the full range of housing options including affordable housing needs;
 - c) Encourage all forms of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites within the Town where there is sufficient existing or planned infrastructure capacity;
 - d) Permit, facilitate and encourage the development of all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities;
 - e) Promote densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
 - f) Encourage a mix and range of seniors housing including supports for those looking to age-in-place.
3. Through this Plan, Council shall:
 - a) Maintain at all times the ability to accommodate residential growth for a minimum of 15 years by designating an appropriate amount of land for residential development;
 - b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans;

- c) Establish and implement minimum targets for the provision of housing that is affordable to low- and moderate-income households; and
 - d) Establish and implement minimum targets for intensification and redevelopment within the Town.
 - e) Monitor the need for social housing for households and seniors, and where specific needs are identified, Council will work with the Ministry of Municipal Affairs and Housing and the District Nipissing Social Services Administration Board to meet identified needs.
 - f) Work with the District Nipissing Social Services Administration Board (DNSSAB) where feasible on opportunities to implement action items from the 2024 Housing Needs and Supply Study in the Town of Mattawa.
- 4. The Town of Mattawa is committed to assisting with providing and supporting social housing. Council may choose to assist with the provision of social housing through various means such as ownership, entering into partnerships, assisting with funding/grant opportunities, and providing land for the provision of new social housing projects.
 - 5. The Town of Mattawa consists primarily of single detached dwellings. It is anticipated that over the horizon of this Plan, the demand for residential uses will shift towards other, denser types of housing such as semi-detached dwellings, townhouses, and apartment units to accommodate shifting demographics, ageing in place and new residents. This Plan recognizes and supports these other residential unit types in order to accommodate all ages and income levels.
 - 6. It is anticipated that moderate growth will occur through infill, intensification and re-development. The minimum intensification target is 10%.
 - 7. The Town will work with DNSSAB to achieve housing targets as determined by the Nipissing District Housing Needs, Supply and Affordable Study 2008, as updated from time to time, as resources permit.
 - 8. The Town will encourage residential development to occur on full municipal services wherever reasonably possible. Where full municipal servicing is not possible, infilling and minor rounding out of existing development on partial or private services may be permitted provided it can be demonstrated that site conditions are suitable over the long term, with no negative impacts.

5.1.2 Additional Residential Units

1. Additional Residential Units (ARU) are an efficient and cost-effective means of increasing the supply of affordable accommodations for rental purposes and for providing alternative living arrangements for those who, by virtue of their personal circumstances, require the support of others to live on their own.

Additional residential units are self-contained residential units that include kitchen and washroom facilities within or accessory to a permitted detached, semi-detached, or row house dwelling. Additional dwellings are also permitted as separate, detached dwellings. Additional residential units must comply with any applicable laws and standards including the building code, the fire code, and any applicable property standards by-laws. In accordance with the Planning Act, in an urban serviced area (municipal water and sewer):

- a) two residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land are permitted, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
 - b) three residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land are permitted, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units; or
 - c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land is permitted as a permitted use, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.
2. Where an ARU is proposed in an area serviced by private septic system and/or private well, policies a), b), and c) above shall apply. However, the issuance of a building permit will require supporting information, which may include but is not necessarily limited to, a hydrogeological assessment and terrain analysis, an environmental impact study, and confirmation that the ARU can be serviced by private well and septic system.
 3. In conjunction with a single dwelling, semi-detached dwelling or rowhouse, ARUs will be permitted 'as of right' in certain zones of the implementing Zoning By-law or by amendment to the implementing Zoning By-law. Zoning may be implemented to provide specific performance standards for ARUs.

4. Notwithstanding this policy, the implementation of ARUs does not supersede the need for all development to be in conformity with the natural and man-made hazard policies of this plan. No new ARUs shall be permitted within land identified as being floodplain or any other form of hazard.
5. The Town may permit up to four ARUs on a fully serviced lot in future, to be implemented through a zoning by-law amendment or comprehensive zoning by-law update but not requiring an official plan amendment.

5.1.3 Medium and High-Density Residential Uses

1. Medium to high density residential uses should locate in areas where sewer and water capacities are adequate and lot size(s) are appropriate for the proposed use.
2. Medium and high-density residential forms will be encouraged within walking distance (750 metres) of the downtown and in areas nearby parkland and other existing higher density residential uses.
3. Residential developments surrounding commercial nodes shall have a higher density to support increased pedestrian activity and mixed-use developments.
4. In considering applications for higher density residential uses, it shall be clearly demonstrated to the satisfaction of the Town that:
 - a) no undue pressure will result on roads, parks and recreational facilities, schools, and municipal services (water, sewer, storm);
 - b) the building has been sited in a way which does not unduly overshadow or interfere with visual amenities of adjacent lower density residential areas;
 - c) the development relates compatibly with existing buildings and with the character of the immediate area and does not constitute an intrusion into an established area of lesser density;
 - d) New buildings are designed to present their principal building facades with an appropriate building design that faces the public road; and
 - e) Barrier free access for persons using walking or mobility aids are provided along major pedestrian routes;
 - f) All lighting will be internally oriented so as not to cause glare on adjacent properties or public roads.

5. Adequate on-site parking facilities and snow storage facilities are provided for the development with such parking being provided in locations that are compatible with surrounding land uses.
6. Site and building services and utilities such as waste storage facilities, loading, air handling equipment, hydro and telephone transformers and switching gears and metering equipment, shall be located and/or screened from public roads and adjacent residential areas or other sensitive land uses, in order to buffer their visual and operational effects.

5.1.4 Garden Suites

1. Garden suites are one-unit, detached, portable residential structures that include bathroom and kitchen facilities. They are accessory to, and separated from, an existing and permitted residential structure.
2. Garden suites may be permitted in accordance with the provisions of the Planning Act.
3. Garden suites will generally be permitted only on lots containing detached or semi-detached dwellings.
4. Garden suites will generally be permitted only in cases where:
 - a) adequate parking can be provided on the lot, for all dwelling units;
 - b) the existing sewer and water systems can accommodate all dwelling units; and
 - c) the garden suite is serviced through an extension from the existing dwelling unit.
5. An agreement shall be entered into with the Town regarding the maintenance, alterations, improvements, and the eventual removal of a garden suite.

5.1.5 Group Homes

A group home is a single housekeeping unit in a residential dwelling in which up to ten persons, excluding staff or the receiving family, live as a unit under responsible supervision consistent with the requirements of its residents and which is licensed or approved under Provincial Statute. Group homes shall be permitted in all designations that allow residential uses, in accordance with the respective development criteria.

5.1.6 Home Occupations and Industries

Home occupations and home industries may be permitted accessory to residential uses provided they are small in scale and compatible with residential uses. Specific provisions relating to home occupations and home industries shall be included in the implementing zoning by-law.

5.1.7 Bed and Breakfast Establishments

Bed-and-breakfast establishments shall only be permitted in detached dwellings on municipal water and sewer services, provided that the following criteria are met:

- a) the use shall not have a negative impact on the enjoyment and privacy of neighbouring properties;
- b) the use is clearly secondary to the primary use of the dwelling as a residence;
- c) the bed-and-breakfast establishment must be the principal residence of the owner and operator;
- d) the character of the dwelling as a private residence is preserved;
- e) unobtrusive signage is used;
- f) adequate parking facilities are available on the lot for the proposed use; and
- g) the use will not cause a traffic hazard.

A bed-and-breakfast establishment shall not be classed as a short-term rental accommodation defined and described below.

5.1.8 Short-term Rental Accommodations

1. This Plan recognizes short term rental accommodation as a form of tourist accommodation in the whole or part of a residential unit which is marketed or brokered by an online short-term rental platform, and is not a rooming house, hotel, or bed and breakfast.
2. Council may choose to pass a by-law under the appropriate authority to regulate and/or license short term rentals. Examples of the contents of a by-law to regulate and/or license a short term rental include:
 - definitions of short-term rental accommodations
 - zones in which the use is permitted

- site and building conditions that must be satisfied
- ownership requirements
- a renter code of conduct
- licensing terms, including fees and registration requirements
- enforcement and penalty provisions.

5.1.9 Accessibility

Development, whether new construction or retrofitted, will be encouraged to design to an accessible standard, to the extent practical. All municipal projects shall be fully accessible as per the requirements of the Accessibility for Ontarians with Disabilities Act, or its successors.

5.1.10 Land Use Compatibility

1. Where different land uses abut, every effort shall be made to avoid conflicts between the different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other. A buffer may be in the form of vacant land, a berm, a wall, a fence, vegetation, land use different from the conflicting ones but compatible with both, or any combination of the aforementioned sufficient to accomplish the intended purpose.
2. The implementing Zoning By-law may provide for separation distances between potentially incompatible uses. Such distances shall be established in accordance with applicable legislation and guidelines of applicable governing agencies (i.e., D-1 Land Use Compatibility, D-2 Compatibility between Sewage Treatment Facilities and Sensitive Land Uses, D-4 Land Use on or Near Landfills and Dumps, and Publication NPC 300: Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning).
3. The actual influence area (overall range within which an adverse effect would be or is experienced) for a facility is site specific, and may be defined within, or in exceptional circumstances, beyond the potential influence area either before, or where applicable, after buffers have been used to reduce, eliminate or otherwise intercept adverse effects.
4. Where new or expanding development is proposed, land use compatibility studies which provide site specific minimum setbacks and influence areas based on a detailed analysis of the compatibility and potential impacts may be required.

5. For the purposes of this Plan, sensitive land uses are defined as buildings, amenity areas or outdoor spaces where a person performing routine or normal activities, at reasonably expected times, would experience one or more adverse effects from contaminant discharges generated nearby. Sensitive land uses include all residential facilities, daycares, educational facilities, and health facilities.

5.1.11 Noise Attenuation and Vibration

Noise and vibration impacts shall be addressed for new sensitive land uses adjacent to existing railway lines, highways, sewage treatment facilities, waste management sites, industries, or aggregate extraction operations, or other stationary or line sources where noise and vibration may be generated. Council may require the proponent to undertake noise and/or vibration studies to assess the impact on existing or proposed sensitive land uses within minimum distances identified in Ministry of Environment, Conservation and Parks guidelines including NPC -300 Environmental Noise Guidelines. Noise and/or vibration attenuation measures will be implemented, as required, to reduce impacts to acceptable levels.

5.2 Mixed Uses

Mixed-use development refers to the compatible integration of two or more uses that are not the same, within the same building or on the same lot, such as an apartment building with a retail store on the ground floor.

5.2.1 Commercial and Industrial Uses

1. Where commercial, industrial and institutional uses are permitted, the following standards will apply:
 - a) The location of such a use shall ensure that the character of any adjacent residential area is not affected by obtrusive lighting, noise, odour, signs, parking and traffic;
 - b) All new buildings should be set back from adjacent road allowances a sufficient distance to permit automobile parking and maneuvering clear of any road allowance. Where appropriate, parking may also be provided at the rear of buildings;
 - c) Adequate off-street automobile parking areas shall be provided;

- d) Access points to such parking areas shall be limited in number and designed to minimize the danger to vehicular and pedestrian traffic;
 - e) where deemed necessary, buffering will be provided for the purpose of reducing or eliminating any adverse effects of one land use upon another; and
 - f) adequate servicing shall be provided.
2. Council, in considering an amendment to the implementing zoning by-law to permit a commercial or an industrial use, will have consideration for the following:
- a) The items listed in Section 5.2.1.1 above;
 - b) Special measures such as increased yards and parking, landscaped buffer strip, etc., can be effectively provided to protect the amenities of the surrounding residential area; and,
 - c) Servicing concerns.

5.2.2 Development Criteria

1. The needs of pedestrians must be addressed in any development proposal. In particular, there should be features providing protection from the elements and parking areas should be close and conveniently linked by walkways to building entrances.
2. The Town will require a site plan and additional studies as necessary, showing the positioning, parking, pedestrian access, stormwater management plans, landscaping and design, and compatibility with adjacent uses.
3. Uses along Highway 17 shall be designed to provide a high-quality aesthetic appearance. The following additional guidelines and criteria shall be followed on lands being developed or redeveloped along Highway 17:
 - a) new development should improve and harmonize streetscape appearance with neighbouring uses;
 - b) new development shall be supported by plans showing sufficient parking and safe maneuvering for vehicular traffic;
 - c) individual entrances, based on MTO criteria and approvals, should be kept to a minimum. Mutual entrances, service roads, maneuvering lanes and clear, consistent signs should be used to ensure traffic safety. Linked parking areas between adjacent

businesses should be encouraged to reduce the number of turns onto and off Highway 17;

- d) landscaping should be provided between the traveled portion of Highway 17 and any adjacent service road, parking lot commercial use or industrial use;
 - e) outside storage shall be well removed and/or screened from Highway 17;
 - f) pedestrians should be able to circulate among the commercial establishments. A sidewalk along the Highway must be continued in all developments and redevelopments. The cost of this work shall be incurred by the developers.
- 4. 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.
 - 5. Adequate, aesthetically-pleasing buffering shall be provided between the non-residential 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 are sufficient to accomplish the intended purpose.
 - 6. No open storage of goods or materials shall be permitted adjacent to residential areas, or in front yards, or adjacent to watercourses.

5.2.3 Land Use Compatibility

Where different land uses abut, every effort shall be made to avoid conflicts between the different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other. A buffer may be in the form of vacant land, a berm, a wall, a fence, vegetation, land use different from the conflicting ones but compatible with both, or any combination of the aforementioned sufficient to accomplish the intended purpose.

Chapter 6: Economy and Employment Areas

6.1 Economic Development

Economic activity in the Town of Mattawa has historically, like much of Northern Ontario, been driven by resource-based industries such as forestry. This Plan is intended to support the growth and diversification of the current industries in the Town as well as encourage and strengthen other industries and sectors such as tourism, arts and cultural industries, health sciences, and entrepreneurship. This Plan emphasizes the value of innovation, collaboration, entrepreneurship, research, and environmental stewardship.

1. It is the intent of this Plan to ensure that there are adequately designated lands for continued industrial and commercial growth. Designated lands in the Plan should be suitable for commercial development, small and medium sized industry, service industry in all economic sectors, educational and research centre opportunities, technological research and advancements and improved government services and community facilities for all economic sectors.
2. Economic activity will be directed primarily towards the Mixed Use, Mixed Use Commercial and Major Facilities designation. However, the Neighbourhoods designation will support economic functions through small-scale professional and service-related commercial uses that are compatible with the primarily residential nature of the Neighbourhoods designation. This includes local commercial uses, offices, and home-based businesses, as well as larger institutional uses such as the hospital and schools.
3. Tourism is anticipated to play a key role in the Town's economic development moving forward. The natural assets of the Town, the Mattawa and Ottawa Rivers, and nearby large tourism establishments lend to the opportunity for the continued development of recreation-based tourism development. Development which enhances and supports tourism and recreational economic activities will be encouraged.
4. All business retention and expansion opportunities and new economic development opportunities will be encouraged to balance environmental, social and economic factors.
5. It is the intent of this Plan to continue to enable sustainable economic development in all sectors so that the Town remains diversified and competitive in a global economy, while maintaining and improving the Town's attractiveness and established lifestyle.

6. Council may choose to establish an economic development committee and/or choose to undertake the preparation of an economic development strategy/plan.
7. Council will undertake several measures to sustain, strengthen, and diversify the economic base including:
 - a) Providing a policy framework that facilitates the planning and delivery of municipal services necessary for the development or redevelopment of lands for employment generating activities.
 - b) Expediting planning and other approvals necessary at the municipal level to permit the development of lands, construction of new buildings, and repair, retrofit or renovation of existing buildings associated with economic development.
 - c) Supporting programs which focus on youth retention and employment opportunities for young adults.
 - d) Encouraging an “Open for Business” philosophy towards economic opportunities in the design of Town by-laws which regulate and license businesses. This should also include an “investment ready” approach to the economic development of the Town.
 - e) Encouraging the development of home-based businesses.
 - f) Encouraging measures that will promote a year-round tourist season.
 - g) Encouraging the development and redevelopment of the downtown, main corridors and entries points, and the waterfront through the use of Community Improvement Plans (CIP).

6.2 Employment Uses

1. Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards and procedures.
2. Where avoidance is not possible, this Plan shall generally protect the long-term viability of existing or planned industrial, manufacturing or other major facilities that are vulnerable to encroachment by ensuring that the planning and development of proposed adjacent sensitive land uses is only permitted if potential adverse affects to

the proposed sensitive land use are minimized and mitigated, and potential impacts to industrial, manufacturing or other major facilities are minimized and mitigated in accordance with provincial guidelines, standards and procedures.

6.2.1 Land Use Compatibility

- 1) Where different land uses abut, every effort shall be made to avoid conflicts between different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other. A buffer may be vacant land, a berm, wall, fence, plantings, land use different from the conflicting ones but compatible with both, or any combination of the aforementioned sufficient to accomplish the intended purpose.
- 2) The implementing Zoning By-law may provide for separation distances between potentially incompatible uses. Such distances shall be established in accordance with applicable legislation and guidelines of applicable governing agencies (i.e. D-1 Land Use Compatibility, D-2 Compatibility between Sewage Treatment Facilities and Sensitive Land Uses, D-4 Land Use on or Near Landfills and Dumps, and Publication NPC 300: Environmental Noise Guideline, Stationary and Transportation Sources – Approval and Planning).
- 3) The actual influence area (overall range within which an adverse effect would be or is experienced) for a facility is site specific, and may be defined within, or in exceptional circumstances, beyond the potential influence area either before, or where applicable, after buffers have been used to reduce, eliminate or otherwise intercept adverse effects.
- 4) Where new or expanding development is proposed, land use compatibility studies which provide site specific minimum setbacks and influence areas based on a detailed analysis of the compatibility and potential impacts may be permitted.
- 5) For the purposes of this Plan, sensitive land uses are defined as buildings, amenity areas or outdoor space where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects from contaminant discharges generated nearby. Sensitive land uses include dwellings, daycare centres, educational facilities, and health facilities.

6.2.2 Noise Attenuation and Vibration

Noise and vibration impacts shall be addressed for new land uses adjacent to existing sensitive land uses, where the new use may generate noise and/or vibration. Council may require the proponent to undertake noise and/or vibration studies to assess the impact on existing sensitive

land uses within minimum distances identified in Ministry of Environment, Conservation and Parks guidelines including NPC -300 Environmental Noise Guidelines. Noise and/or vibration attenuation measures will be implemented, as required, to reduce impacts to acceptable levels.

Chapter 7: Rural Areas and Agricultural System

7.1 Rural Areas

There are no rural lands within the Town of Mattawa.

7.2 Agricultural Land Base

There are no agricultural lands within the Town of Mattawa.

7.3 Agri-Food Network

There are no designated agricultural lands within the boundaries of the Town of Mattawa. However, the Town of Mattawa recognizes the role it could play in the broader context of the agricultural community and its role in the overall agricultural system (e.g. food manufacturing facilities, urban agriculture, food hub, farmers market, infrastructure/goods movement, large animal veterinarians, etc.). Council may wish to collaborate on/participate in regional agri-food strategies or similar work that may be initiated in partnership with its adjacent municipalities.

7.3.1 Urban Agriculture

Urban Agriculture refers to food production outside of the traditional agriculturally designated areas, whether it is for personal consumption, commercial sale, education or therapy. It can take a variety of forms, including gardening (container gardening, vertical farming, balconies, rooftops and community gardening) and raising livestock in backyards (chickens, bees, goats, etc.). Urban agriculture will continue to be an important component of the food system, providing resilience as food prices continue to be a challenge for many. Urban agriculture also reduces the impact of greenhouse gas emissions related to transporting food over large distances.

Local municipalities may use a variety of methods (or combinations thereof) such as the zoning by-law, site plan control, and/or licensing/permitting under the Municipal Act to regulate urban agriculture uses.

Chapter 8: Infrastructure, Facilities and Community Services

8.1 Transportation

Transportation systems should be provided which are safe, energy efficient, facilitate the movement of people and goods, are appropriate to address projected needs, and support the use of zero- and low- emission vehicles.

8.1.1 Provincial Highways

Highway 17 is a major transportation corridor that passes from one end of the Town to the other and many properties abut or are located in close proximity to the highway.

1. All development adjacent to Highway 17 must satisfy the requirements of the Ministry of Transportation (MTO) and obtain the necessary permits for the location and design of entrances and signs, and for building setbacks and similar matters. Under the authority of the Public Transportation and Highway Improvement Act, 1990, the Ministry of Transportation, through the issuance of permits, controls all land use within 45 metres of the Ministry's property limit, 180 metres from the centre point of any intersection and within 395 metres of the centre point of any interchange. All signage within 400 metres of the limit of Highway 17 is also subject to MTO approval.
2. Early consultation with the MTO is encouraged to ensure the integration of municipal planning initiatives with provincial transportation planning. Early consultation is also encouraged for all development proposals to ensure that the property owner/developer is aware of all potential MTO requirements.
3. In addition to all applicable municipal requirements, the MTO may require a property owner/developer to undertake additional work or studies, including, but not limited to, a traffic impact study and stormwater management report/plan. The MTO may require the design and construction of warranted highway improvements related to a proposed development.
4. Where property abuts both a local municipal road and Highway 17, access shall be from the local municipal road, unless physical conditions dictate otherwise and MTO approval for the access has been obtained.

8.1.2 Municipal Roads

1. Municipal roads shall generally have a minimum right-of-way width of 20 metres.
2. All development in the Town shall front on year-round, opened and maintained road.
3. New roads may be accepted into the municipal road system only when designed and constructed to a standard acceptable to Council.
4. New road construction design and ongoing road maintenance should consider, where feasible, active transportation features, such as sidewalk, paved shoulders and multi-use trails.
5. The Town may request a road widening dedication or sight triangle dedication, as needed, to serve the infrastructure needs of the Town. The dedication may be required as a condition of approval for plans of subdivisions, consents (new lots and lot additions), and site plan control. The dedications may be required for the entire holding (severed and retained lots) where applicable.

8.1.3 Private Roads

1. A private road provides access by means of a registered right-of-way to private property, the use and maintenance of which is the responsibility of the abutting owners.
2. It is council's intent to limit the creation of new private roads and the extension of existing private roads. New private roads may be required to be approved as a plan of condominium.
3. The Town may implement a by-law with standards for the construction of private roads.

8.1.4 Active Transportation

Active transportation supports the creation of healthy, active, and inclusive communities and is supported as an alternative mode of transportation within Mattawa that enhances the quality of life, and promotes the improved health of Mattawa residents. Active transportation refers to human-powered travel, including but not limited to, walking, cycling, and travel with the use of mobility aids, including motorized wheelchairs and other power-assisted devices moving at a comparable speed. The active transportation network includes sidewalks, crosswalks, designated road lanes, multi-use pathways, and off-road trails to accommodate active transportation.

1. It is the intention of this plan to support active transportation by planning public streets, spaces and facilities to be safe, meet the needs of persons of all ages and abilities, including

pedestrians, foster social interaction and facilitate active transportation and community connectivity. There are number of recreational trails in and around the Town of Mattawa. Opportunities to preserve, enhance and expand the trail system should be encouraged.

2. The Town will look to facilitate accessibility through the development of active transportation systems, safe routes to schools, and recreational spaces. Active Transportation systems shall be designed in a way which maintains public safety and is accessible to all users at all stage of life.
3. Council supports the continuation and expansion of the existing pedestrian infrastructure, trail systems and recreational programs, all of which should be incorporated into municipal infrastructure projects, where feasible.
4. To encourage active living and pedestrian travel, streetscapes should be safe, convenient, and attractive for pedestrians and include weather protective features, provide appropriate lighting, street furniture, bicycle racks, and landscaping.
5. There are number of recreational trails in and around the Town of Mattawa. Opportunities to preserve, enhance and expand the trail system should be encouraged.
6. The Town of Mattawa will make every effort to acquire the abandoned portion of the rail corridor owned by the CPKC for multi-use trail purposes and to connect Mattawa to the Ottawa Valley Recreation Trail which runs from Papineau-Cameron down to Smiths Falls. Trails established on discontinued rail corridors are intended to form an uninterrupted backbone of a linked regional system of trails.

8.2 Infrastructure Corridors

1. This Plan encourages connectivity within and among transportation systems. Modes of transportation should be planned for, maintained and, where possible, improved, including connections that cross jurisdictional boundaries.
2. Council shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit, and electricity generation facilities and transmission systems to meet current and projected needs.
3. The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.

4. 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 serviced.
5. 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.
6. Where new development is proposed, appropriate easements or rights-of-ways may be required to be dedicated for utilities.

8.3 Public Service Facilities

1. Public uses may include educational, institutional, administrative, cultural and recreational uses that are public in nature. Public facilities include schools, hospitals and municipally-run buildings. These uses shall be owned and/or operated by a public authority to fulfill its role in providing for the health, education, welfare and convenience of the residents of the Town.
2. Public uses shall be permitted within all land use designations, with the exception of the Natural Environment and Water Resources Area designation, under the Plan, subject to the following conditions:
 - i. the site design and the design of the buildings and structures must be in keeping with the character of the surrounding area;
 - ii. the use will not detract from the primary function of the area; and
 - iii. off-street parking shall be adequately provided.
3. Public service facilities should be co-located in community hubs, where appropriate, to promote cost-effectiveness, facilitate service integration and provide convenience for users. Innovative approaches to the design of schools and associated childcare facilities should be encouraged.
4. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning, to ensure the assets meet current and projected needs and are financially viable over their life cycle as demonstrated through asset management planning.

8.3.1 Accessibility

1. Council may choose to establish Accessibility Guidelines and Standards intended to promote enhanced accessibility in public buildings, community facilities, parks and recreation amenities, roads, walkways, and housing, intended to meet the needs of persons with disabilities in a meaningful way. Such Guidelines are to consider all persons who may have a spectrum of disabilities whether it be mobility, cognitive, hearing or vision impaired, limited dexterity, or stamina.
2. The Town will attempt to remain current with technological advances and new construction practices, as well as with changes to barrier-free design requirements of the Ontario Building Code and other applicable standards that may apply. At a minimum, public facility accessibility design standards shall be consistent with the Ontario Building Code, as amended.
3. Development, whether new construction or retrofitted, will be encouraged to design to these standards to the extent practical.

8.3.2 Emergency Management

1. The Town shall maintain and update its Emergency Management Plan in accordance with the direction from Emergency Management Ontario. Infrastructure and public service facilities will be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety. The Town will coordinate with neighbouring municipalities in the delivery of regional emergency planning services.
2. The Town will review their emergency preparedness plans on a regular basis, giving consideration to:
 - Types of impacts such as floods, forest fires, and mud slides;
 - Evacuation routes from low lying lands;
 - Communication services during emergency events;
 - Provision of generators or alternative energy supplies; and
 - Location and provisioning of evacuation centres.

8.4 Water and Wastewater

The Provincial Planning Statement (PPS) outlines a servicing hierarchy for water and sewer services in Ontario.

1. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. For clarity, municipal sewage services and municipal water services include both centralized servicing systems and decentralized servicing systems.
2. Where municipal sewage services and municipal water services are not available, planned or feasible, private communal sewage services and private communal water services are the preferred form of servicing for multi-unit/lot development to support protection of the environment and minimize potential risks to human health and safety.
3. Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual onsite sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
4. Most of the Town is served by public water and sewer infrastructure. Where development is proposed to occur on private services, new residential and non-residential lots under 1.0 hectare in area shall generally require a hydrogeological investigation prepared by a qualified professional in accordance with the MECP D-5 Series Guidelines to ensure that site conditions are suitable for the long-term provision of such services with no negative impacts.
5. Partial services shall generally only be permitted in the following circumstances:
 - a) where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development; or
 - b) to allow for infilling and minor rounding out of existing development provided that site conditions are suitable for the long-term provision of such services with no negative impacts.
6. Managing and investing in existing and future infrastructure for the Town of Mattawa is vital to the future growth and development of the community. The maintenance, upgrade and extension of infrastructure should occur in a fiscally responsible manner, as required.

8.4.1 Stormwater Management

1. The Town of Mattawa shall require the use of stormwater management facilities for new development, where appropriate, to mitigate development impacts on stormwater quantity and quality. Stormwater management facilities shall, where possible, be integrated with parks, opens spaces, trails and liner recreational resources. Planning for stormwater management shall:
 - a) be integrated with planning for sewage and water services and ensure that systems are optimized, retrofitted as appropriate, feasible and financially viable over their full life cycle;
 - b) minimize, or, where possible, prevent or reduce increases in stormwater volumes and contaminant loads;
 - c) minimize erosion and changes in water balance including through the use of green infrastructure;
 - d) mitigate risks to human health, safety, property and the environment;
 - e) maximize the extent and function of vegetative and pervious surfaces;
 - f) promote best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development; and
 - g) align with any comprehensive municipal plans for stormwater management that consider cumulative impacts of stormwater from development on a watershed scale.
2. When considering development and redevelopment proposals, the Town shall promote stormwater systems which are resilient to climate change. This may involve the promotion of the use of low impact development (LID) approaches and technologies, such as the use of green infrastructure to manage stormwater runoff, on-site natural features to protect water quality, use of best management practices and reducing hard surfaces to maximize site permeability.
3. Where there are applications for development, particularly for larger commercial, industrial, institutional, or multi-lot/unit residential developments, or developments close to waterfront areas, a stormwater management plan and an erosion and sediment control plan shall be prepared.

8.5 Waste Management

The Town of Mattawa Landfill site is located outside of the municipal boundary, in the Township of Papineau-Cameron. The Province has jurisdiction over waste management practices and requires that all waste must be disposed of at an approved waste disposal site.

1. New landfill sites for solid waste disposal or waste management facilities shall be located so as to provide adequate protection to residents against any adverse environmental effects, as determined by the Province. The establishment of any new waste disposal site shall require an amendment to the Official Plan and the Zoning By-Law.
2. At the time of the preparation of this plan, an expansion of the existing Town of Mattawa Landfill site is currently underway and in the process of seeking the required provincial approvals. Following the expansion, the updated site boundaries will be shown on Schedules B2 and C4, without the need for amendment to this plan.
3. In considering waste management, the Town shall:
 - a) attempt to divert all organic material and recyclables from being landfilled.
 - b) continue to expand the range of materials to be recycled and/or diverted from landfill.
 - c) continue to promote waste diversion through its recycling program at the landfill site.
 - d) facilitate, encourage, and promote reduction, reuse, and recycling objectives, in accordance with Ontario's Waste Free Act.
 - e) investigate opportunities for the development of cost-effective waste management programs, where possible.
 - f) support the reduction of waste from construction debris as a result of the demolition of buildings by promoting and encouraging the adaptive reuse of older and existing building stock.
4. Development of lands adjacent to (within 500 metres) a closed or open waste disposal site shall be subject to the Land Use Compatibility Assessment. Factors to be considered when land use is proposed near an operating site include: landfill generated gases, ground and surface water contamination by leachate, odour, litter, contaminant discharges from associated vehicular traffic, visual impact, dust, noise, other air emissions, fires, surface runoff, and vectors and vermin. Particular attention shall be given to the production and migration of methane gas.

8.5.1 Sewage Treatment and Waste Stabilization Ponds

1. The MECP recommends separation distances and/or other control measures for sensitive land uses close to sewage treatment facilities and waste stabilization ponds (lagoons). Separation distances are based on the design capacity of the sewage treatment facility and the type of waste stabilization pond and the characteristics of the waste. These distances are outlined in MECP guideline D-2: Compatibility between Sewage Treatment and Sensitive Land Use. The separation distance will be included in the implementing Zoning By-law.
2. A technical study (using the D-2 Guidelines) shall be required for any sensitive land use proposed to be located closer than 500m from the nearest edge of any active waste stabilization pond or as authorized by a valid Environmental Compliance Approval.

8.6 Parks and Open Space

8.6.1 Public Space, Parks and Recreation

1. Mattawa's outdoor amenities and natural environmental assets should be leveraged to support opportunities for physical recreation, socialization, cultural pursuits, community identification, nature appreciation, and education.
2. The Town is unique and fortunate to abut both the Mattawa and Ottawa Rivers, with a significant amount of waterfront shoreline. Waterfront areas along the Ottawa River and the Mattawa River that are owned by the Town will be retained in public ownership to facilitate long-term public access to these water bodies. Council may choose to initiate the development of a Waterfront Master Plan to provide a vision and more detailed policies for the future of the Town's waterfront assets.
3. Council recognizes Explorer's Point Park and the marina as its 'crown jewel' and improvements to this feature shall be prioritized. Similarly, Mattawa Island Conservation Area is a recreational hub that supports both passive and active recreation for local and regional residents, and visitors, and should be protected, maintained, and enhanced.
4. Council will support efforts to improve the appearance and function of the downtown area and other key destinations within the Town through the use of tree and flower plantings, additions of street furniture, accessibility improvements, connecting links between destinations, and other public realm improvements.

5. Council supports the concept of quality over quantity with regard to greenspace and parks within the Town. When creating new, redeveloping, or improving greenspace, function and utilization should be a primary focus.
6. The Town will attempt to improve existing local park facilities by equipping them with swings, slides and other such equipment. Where there is a school, every effort shall be made to have a park and school in close proximity so that optimum use may be made of publicly owned land and facilities. Nevertheless, all local parks should be located, where possible, central to the area they serve.
7. Council will support opportunities for partnerships with other municipalities and government bodies, including school boards, for joint recreational uses and facilities to increase access.
8. Council shall promote access to affordable recreation opportunities to encourage and enable an active community that is accessible all seasons.
9. Parkland dedications, or cash-in-lieu, shall be in accordance with the provisions of the Planning Act. New municipal parks will be established where a need has been identified and when sufficient funds have been accumulated and through the provisions of the Planning Act.
10. New, expanding or re-developing uses along the waterfront, especially those which attract high volumes of people (i.e. places of entertainment, restaurants, recreation/tourism uses, high density residential), should be designed in a way which enhances the protection of the natural environment while also providing connectivity between the waterfront and the people.
11. Road allowances, or portions of an allowance that are or will be used for public waterfront recreational use, public access, emergency access, or other municipal purposes shall be reserved. The disposition of road allowances that lead to water shall be discouraged.

Chapter 9: Local Landscape and Resource Management

9.1 Natural Heritage

Natural heritage features and areas provide numerous economic, environmental, and social benefits. Collectively, they contribute to the conservation of biological diversity, or biodiversity, and to the maintenance of the quality of our air, land, and water. The benefits of conserving natural heritage occur at local, regional, and broader scales.

Natural heritage features and areas provide ecological functions that are critical to the survival of all species, including humans. Some of these ecological functions include the provision of habitat, hydrological functions, nutrient and energy cycling and storage, succession and disturbance functions, reproduction and dispersal, landscape linkages and others. Locally, these areas help to sustain a way of life that attracts people to live, work and recreate in the municipality.

Natural heritage features in the Town may include unevaluated wetlands; Provincially Significant Wetlands; Areas of Natural and Scientific Interest (ANSIs), fish habitat, significant wildlife habitat, endangered and threatened species habitat and linkages. These features are important to the unique character and diversity of the natural environment found in the Town and possess or perform ecological functions and represent significant natural capital assets.

Information (where it exists) about these natural heritage features have been identified on Schedule C1 to the Official Plan, with the exception of significant habitat of endangered or threatened species. Habitats of endangered or threatened species are not shown on the Schedules of this Plan, in order to protect significant species and habitats from disturbance. This information is updated from time to time by the Province and Schedule C1 may not contain the most current information. Minor updates to Schedule C1 may occur without amendment to this plan.

9.1.1 General Natural Heritage Policies

1. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified, unless the ecological function of the adjacent lands has been evaluated through an Environmental Impact Study prepared by a qualified professional and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

2. The following areas of influence represent adjacent land distances where adjacent land uses must be considered and no negative impacts on the natural feature or its ecological function must be demonstrated through required studies before approvals are granted.

Natural Heritage Feature/Area	Adjacent Land Distance
Habitat of endangered and threatened species	120 m
Significant wetlands	120 m
Significant wildlife habitat	120 m
Significant areas of natural and scientific interest – life science	120 m
Significant areas of natural and scientific interest – earth science	50 m
Fish habitat: all other fish habitat	120 m

9.1.2 Habitat of Endangered or Threatened Species

Endangered and threatened species are those species identified in the Provincial *Species Conservation Act, 2025* and federal *Species At Risk Act, 2002*. The significant habitat and/or critical habitat of these species is protected through the aforementioned Acts and through this land use policy.

1. Where the potential for habitat is identified for protected species through a planning application review, an Environmental Impact Study prepared by a qualified professional shall generally be required.
2. Development and site alteration shall not be permitted in habitat of endangered or threatened species except in accordance with provincial and federal requirements.
3. Development and site alteration shall not be permitted within 120 metres of habitat of endangered or threatened species, unless the ecological function of the adjacent lands has been evaluated through an Environmental Impact Study prepared by a qualified professional and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

9.1.3 Wetlands

Wetlands are an important natural resource. The ecological, social, and economic benefits that can be attributed to wetlands are substantial. Wetlands maintain and improve water quality; help control flooding; provide habitat for fish and wildlife; provide conditions for a wide variety

of vegetation (including rare species); and contribute to the substantial social and economic benefits such as hunting, fishing, wildlife viewing and appreciation of nature in general.

Wetlands are dynamic and change through time. In addition, new tools that improve the accuracy with which wetland boundaries are delineated are regularly developed. The Ontario Wetland Evaluation System (OWES) was developed to evaluate the significance of wetlands, and to establish criteria for the delineation of wetland boundaries.

1. Wetland boundaries as shown on Schedule C1 may be amended or adjusted without the need for an Official Plan amendment provided that such adjustments are identified through the application of the most current wetland evaluation manual of the Province and subject to the confirmation and approval by the Ministry.

2. Provincially Significant Wetlands

- a) Currently there are no Provincially Significant Wetlands in the Town of Mattawa. For unevaluated wetlands that display characteristics of a PSW, a wetland evaluation shall be undertaken in accordance with OWES standards and be submitted to the Ministry for approval.
- b) Should any provincially significant wetlands be identified in the Town of Mattawa, the following policies related to significant wetlands shall apply. Schedule C1 may be updated to reflect the new provincially significant wetlands, without amendment to the OP.
- c) Development and site alteration shall not be permitted in provincially significant wetlands.
- d) Development and site alteration shall not be permitted within 120 metres of the provincially significant wetland boundaries unless the ecological function of the adjacent lands has been evaluated through an Environmental Impact Study prepared by a qualified professional and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.
- e) A permit may also be required from the Conservation Authority on lands within 30 metres of a Provincially Significant Wetland.

3. Unevaluated Wetlands

- a) Any development or site alteration proposed in or adjacent to (within 30 metres) an evaluated wetland that has not met the threshold to be designated provincially

significant, or an unevaluated wetland that does not display characteristics of a PSW, shall avoid negative impacts to the wetland (i.e., relocate the development); and, where it has been demonstrated that avoidance is not possible, minimize the impacts to the fullest extent possible (as determined through an EIS prepared by a qualified professional). Where a wetland will still be lost or negatively impacted, compensation may be required, either on the property or in close proximity to the impact.

- b) A permit may also be required from the Conservation Authority for development or interference in an unevaluated wetland and/or within 30 metres of an unevaluated wetland.

9.1.4 Significant Wildlife Habitat

The provision for wildlife habitat is one of the primary ecological functions of natural heritage features and areas. The protection and management of wildlife habitat is fundamental to the maintenance of self-sustaining populations of wildlife and to biodiversity. The fragmentation of wildlife habitat through indiscriminate development lessens the value of habitat, and results in the loss of wildlife related opportunities, such as recreational viewing and hunting.

1. A site-specific assessment to identify the potential of significant wildlife habitat shall generally be required when lands are subject to one or more of the following triggers:
 - a) creation of more than three lots through either consent or plan of subdivision;
 - b) change in land use, not including the creation of a lot, that requires approval under the *Planning Act*;
 - c) shoreline consent along a large river that is within 120 metres along the shoreline of an existing lot of record or a lot described in an application for subdivision or consent; and
 - d) proposed development that requires large-scale modification of terrain, vegetation or both.
2. For development proposals triggered in the above instances, an Environmental Impact Study (EIS) prepared by a qualified professional may be required for the site and on lands within 120 metres of the site to identify if there is any significant wildlife habitat present according to the Significant Wildlife Habitat Technical Guide and Addendum prepared by the Province.
3. Development and site alteration shall not be permitted in or within 120 metres to significant wildlife habitats unless it has been demonstrated through an Environmental Impact Study

prepared by a qualified professional that demonstrates there will be no negative impacts on the habitat or its ecological functions.

9.1.5 Fish Habitat

Lakes, rivers, streams, ponds, and many wetlands provide fish habitat. Intermittent and seasonally flooded areas can also provide important habitat for some fish species at certain times of the year. In addition, in-water structures such as logs, stumps and other woody debris, pools and riffle areas, riparian and aquatic vegetation and ground water recharge/discharge areas also provide habitat. Habitat includes the watercourses that act as corridors that allow fish to move from one area to another.

Fish habitat provides food, cover and conditions for successful reproduction and support of their life cycle. All types of fish species (warm, cool, and cold water) require specific habitats for spawning, rearing and foraging.

1. All lakes, rivers, streams, ponds, intermittent and seasonally flooded areas should be recognized as potential fish habitat, unless demonstrated to be otherwise by a study completed by a qualified professional.
2. Development and site alteration in or adjacent to fish habitat (within 120 metres) shall not be permitted, except in accordance with provincial and federal requirements.
3. Where development is proposed in or within 120 metres of an area of fish habitat, an Environmental Impact Study or additional studies may be required to investigate the potential negative impacts of new development or site alteration and/or demonstrate that there will be no negative impacts on fish habitat and its ecological functions.
4. Where development or site alteration may potentially affect fish habitat, the Department of Fisheries and Oceans and/or the Conservation Authority, as applicable, shall be consulted and the required approvals obtained.
5. New development along surface water features containing fish habitat or potential fish habitat, should generally be setback at least 30 metres. These setbacks should remain undisturbed and be naturally vegetated.

9.1.6 Significant Areas of Natural and Scientific Interest (ANSI)

Areas of natural and scientific interest (ANSIs) are areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study, or education.

1. Currently there are no confirmed or candidate ANSIs in the Town of Mattawa, however if a significant ANSI is identified by the Ministry of Natural Resources in the future, the following policies shall apply.
 - a) Council shall incorporate any new ANSIs into this Plan through an Official Plan Amendment. Changes to the boundaries of an ANSI require the approval of the Ministry of Natural Resources.
 - b) Development and site alteration shall not be permitted in provincially significant ANSIs nor on adjacent lands unless it has been determined, via an Environmental Impact Study completed by a qualified individual, that there will be no negative impacts on the natural features or their ecological functions. For the purpose of this section, “adjacent to” means within 120 metres of a life science ANSI and within 50 metres of an earth science ANSI. Site plan control, consent agreements, or subdivision agreements will be used to minimize and control the removal of vegetation and ensure the protection of naturally vegetated buffers adjacent to any provincially significant ANSIs, when identified.

9.1.7 Vegetative Cover General Policies

1. This Plan shall require the retention and/or establishment of mature tree cover and native shrubs and vegetative cover on lands within 15 metres of a high-water mark of a water resource in order to protect the riparian and littoral zones and associated habitat, prevent erosion, siltation and nutrient migration, maintain shoreline character and appearance, and minimize the visual impact of development. Notwithstanding the 15-metre vegetative buffer, a water access area being no wider than 25% of the water frontage may be permitted provided the natural shoreline is disturbed as little as possible and the balance of the water front outside of the access area is maintained in a natural state. Within the natural vegetative buffer, the pruning of trees for viewing purposes or the removal of trees for safety reasons may be permitted provided the intent of the policy is maintained. All other policies and approval for work near watercourses shall apply and shall be subject to site plan approval.
2. Selective protection of urban forest cover shall be promoted. Provisions relating to protection of vegetation may be incorporated into subdivision or site plan agreements.
3. The Town shall ensure that trees along municipal road allowances and on other municipal property are preserved while allowing appropriate maintenance and the removal of trees which may constitute a safety hazard. Any private removal of trees on municipal property shall require the approval of Council.

9.1.8 Environmental Impact Study (EIS)

1. An Environmental Impact Study (EIS) is intended to provide for an assessment of the potential impacts of a proposed development or site alteration in or adjacent to the natural features and/or ecological functions for which an area has been identified.
2. An Environmental Impact Statement (EIS) may be required, in accordance with the relevant policies of this Plan. Where required, an EIS shall be undertaken by a qualified professional and submitted with a development application.
3. Depending on the type, scale and location of a proposal, the Town may accept a Scoped EIS in accordance with the following policies.
 - a) An EIS may be scoped, in consultation with the Municipality and/or Ministry of Natural Resources (MNR), as the case may be, taking into account the type and scale of the proposal and the nature and sensitivity of the natural heritage features that may be impacted.
 - b) The requirement for an EIS may be waived, where the potential impacts of a proposal are known and where standard or special zoning regulations and/or site plan approval conditions are adequate to mitigate potential adverse impacts.
4. A Full EIS will be required, in consultation with the Municipality and/or Ministry of Natural Resources (MNR), as the case may be, where it is determined to be necessary based on the type and scale of the proposal and the nature and sensitivity of the natural heritage features that may be impacted. In such circumstances, the developer shall be fully responsible for implementing all of the recommendations of the EIS as a condition of development approval.
5. The following are intended to provide guidelines for the preparation of an EIS:
 - a) Demonstrate that assessments were done at the appropriate time of year and with an appropriate level of effort, including a description of the survey dates, weather conditions and survey methods;
 - b) Include a description of the development proposal and purpose;
 - c) Include a description of existing on-site and adjacent conditions and land uses (including the designation in the Official Plan and zoning in the Zoning by-law);
 - d) Include maps and diagrams illustrating the development location and activities including building locations, site grading, landscaping, drainage works, roadway construction, paving, sewer and water servicing in relation to various environmental considerations;

- e) Define the nature and the boundaries (including mapping) of any significant features and ecological features and functions on or adjacent to the site (e.g. the identification of vegetation communities using the Ecological Land Classification (ELC) system, a description of wooded areas if present, the role of these wooded areas with respect to wildlife);
 - f) Include species lists (species at risk, plants, birds, mammals, reptiles, amphibians, other wildlife, fish species, etc.);
 - g) Identify and evaluate the significance and boundaries of any unevaluated natural heritage features and values on and adjacent to the site that could be adversely affected by the proposed development;
 - h) Include an appendix that contains complete lists of the flora and fauna species and features that were observed on site and which ELC community they were observed in;
 - i) Assess potential negative impacts (direct, indirect, short and long-term) to the ecological features and functions of the site;
 - j) Identify mitigation measures including monitoring; and
 - k) Identify net impacts that cannot be mitigated, etc.
6. The EIS should include an independent professional opinion as to whether or not the net impacts of the development and/or site alteration after mitigation are negative, and whether the development proposal is consistent with the intent of the Provincial Planning Statement and the policies in this Plan.
7. Various planning tools and approvals including site plan control, site specific zoning, development/ subdivision agreements, and site alteration by-laws may be used to ensure that the development and/or site alteration occurs in accordance with the recommendations of the EIS. Nothing in this policy is intended to limit the ability of agricultural uses to continue.
8. The Town may retain a qualified consultant to undertake an independent peer review of the EIS, at the expense of the applicant. Council may also consult with the relevant public agencies prior to accepting the Environmental Impact Study.

9.2 Water Resources

9.2.1 Source Water Protection

The Town of Mattawa is within a Source Water Well Head Protection Area.

1. Source Water Well Head Protection Areas "A" and "B" (SW WHPA-A and-B)

- a) On the lands identified on Schedule C2 as Source Water Well Head Protection Areas "A" and "B" (SW WHPA-A and -B), the Municipality shall prohibit, by way of implementing by-law, the future establishment of a land use that involves the use of land for a gas bar, marina, automobile service station, cardlock/keylock facility, private outlet, farm, refinery, bulk plant and any commercial or industrial land use involving the handling and storage of fuel other than for heating at the location where the threat would be significant. Further, the Municipality shall prohibit the storage of pesticides including the retail sale, manufacturing, processing, and wholesaling thereof where the threat from the storage of pesticides is significant.
- b) The Municipality shall prohibit the future establishment of a salt storage facility greater than 5,000 tonnes as the threat from the storage of road salt and as a snow storage facility or snow dump (areas where snow is likely to be transported from offsite) from their establishment could be significant. Further, the Municipality shall prohibit the future use of land as a storage of tailings from a mine or mine tailings pond, land farming of petroleum refining waste, land filling of hazardous waste.
- c) In addition, all land uses identified in SW WHPA-C and all facilities for the storage of agricultural source material, non-agricultural source material, and storage of commercial fertilizer shall be prohibited in SW WHPA-A and -B.

2. Source Water Well Head Protection Area "C" (SW WHPA-C)

- a) On the lands identified on Schedule C2 as Source Water Well Head Protection Area "C" (SW WHPA-C), the Municipality shall prohibit the future use of land as an area designated to be injected with liquid industrial waste, the land filling municipal waste and the land filling of solid non-hazardous industrial or commercial waste as the threat from the activity would be significant.

9.3 Cultural Heritage and Archaeology

The intent of this Plan is to conserve built heritage resources, cultural heritage landscapes and archaeological resources. Council recognizes the importance of recognition and preservation of the built heritage and archaeological resources and cultural heritage landscapes as a method of informing and guiding development in a way that is respectful.

- 1. It is a policy of Council to consider built heritage resources, cultural heritage landscapes and archaeological resources in land use planning decisions. Cultural heritage and archaeology

resources referred to in this Plan include, but are not restricted to, significant archaeological resources or areas of archaeological potential, significant built heritage resources, and significant cultural heritage landscapes.

9.3.1 Cultural Heritage Resources Policies

1. Pursuant to the Ontario Heritage Act, Council may by by-law, and in consultation with the municipal heritage committee, where one has been established:
 - a) designate properties to be of cultural heritage value or interest;
 - b) define the municipality, or any area or areas within the municipality as an area to be examined for designation as a heritage conservation district; and
 - c) designate the municipality, or any area or areas within the municipality, as a heritage conservation district.
2. A Municipal Heritage Committee (MHC) may be established pursuant to Section 28 of the Ontario Heritage Act to advise and assist Council on matters related to Parts IV and V of the Act.
3. The municipal clerk shall maintain a Register of Properties which will include properties that have been designated under Part IV and V of the *Ontario Heritage Act* (OHA). Non-designated properties that Council believes to be of cultural heritage value or interest may also be included on the municipal heritage register, in accordance with relevant provisions of the OHA. Newly listed properties must meet the criteria for determining cultural heritage value or interest found in O. Reg. 9/06 under the OHA. The Register shall be updated regularly to ensure effective conservation and shall be readily accessible to the public. The municipality is required to make its register available on a publicly accessible website.
4. Council will require any person who proposes to demolish or alter a property designated under Part IV of the *Ontario Heritage Act* to submit an application to council for approval under the *Ontario Heritage Act*. The application shall be accompanied by the material prescribed in O. Reg 385/21.
5. In implementing accessibility standards made pursuant to the *Accessibility for Ontarians with Disabilities Act, 2005*, balance accessibility needs with the need to conserve the cultural heritage value of provincial heritage properties, with the objective of providing the highest degree of access with the lowest level of impact on the heritage attributes of the property. Determine appropriate solutions by consulting qualified persons as well as affected users.

6. Property Maintenance and Occupancy Standards By-law provisions will be utilized wherever possible for the conservation of cultural heritage resources. Council shall ensure that the application of this by-law is not detrimental to the conservation of cultural heritage resources. Council may also amend this bylaw to prescribe minimum standards for the maintenance of heritage attributes for properties designated under the *Ontario Heritage Act*.
7. Site Plan Control may be utilized, where possible, to conserve cultural heritage resources by ensuring that new development is compatible with and/or does not adversely impact those resources. This may include requiring the owner of a property with cultural heritage value or interest to satisfy conditions as part of the site plan control agreement with the municipality.
8. Council shall not permit development and site alteration on adjacent lands to a protected heritage property except where the proposed development and site alteration has been assessed and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
9. Council shall ensure that residential and/or commercial infill in significant areas of cultural heritage value or interest is sensitive to the existing scale, massing, and pattern of those areas; is consistent with existing landscape and streetscape qualities; and does not result in the loss of any significant cultural heritage resources.
10. Council shall encourage the protection of public views and sightlines to, and conservation of significant cultural heritage resources through effective community design.

9.3.2 Archaeological Resource Policies

1. Council recognizes that there may be terrestrial and/or marine archaeological sites or areas of archaeological potential within the boundaries of the Town. Council is committed to meaningful collaboration with Indigenous communities and these communities will be consulted on and involved in, if desired, any fieldwork required for an archaeological assessment.
2. Council recognizes that, within the boundaries of the Town, there may be marine archaeological remains from the pre-contact period through the modern era up to the last 50 years. These marine archaeological resources may include the remains of ships, boats, vessels, artifacts from the contents of boats and belongings of crew or passengers, weaponry, parts of ship construction, old piers, docks, wharfs, fords, fishing traps, dwellings,

aircraft and other items of cultural heritage value. The remains may currently be under water or were, at one time, under water but are no longer submerged.

3. Council may choose to undertake the preparation of an Archaeological Management Plan. Areas of archaeological potential are identified through the application of criteria established by the Province or an Archaeological Management Plan.
4. Development and site alteration will be permitted on lands containing archaeological resources or areas of archaeological potential only where the archaeological resources have been assessed, documented, and conserved. Any alterations to known archaeological sites will only be performed by licensed archaeologists.
5. In considering applications for waterfront development (within 300 metres), Council shall ensure that cultural heritage resources both on shore and in the water are not adversely affected. When necessary, Council will require satisfactory measures to mitigate any negative impacts on significant cultural heritage resources.
6. Council shall require archaeological assessments to be carried out by consultant archaeologists licensed under the Ontario Heritage Act, as a condition of any development proposal affecting areas containing an archaeological site or considered to have archaeological potential.
7. When development has the potential to impact a known or suspected cemetery or burial site, council shall require an archaeological assessment by a licensed consultant archaeologist. Provisions under both the *Ontario Heritage Act* and the *Funeral, Burial and Cremation Services Act* shall apply. Development shall be guided by this legislation and any direction from the Ministry of Public and Business Service Delivery.
8. Council may conserve the integrity of archaeological resources by adopting zoning by-laws under section 34(1) 3.3 of the *Ontario Planning Act* R.S.O.1996, to prohibit any land use activities or the erection of buildings or structures on land which is a site of a significant archaeological resource.

9.4 Mineral Aggregate Resources

Mineral aggregates are a non-renewable resource. All municipalities in Ontario possessing mineral aggregate resources share a responsibility for ensuring that the use of the mineral aggregate deposits in their jurisdiction is not impeded by inappropriate land use development. Mineral aggregates consist of unconsolidated and consolidated materials such as sand, gravel and limestone, which provide the major raw materials for road building and construction.

1. The *Aggregate Resources Act* is the authoritative source with respect to the control and regulation of aggregate operations in Ontario. Compatible progressive and final rehabilitation of extraction sites will be required, in accordance with the *Aggregate Resources Act*.
2. The Town of Mattawa has no authorized pit or quarry sites within the municipal boundary nor are there any known sand and gravel or bedrock resources within the municipal boundary.
3. Despite the above, mineral aggregate resources, if any become identified, shall be protected for long-term use and, where provincial information becomes available, deposits of mineral aggregate resources shall be identified on Schedule C3 to this Plan by way of an Official Plan Amendment.
4. Should an application under the *Aggregate Resources Act* be submitted for lands within the Town of Mattawa, an Official Plan Amendment and Zoning By-law Amendment will be required to permit the use.
5. The concept of an influence area is recognized as a means of protecting against incompatible land uses in the vicinity of known mineral aggregate resources and to protect existing pits and quarries from the encroachment of other incompatible land uses. The impact from pits/quarries is considered within an influence area of 500 metres for a quarry and 300 metres for a pit. This area is considered to have the most impact on sensitive lands uses from the aggregate operation. Studies (i.e., noise, hydrology) are required to assess the impact if development is proposed to occur within this influence area. This influence area must be applied reciprocally to sensitive land uses encroaching on an existing extraction operation or lands designated for future extraction.

9.4.1 Wayside Pits and Quarries

Wayside pits and quarries, portable asphalt plants and portable concrete plants used on public authority contracts shall be permitted, without the need for an official plan amendment, rezoning, or development permit under the *Planning Act* in all areas, except those areas of existing development or particular environmental sensitivity which have been determined to be incompatible with extraction and associated activities.

9.5 Petroleum, Salt and Mineral Resources

1. There are no known mining operations, active or abandoned, in the Town of Mattawa or within 1000 metres of the Municipal Boundary. Similarly, there are no known mineral

deposits in the Town or within 1000 metres of the Town. However, should mineral resources be found within or nearby the Town limits, they should be identified on Schedule C3 by way of an Official Plan Amendment.

2. In the event that mineral resources are identified in the Town, development and activities on lands identified as containing mineral resources or on adjacent lands which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:
 - a) resource use would not be feasible; or
 - b) the proposed land use or development serves a greater long-term public interest; and
 - c) issues of public health, public safety and environmental impact are addressed.

9.6 Energy Conservation

1. It is acknowledged that policies throughout this Plan encourage energy conservation and a reduction of greenhouse emissions to address the effects of a changing climate, through promoting compact built form, site design and policies directing development away from hazards.
2. The Town of Mattawa shall prepare for the impacts of a changing climate by:
 - (a) incorporating climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;
 - (b) promoting green infrastructure, low impact development, and active transportation;
 - (c) protecting the environment and improving air quality;
 - (d) being open to and encouraging any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.
3. In order to reduce energy use through shading and sheltering, the Town will encourage tree planting, tree protection, and innovative green spaces, such as green roofs, in new and existing development. The use of permeable surfaces and pervious pavement in areas such as parking lots and sidewalks will be promoted and encouraged.
4. The Town will encourage the planting of native tree species and vegetation that are resilient to climate change and provide high levels of carbon sequestration through new

development and on Town-owned land. The planting of gardens on public and private lands will be promoted to reduce surface water run-off.

9.7 Waterfronts and Shorelines

9.7.1 Water Setback

1. Generally, all buildings and structures and associated private waste disposal systems, where applicable, will be set back a minimum horizontal distance of 30 metres (or approximately 100 feet) from the normal high water mark of a waterbody. The normal high water mark includes any riparian areas adjacent to a waterbody and can be identified by a change in vegetation or soil type. The normal high water mark is often above the water's edge. This requirement may be increased, or in very limited situations, decreased. In the case of existing lots, where the setback cannot be met, the setback shall be as remote from the high water mark as the lot will permit.
2. Where a development is proposed to decrease the minimum 30 metre horizontal setback of a waterbody, an EIS, prepared by a qualified professional may be required that demonstrates the reduction is justified and that the development will not have a negative impact on the quality of the creek, river, natural features or neighbouring properties.
3. New lots created through the consent or plan of subdivision process shall be a sufficient size to ensure that the new lot(s) and retained lands can accommodate the proposed use with no decrease to the 30 metre water setback. A greater setback would apply in those areas where the Mattawa River flood plain and/or Ottawa River flood plain is more than 30 metres from the normal high water mark.

9.7.2 Protection of Shoreline Integrity

1. Shorelines will be retained, where possible, in their natural state to serve as a buffer which will assist in minimizing the land-surface transport of nutrients and other contaminants to the river or waterbody and maintaining a natural landscape view from the water. The retention of the natural soil mantle and vegetation within 30 metres of the shoreline of the waterbody is encouraged. Boat docking and launching facilities and flood and erosion control devices shall be permitted. As a general guideline, 25% of the vegetation along the waterfront property may be disturbed for recreational amenity areas, pathways, and other waterfront uses. The local municipality may use agreements, site plan control, or other measures to ensure the protection of a natural shoreline.

2. The MNR may require a work permit or crown land tenure disposition for the construction of docks, boat launches and flood or erosion control structures. MNR approvals under the Public Lands Act or Lakes and Rivers Improvement Act may be required prior to development.
3. Written approval is required from the Ministry of Natural Resources under the Public Lands Act or Lakes and Rivers Improvement Act prior to straightening, changing, diverting or interfering in any way with the channel of a watercourse. Dredging and/or filling activities involving the littoral zone shall be discouraged in order to avoid the re-suspension of nutrients from sediments in the waterbody and the destruction of fish habitat. Any such dredging or filling shall require the prior approval of the Ministry of Natural Resources and the Federal Department of Fisheries and Oceans.

9.8 Natural Hazards

Natural hazards consist primarily of floodplains, erosion hazards or the presence of unstable slopes, unstable soils and geological formations such as Karst topography where the bedrock is subject to the development of sinkholes.

Promoting quality of life and self-sufficiency for the residents requires that all development be carried out in a manner that ensures that life, safety and economic welfare are protected. This Plan also recognizes that we should be planning and preparing for the impacts of a changing climate that may increase the risk associated with natural hazards.

1. Development shall be directed away from areas of natural hazards where there is an unacceptable risk to public health or safety or of property damage and not create new or aggravate existing hazards.
2. Development intentionally located outside of known natural hazards minimizes unacceptable risk created by conditions or circumstances that, in the event of a natural hazard, might jeopardize public health and safety and result in damage to property. Limiting development in or near hazardous lands and limiting the reduction in the quantity and quality of wetlands on the landscape assists in mitigating the impacts of climate change on people and property. Natural hazards known to be present in the Town of Mattawa include flooding and erosion hazards and unstable soils.

3. Council shall, in collaboration with the North Bay-Mattawa Conservation Authority (NBMCA), work to identify hazardous lands and hazardous sites and manage development in these areas to protect public health and safety.
4. There is a general lack of accurate mapping showing the location of areas characterized by natural hazards within the Town. Where hazard mapping exists, it is shown on Schedule C4. Hazardous areas are identified on Schedule C4 on the basis of the particular characteristics which pose a threat to public health and safety which may result should these areas be developed. It is recognized that hazardous conditions may exist which are not shown on Schedule C4 and, as such, it is important to ensure that appropriate consultation be included in any development review process. The Town shall work with public authorities and utilities to update the hazard mapping and identify areas that become known as hazards.
5. Generally, no development is permitted within areas identified as hazards.
6. The Town will take a comprehensive approach to natural hazard management for all development and site alteration proposals considering factors including but not limited to:
 - a) Risk to life and property;
 - b) Upstream and downstream impacts and the cumulative impacts of development on the overall hazard level; and
 - c) The impacts of a changing climate that may increase the risk associated with natural hazards.

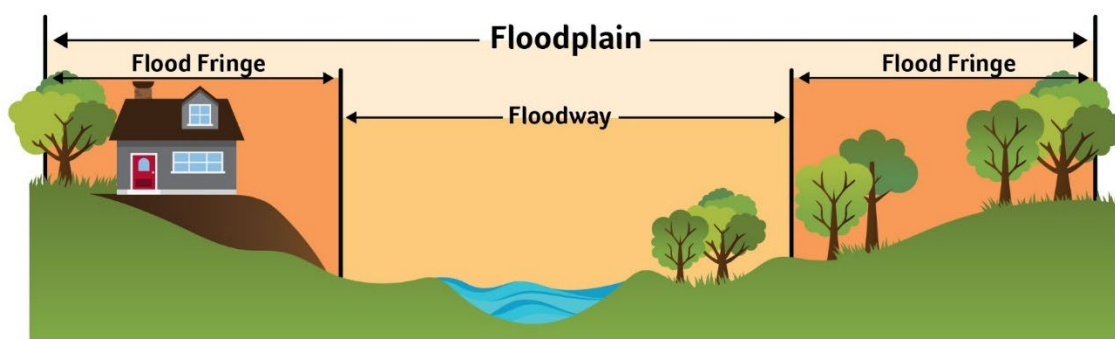
9.8.1 Flooding Hazards

Flooding is a natural occurrence along all waterbodies and watercourses in the Town. It becomes a hazard when buildings or structures are placed where there is a risk of inundation. Floodplain management policies are intended to prevent the loss of life, to minimize property damage and social disruption, and to encourage a coordinated approach to the use of land and management of water. Lands within the Mattawa River and Boom Creek subwatersheds are regulated by NBMCA, which has its own mapping and regulations that identify the flood plain and adjacent lands within their jurisdiction.

1. Floodplain

A flood plain is defined as the area adjoining a watercourse, usually low-lying land, which has been or may be subject to flooding hazard. The purpose of the following policies is to

prevent risk to loss of life and to minimize property damage. Both the Mattawa River and the Ottawa River have mapped floodplains and are therefore subject to the two-zone concept of floodplain management. The two-zone concept separates the floodplain into two parts: the floodway and the flood fringe. The more hazardous portion of the flood plain is referred to as the floodway and it is managed to restrict new development. The less hazardous portion of the flood plain is referred to as the flood fringe and some development may be considered conditional on it being adequately flood proofed. The diagram below provides a visual representation of the two-zone concept.



- a) In the absence of site-specific mapping of the floodway and flood fringe along the Mattawa and Ottawa Rivers, all applications for building permits involving substantial construction on lands affected by the Mattawa River floodplain and/or Ottawa River floodplain shall be accompanied by a plan of survey, prepared by an Ontario Land Surveyor at the owner's/proponent's expense, that identifies the flood fringe and the floodway elevations.
- b) Where more than one metre of fill is required for flood proofing, the certification of a qualified engineer shall be required.

2. Floodway Policies

All lands along the shoreline of the Mattawa River and Ottawa River below 155.45m CGVD2013 shall constitute the floodway.

- a) No new buildings or structures shall be permitted below 155.45m except:
 - i. structural works for flood, erosion or sedimentation control;

- ii. for essential public services such as roads, bridges, sewer and water systems, railways, and other public services of approved hydrologic design; and
 - iii. docks, boathouses, marina and marina facilities excluding commercial sales, and open space for public and private recreation.
- b) Existing uses, buildings and structures shall be recognized as being permitted in the zoning by-law as legal non-conforming.
- c) Renovations to existing uses shall be permitted without a zoning by-law amendment.
- d) The expansion of existing legal non-conforming uses shall not be permitted.
- e) The floodway shall be zoned as a separate classification in the implementing zoning by-law.
- f) An existing building or structure that is damaged or destroyed may be reconstructed, provided that:
 - i. the building or structure to be replaced is relocated to an area within the existing lot where the risk of flooding and property damage is reduced to the greatest extent, wherever possible
 - ii. structural plans and design specifications are to be prepared by a qualified professional engineer which considers regulatory flood depths, velocities and hydrostatic pressures;
 - iii. the structure is flood-proofed to the 156.75m CGVD2013 elevation;
 - iv. the ground floor square footage as defined by the original foundation is not increased;
 - v. the number of dwelling units is not increased;
 - vi. re-development does not cause or increase flood-related damages to existing upstream or downstream property or uses;
 - vii. the approval of the North-Bay Conservation Authority is obtained, where necessary; and
 - viii. ingress/egress be such the vehicular and pedestrian movement is not prevented during times of flooding.

3. Flood Fringe Policies

- a) All lands along the shoreline of the Mattawa River and Ottawa River between 155.45m CGVD2013 and 156.48 m CGVD2013 shall constitute the flood fringe.
- b) Additions, alterations, replacement of existing buildings and structures, infilling, redevelopment and new development may be permitted within the flood fringe subject to the policies of the applicable land use designation, provided that the effects and risk to public safety are minor, can be mitigated in accordance with provincial standards, and where all of the following are demonstrated and achieved:
 - i. development and site alteration is carried out in accordance with floodproofing standards, protection works standards, and access standards;
 - ii. any habitable or serviced building or structure is adequately flood proofed to a design elevation of 156.78 metres CGVD2013;
 - iii. vehicles and people have a way of safely entering and exiting the area during times of flooding, erosion and other emergencies;
 - iv. new hazards are not created and existing hazards are not aggravated; and
 - v. no adverse environmental impacts will result.
- c) 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.
- d) On land 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.

4. Boom Creek Floodplain Policies

- a) 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.
- b) 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.

- c) As an interim policy, all development activity within proximity of Boom Creek shall follow the floodplain policies of the Mattawa and Ottawa Rivers set out above.

9.8.2 Unstable Soils

1. Lands with the potential for unstable soils include those that possess organic soils. There are currently no unstable soil maps for the Town. Organic soils are normally formed in a water saturated environment (such as a wetland) where the soil is not exposed to the air for enough time to permit the breakdown of vegetative material. These soils do not contain sufficient strength to support a building or structure.
2. Where development is proposed on lands identified as having potential for unstable soils, sufficient soils and geotechnical engineering information may be required to indicate that the lands are either suitable or can be made suitable for development.

9.8.3 Wildland Fire

1. The Provincial Planning Statement defines hazardous forest types for Wildland Fire as forest types assessed as being associated with the risk of high to extreme wildland fire using risk assessment tools established by the province, as amended from time to time.
2. Development shall generally be directed to areas outside of lands that are unsafe due to the presence of hazardous forest types for wildland fire. However, development may be permitted in lands with hazardous forest types where the risk is mitigated in accordance with Wildland Fire assessment and mitigation standards as identified by the province.
3. Proponents submitting a planning application for lands that contain forested areas may be required to undertake a site review to assess for the risk of high to extreme wildland fire behaviour on the subject lands and adjacent lands (to the extent possible).
4. A general indication of hazardous forest types for Wildland Fire are identified on Schedule C4. If development is proceeding where high to extreme or pine (needs assessment) risks for wildland fire is present, proponents are required to identify measures that outline how the risk will be mitigated.

9.8.4 Slope Stability

1. Lands along waterbodies and watercourses and lands characterized by steep slopes can pose risks to people and property resulting from potential slope instability or erosion. Appropriate setbacks from steep slopes and erosion-prone lands are important to minimize risks to people and property. Setbacks will be imposed from steep slopes and erosion

hazards relative to the extent of severity of the hazard, in consultation with the NBMCA. The Town may require the submission of a geotechnical report or slope stability assessment prepared by a qualified professional to ensure that the property is suitable for development to the satisfaction of the Town and the NBMCA.

2. Currently, no mapping for the steep slopes exists in the Town. Efforts will be made to identify hazards on a case-by-case basis as development is proposed. Slopes with a slope angle of 3:1 (horizontal: vertical) or steeper are identified as being potentially unstable. Should new hazard mapping be prepared, efforts should be made to incorporate such mapping into the attached Schedules by way of amendment.

9.9 Human-made Hazards

1. Human-made hazards also pose a constraint to development. These hazards include contaminated lands, abandoned mines, or where land use activities generate non-compatible conditions such as excessive noise, odour or vibration, as examples.
2. Development shall be directed away from areas of human-made hazards where there is an unacceptable risk to public health or safety or of property damage and not create new or aggravate existing hazards.
3. Development on, abutting or adjacent to lands affected by human-made hazards should not be permitted unless rehabilitation measures to address and mitigate known or suspected hazards are under-way or have been completed.
4. Development and site alteration in areas of human-made hazards will be reviewed on a case-by-case basis. This review may include identifying any technical studies that would be required to support the development.
5. Whenever development takes place within 1,000 meters of a Mining Hazard (identified through the AMIS system), the Ministry of Mines (MINES) should be consulted by the Town of Mattawa through the Regional Land Use Geologist – North East to receive the most up to date information on the mine hazard and advice can be provide to the Town of Mattawa in the interest of public safety. The Regional Land Use geologist may involve other technical experts from MINES as required to assist with evaluation of the hazard. Evaluation and remediation of the hazard, where required, will be as required by Part VII of the Mining Act.
6. No AMIS sites are currently identified within the boundaries of the Town, but it is foreseeable such a hazard could be created, discovered, or acquired through expansion of

the Town boundary in the future. These sites, when identified by the Ministry of Mines, shall be added to C4 by way of amendment to this plan.

7. Sites with contamination in land or water shall be assessed and remediated as necessary prior to any activity on the site.

9.9.1 Brownfield Remediation

1. Brownfield sites are undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. Sources of site contamination can include the disposal of waste materials, raw material storage, residues left in containers, maintenance activities and spills. Some commercial uses, such as gasoline stations and automotive repair garages have the potential for contamination.
2. Brownfield sites shall be remediated prior to any activity on the site associated with the proposed use such that there will be no adverse effects. Measures to be taken by Council and/or approval authority and the proponent include the following:
 - a) The identification and inventory of sites by the municipality of existing and past uses that may have contributed to the presence of contaminants. Such an inventory does not imply that a site is clean or that the inventory is exhaustive.
 - b) The development or redevelopment of potentially contaminated sites shall be assessed and remediated in a manner consistent with the Environmental Protection Act and relevant regulations, and the relevant Ministry of the Environment, Conservation and Parks (MECP) guidelines and procedures.
 - c) Sites known or suspected to have soils contaminated with residues of current or previous industrial or commercial land uses must have the environmental condition of the site assessed. When considering applications for development which include sites suspected or known to be contaminated, the Town will require at its discretion that a Phase 1 Environmental Site Assessment be undertaken by the applicant in accordance with Ontario Regulation 153/04. If recommended by a Phase I ESA or mandated under Regulation 153/04, a Phase II ESA must be undertaken by the applicant in accordance with Ontario Regulation 153/04. This would require sampling and analysis of the site to confirm and delineate the presence or absence of contamination suspected by the Phase I ESA report.

- d) As a condition of approval, the Town will require that remediation, where applicable, is undertaken to the appropriate standards of the MECP, as specified in Ontario Regulation 153/04 and in the guideline Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act, or other regulatory requirements of the MECP, as amended from time to time.
- e) Mandatory filing of a Record of Site Condition (RSC) in the Registry, by a qualified person, as defined in O. Reg. 153/04, as amended, is required for a change in use of a property and shall be acknowledged by the MECP. A site clean-up plan may be required in accordance with the O. Reg. 153/04, as amended, at the discretion of MECP.
- f) Town Staff, or their delegate, may supervise the excavation and soil handling activities during site cleanup.
- g) Site plan control may be used as a measure to enhance site decommissioning and remediation.
- h) Brownfield sites may be placed in a holding zone in the municipality's Zoning By-law. Where a holding zone is used, the 'h' may be removed when the site has been acceptably decommissioned or cleaned up to the satisfaction of the municipality and in accordance with a site remediation plan, and subject further to the submission to the municipality of a Ministry of the Environment, Conservation and Parks acknowledged Record of Site Condition.

Chapter 10: Implementation and Interpretation

10.1 Land Use Designations

The Plan aims to promote the development of an orderly, economically sustainable land use pattern for the Town. To achieve this, the Town has been divided into the following land use designations detailed in the following subsections and shown on Schedule A3.

The plan does not contain permitted uses, rather it provides examples of uses that are contemplated within each designation. Permitted uses, and uses that would normally be incidental, accessory and essential thereto, will be dictated by the implementing zoning by-law. Building and property performance standards, such as building height and setbacks, will also be included in the implementing zoning by-law.

10.1.1 Neighbourhoods

1. Permitted Uses

- a) In the Neighbourhoods designation, the predominant use of land shall be for residential purposes. Uses in this designation may include a mix of low, medium and high-density residential uses which contribute to the Town's goal of promoting a full range of housing options.
- b) All types and tenures of residential use shall be encouraged, including, but not limited to, detached dwellings, semi-detached dwellings, duplex dwellings, triplexes, townhouses/rowhouses, stacked townhouses, tiny homes, retirement homes and apartments.
- c) In addition, uses supporting the functioning of the residential uses will be accommodated. These uses include parkland, housing, schools, places of worship, medical uses, government offices, home occupations and small-scale commercial uses (i.e., convenience store).

2. Neighbourhoods Policies

- a) Housing needs, including the special needs of the older adults, physically challenged, low-income individuals and families, and students will be accommodated by encouraging a wide variety and adequate supply of housing.
- b) Major new development should be by way of a comprehensive development plan (i.e., plan of subdivision, plan of condominium, site plan approval) 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 of Council, may be deemed desirable, prior to development occurring.

- c) Local commercial uses necessary to serve the day-to-day needs of the immediate surrounding residential area may be permitted in a separate zoning category without amendment to this Plan. Where necessary, special measures such as increased yards and parking, landscaped buffer strips, etc., may be required in order to protect the amenities of the surrounding residential area.
- d) In order to ensure compatibility with existing development, new development should generally have a physical character that is compatible with development in the existing neighbourhood in terms of density, maximum building heights, and minimum setbacks.
- e) The spacing, width and number of driveways shall be configured to enhance visual appeal and safety for people using sidewalks and streets and to provide for on street parking, while providing appropriate locations for snow storage.
- f) New residential development proposals consisting of twenty five or more lots will be encouraged to contain a mix of housing forms and densities that are affordable to a range of income types.
- g) The use of cost-effective development standards for new residential development and redevelopment will be encouraged to reduce the costs of housing.
- h) Adequate parking shall be provided for all permitted uses in the Neighbourhoods designation.
- i) Permitted Non-Residential and Institutional Uses

Permitted non-residential and institutional uses shall be required to be zoned in a separate zoning category without the need for amendment to this Plan and shall be subject to the following provisions:

- i. the use shall be primarily oriented to serving the immediate needs of the residents;
- ii. where different land uses abut, every effort shall be made to avoid conflicts and to protect the amenities of adjoining residential areas. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other;

- iii. adequate off-street parking facilities are provided;
- iv. points of vehicular access shall be limited in number, designed to minimize the danger to vehicular and pedestrian traffic and are located so as to not disturb the neighbouring residential uses; and
- v. no use shall be permitted which is an obnoxious trade, business or manufacturer under the Public Health Act and the Environmental Protection Act, or which is obnoxious by reason of the emission of odour, dust, smoke, noise or vibrations.

10.1.1.1 Neighbourhoods – Exception One

The lands identified as **Schedule A2: Strategic Growth Areas and Intensification Areas** as Municipal Land Bank Area #1 consist of 240 acres of municipally owned lands in the southeasterly portion of the Town, located to the south of the Canadian Pacific Railway and accessed by Dorion Road. Council has identified these lands as the focus for growth and development in the Town. The lands to the north of Dorion Road are intended primarily for Residential land use and parkland. The lands to the south of Dorion Road are intended for Light Industrial land use. The lands are currently serviced with municipal water with a planned extension of municipal sewer.

The Municipal Land Bank Area #1 will be at the forefront of residential growth and economic development within the Town of Mattawa. The ideal final form will have a mix of light industrial uses that provide jobs, stimulate the local economy, and provide economic stability, and residential uses that offer a variety of housing types and tenures to ensure all current and new residents of Mattawa have access to affordable, adequate housing. The economic activity will result in an influx of new, working residents.

The policies of the Neighbourhoods designation and the policies set out in Chapter 5 will continue to apply to the lands designated Neighbourhoods – Exception One. Where policies conflict, the policies of this exception shall prevail.

The lands to the north of Dorion Road are intended for residential development. The residential area will consist of a mix of dwelling types including, but not limited to, single detached dwellings, duplexes, triplexes, townhouses, and other low to medium density housing forms. The development of a tiny home complex is also contemplated.

Residential Policies

- a) The final built form will be decided based on the needs of the residents and the market and may change over time. This plan will be supportive of any type of residential

development which results in a net positive change in the number of dwelling units in the Town of Mattawa.

- b) Notwithstanding Section 8.4, there are lots in the southwestern corner that will likely need to be serviced by partial or private services due to the topography of the site. A servicing options assessment and/or hydrogeological assessment may be required to confirm lot configuration and sizing.
- c) Parkland will be included throughout the development, providing connections between streets and providing active and passive recreational opportunities.

10.1.1.2 Neighbourhoods – Exception Two

The lands identified as **Schedule A2: Strategic Growth Areas and Intensification Areas** as Municipal Land Bank Area #2 consist of approximately 12 acres of municipally owned lands along the western edge of the Town boundary, with frontage and access on Donald Street. The lands on the south side of Boom Creek have been identified for future residential development. The lands north of Boom Creek will remain largely in its natural state and be used for passive recreational use.

It is the intent of this exception that the type and tenure of residential development on the lands bounded by Boom Creek, Donald Street and Jodoin Road is flexible in nature. The final form of development should only be determined following an analysis of the constraints of the property.

There are certain challenges to development of this property including a potentially unstable slope, height restrictions caused by the railway underpass on Donald Street, and the required replacement of the sanitary and water services along Donald Street.

Slope Stability

Boom Creek runs through the Special Policy Area. The sides of Boom Creek are steep and are susceptible to erosion and slope failure. Prior to development, a geotechnical study prepared by a qualified professional shall be required to identify the limit of the hazard lands. Development will be required to be located outside of the limits of the hazard.

Boom Creek Flooding

Any new development along Boom Creek will be required to meet the flooding hazard requirements as outlined in Section 9.8. If development will occur within 30 metres of Boom Creek, an Environmental Impact Assessment will be required to provide a recommended

reduced setback and mitigation measures to ensure no negative impacts to the waterbody occur as a result of the development.

10.1.2 Mixed Use Areas

The Mixed Use Areas designation generally identifies the lands located along the major transportation corridors (Highway 17 and Highway 533) that are intended for intensification, infill and re-development.

1. It is the intent of Council to provide economic development opportunities within the Mixed Use Areas by encouraging community improvement and by promoting all types of commercial uses as well as industrial, manufacturing and small-scale warehousing uses that can be located adjacent to sensitive land uses without adverse effects. Residential and Institutional uses are also permitted in the Mixed Use Areas designation.
2. Council recognizes that the amount of vacant land along the major transportation corridors (Highway 17 and Highway 533) is limited. Therefore, it is understood that development must be accomplished through a combination of infilling, conversion from single residences to the desired uses and total redevelopment of certain properties.
3. In general, the Mixed Use Areas designation is intended to facilitate a higher density of development than the Neighbourhoods designation.
4. The construction of detached dwellings is discouraged.
5. Notwithstanding (4) above, existing residential development shall be permitted to continue.
6. Development that incorporates a mix of compatible uses in the same building or on the same lot is encouraged.
7. If a building is proposed to be more than one-storey in height, non-residential uses will be encouraged to be located on the ground floor, with residential uses above.
8. Notwithstanding subsection (7) above, medium- and high-density residential uses may be considered on ground level on a case-by-case basis where the use would not detract from the commercial nature of the area nor would it cause compatibility issues with surrounding land uses.
9. 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. Council may choose

to undertake works to provide municipal parking areas in suitable locations in the Mixed Use Areas.

10. The Town of Mattawa strongly encourages developers to contact the Ministry of Transportation (MTO) regional offices with respect to providing suitable walking areas for new developments within the MTO corridor.

10.1.3 Mixed Use Commercial Areas

The Mixed Use Commercial Areas designation encompasses lands which are intended solely for economic activities.

1. Uses in the Mixed Use Commercial Areas include commercial uses and industrial, manufacturing and small-scale warehousing uses that can be located adjacent to sensitive land uses without adverse effects, but does not allow for sensitive land uses themselves.
2. Development shall be subject to the site plan control provisions of this Plan and a stormwater management plan shall be required and incorporated into the site plan agreement.
3. Where different land uses abut, every effort shall be made to avoid conflicts between different uses. Where deemed necessary, buffering will be provided for the purpose of reducing or eliminating the adverse effects of one land use upon the other. Any buffering requirement shall be incorporated into the site plan agreement.
4. 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.
5. Outdoor storage areas shall be fenced or screened from adjacent uses and the street.

10.1.4 Employment Areas

The lands designated Employment Areas are intended to identify employment areas, in accordance with the definition set out in the *Planning Act*. The permitted uses are the land uses referred to in paragraph 1 of the definition of “area of employment” in subsection 1 (1) of the *Planning Act*.

10.1.5 Major Facilities

1. The Major Facilities designation is intended to recognize existing industries and designate areas for new industrial development in the Town.

2. It is the intent of Council to accommodate for an appropriate range and mix of employment opportunities within the Major Facilities designation. Within the Major Facilities designation, the following land uses shall be authorized:
 - i. Manufacturing uses.
 - ii. Industrial uses.
 - iii. Infrastructure uses.
3. Certain other accessory uses may be permitted. These include commercial or other uses accessory to an industrial use, or uses deemed suitable in an industrial area such as offices.
4. The intent of this Plan is to encourage the development of light and medium industries classified as Class I and Class II industrial uses, since these are the most compatible with the compact nature of Mattawa. Recognition is also given to the potential development of Class III (heavy) industry with the associated requirements to mitigate the potential adverse effects of such industries on nearby uses.
5. Where appropriate, it is the intention of this Plan to encourage light industry to locate adjacent to main roads and highways. Heavy, more obnoxious industry shall be restricted to locating on interior lots.
6. Any heavy trucks or vehicular traffic generated by industrial uses shall be routed, wherever possible, along arterial streets passing through non-residential areas.
7. Adequate off-street parking and loading facilities shall be provided.
8. Adequate, aesthetically pleasing buffering shall be provided between manufacturing and industrial uses and any adjacent residential, institutional or commercial uses 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.
9. Open storage of goods and materials is permitted, and these uses shall be screened such that they are not visible from any abutting road or sensitive use.
10. All uses shall be well-maintained so that an unsightly appearance is not visible from adjacent properties or public roads.

11. The potential influence areas (i.e., areas within which adverse effects may be experienced) for industrial facilities which would trigger a study in accordance with the MECP D-Series Guidelines are as follows:

Class I (small scale): 70 metres

Class II (medium scale): 300 metres

Class III (large scale): 1000 metres

12. The minimum separation distances between industrial facilities and sensitive land uses are as follows:

Class I (small scale): 20 metres

Class II (medium scale): 70 metres

Class III (large scale): 300 metres

13. In determining potential impacts, studies may be required in accordance with the Ministry of the Environment, Conservation and Parks (MECP) D-Series guidelines and supporting studies may be required to demonstrate the level of impact on the sensitive land uses and identifying appropriate mitigation measures.

14. The actual influence area (overall range within which an adverse effect would be or is experienced) for a facility is site specific, and may be defined within, or in exceptional circumstances, beyond the potential influence area either before, or where applicable, after buffers have been used to reduce, eliminate or otherwise intercept adverse effects. In the absence of specific substantiating information which identifies an actual influence area (normally obtained through technical studies), the potential influence areas set out in the MECP D-1 Guidelines, “Land Use and Compatibility” shall be used.

10.1.3.1 Major Facilities – Exception One

The lands identified as **Schedule A2: Strategic Growth Areas and Intensification Areas** as Municipal Land Bank Area #1 consist of 240 acres of municipally owned lands in the southeasterly portion of the Town, located to the south of the Canadian Pacific Railway and accessed by Dorion Road. Council has identified these lands as the focus for growth and development in the Town. The lands to the north of Dorion Road are intended primarily for Residential land use and parkland. The lands to the south of Dorion Road are intended for Light Industrial land use. The lands are currently serviced with municipal water with a planned extension of municipal sewer.

The policies of the Major Facilities designation and the policies set out in Chapter 5.2 and Chapter 6 will continue to apply to the lands designated Major Facilities – Exception One. Where policies conflict, the policies of this exception shall prevail.

The Municipal Land Bank Area #1 will be at the forefront of residential growth and economic development within the Town of Mattawa. The ideal final form will have a mix of light industrial uses that provide jobs, stimulate the local economy, and provide economic stability, and residential uses that offer a variety of housing types and tenures to ensure all current and new residents of Mattawa have access to affordable, adequate housing. The economic activity will result in an influx of new, working residents.

Industrial Policies

A vital component of the Municipal Land Bank Area #1 is the Industrial Park. The Industrial Park will provide much needed available land for new economic development opportunities. It is anticipated that the development of the Industrial Park will proceed prior to the development of the residential component.

The Industrial Park will generally be geared towards Class I Industrial Uses with minimal to no water and sewage requirements, also referred to as ‘dry’ industries. The purpose of attracting dry industries is to allow for the industrial uses to establish while the municipality continues to work towards extending the sewer system into the area. Class II Industrial Uses may be permitted on a case-by-case basis without amendment to this plan.

Notwithstanding Section 8.4, alternatives to full municipal services may be considered on a case-by-case basis where site conditions allow and where it can be demonstrated that no adverse impacts will occur as a result of the alternative form of servicing.

10.1.6 Parks and Open Spaces

1. Lands designated Parks and Open Spaces are intended to be used for recreation uses, including, but not limited to, open space and parks.
2. It is the intention of this Plan to provide a broad range of open space settings and activities in order to expand recreation and leisure opportunities in the area for residents and visitors.
3. Special efforts will be made to link the waterfront area, and other open space and park areas, within the Town. Cemetery uses shall also be permitted.

4. Commercial uses which are accessory to the primary use of open space such as snack bars or concession stands may be permitted, provided that the general intent and spirit of the Open Space and Parks designation is maintained.
5. 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.
6. The Mattawa Island Conservation Area is located off Bissett Street and is a natural recreation area and is managed by the North Bay Mattawa Conservation Authority. Improvements to the Conservation Area may occur from time to time, including, but not limited to, public washrooms, seating areas, and improved recreation facilities, provided such improvements do not detract from the natural area.

10.1.7 Natural Environment and Water Resource Areas

1. Lands that are designated Natural Environment and Water Resource Areas on Schedule “A” consist of the natural water systems, natural heritage features and areas, and natural hazard lands within the Town of Mattawa, inclusive of any lands within the Mattawa River floodplain and Ottawa River floodplain. Natural water systems include rivers, lakes, creeks and their tributaries, flood plains, river valleys, marshes, wetlands, shorelines and banks.
2. Natural heritage features consist of fish habitat, wildlife habitat, threatened and endangered species and their habitat, and Areas of Natural and Scientific Interest. Details regarding natural heritage features are found under Section 9.1 of this Plan.
3. Hazard lands refer to property or lands that could be unsafe for development due to naturally occurring processes such as unstable soils, flood and erosion susceptibility, steep slopes, hazardous forest types for wildland fire, or any other physical condition which would cause property damage, loss of life or damage to the environment. Details regarding natural hazards are found under Section 9.8 of this Plan.
4. The Natural Environment and Water Resource Areas designation is intended to direct development away from natural heritage features and hazards which are unsuitable for development.
5. The following uses may be permitted within the Natural Environment and Water Resource Areas designation subject to the relevant policies of this Plan:
 - i. Conservation Uses

6. New buildings and structures shall not be permitted, except for such buildings and structures that are intended for flood or erosion control or are normally associated with the proper management of the natural environment, or where such buildings or structures are for public utilities.
7. Notwithstanding (6) above the boundaries of the Natural Environment and Water Resource Areas designation are not capable of strictly representing all natural deviations in the limits of a hazardous or significant area. In addition, there may be situations where it is reasonable to allow some minor works to overcome a physical limitation. For these reasons, Council may consider a rezoning without the need for an Official Plan amendment, to allow uses and development permitted in an abutting designation after taking into account certain information:
 - a) The adjacent land use designations;
 - b) The nature, extent and potential impact of any physical hazard. An applicant will be required to provide any information that the approval authority considers necessary to determine that a physical hazard does not exist or will not have an impact on the proposed development (i.e. engineering study, environmental impact study, geo-technical study or site evaluation plan by an Ontario Land Surveyor);
 - c) The impact on any water systems, including water quality and the fishery environment, and on other areas of environmental sensitivity or natural significance;
 - d) The impact on natural heritage features in accordance with Section 9.1 of this Plan; and
 - e) The proposed methods by which the above impacts may be overcome in a manner consistent with accepted engineering techniques and resource management practices.
8. Council may recognize non-conforming uses and allow for their continuation. Any expansion of a non-conforming use may be permitted subject to the policies in the Non-conforming Uses policies below.

10.1.8 Resource Areas

The Resource Areas designation is intended for lands which have been identified as having resource potential. Permitted uses include resource extraction uses. No lands within the municipal boundary have been identified as having resource potential and therefore no lands have been designated as Resource Areas.

10.1.9 Rural Lands

The Rural Lands designation identifies lands which are non-resource lands and are outside of a settlement area. The Town of Mattawa is entirely designated as a settlement area and therefore no lands are designated Rural Lands within the municipal boundary. The following uses are permitted within the Rural Lands designation:

- i. Residential uses.
- ii. Small-scale commercial uses.
- iii. Small-scale industrial uses.
- iv. Agricultural uses.
- v. Agriculture-related uses.
- vi. On-farm diversified uses.
- vii. Resource management uses.
- viii. Resource-based recreational uses.
- ix. Cemetery uses.

10.1.10 Prime Agricultural Areas

The Prime Agricultural Area designation is intended to identify prime agricultural lands, which generally consist of Canada Land Inventory Class 1, 2 and 3 lands, for protection. The uses permitted on lands designated Prime Agricultural Areas are as follows:

- i. Agricultural Uses;
- ii. Agricultural-related Uses; and
- iii. On-farm Diversified Uses.

10.1.11 Specialty Crop Areas

The Specialty Crop Areas designation is intended to identify lands which have been designated as specialty crop area, as defined in the PPS, based on provincial guidance. The uses permitted on lands designated Specialty Crop Areas are as follows:

- i. Agricultural Uses;
- ii. Agricultural-related Uses; and
- iii. On-farm Diversified Uses.

10.1.12 Shoreline Areas

It is a goal of Council to encourage recreational and tourism economic opportunities within the Town of Mattawa by strengthening the Town's existing natural amenities including Explorer's Point and the marina and improving access to waterways, the recreational trails in the Town and neighbouring townships, as well as the existing open space and park spaces in Town.

1. The Shoreline Areas designation recognizes the existing recreational and tourism uses which rely on the Mattawa and/or Ottawa Rivers. The Shoreline Areas designation also recognizes certain existing residential uses along the waterfronts.
2. The uses permitted in the Shoreline Areas designation include marina uses, recreational uses, and residential uses.
3. Small-scale 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.
4. Commercial uses which are accessory to the primary use of open space such as snack bars or concession stands may be permitted, provided that the general intent and spirit of the Shoreline Areas designation is maintained.
5. 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.
6. Linkages between the downtown and the waterfront should be maintained or established.

7. Explorer's Point

Explorer's Point Park is located on the north side of the Mattawa River, where the Mattawa River meets the Ottawa River. Explorer's Point plays an instrumental role in the history of Mattawa and is historically and culturally significant to both indigenous history and colonial history.

Explorer's Point Park consists of the lands known as Explorer's Point, the Mattawa Museum, and the marina and shall form the focus for waterfront activities within the Town of Mattawa. In this regard, these lands will continue to be used for a recreational, cultural, and tourism purposes which preserve, and where possible enhance, the historical and cultural significance of the Park. Any further development of this area shall occur in such a way as to preserve the significance and seamlessly integrate with the cultural heritage of the site. Adjacent uses shall be designed in a way which does not subtract from nor negatively impact the significance of Explorer's Point Park.

10.2 Processes

10.2.1 Official Plan Review and Amendments

1. It is anticipated that amendments to this Official Plan may be required from time to time. This Plan may be amended to reflect new community directions and needs.
2. An amendment to the text of this Plan and/or the accompanying Schedules is required to permit the establishment of uses other than those permitted in this Plan.
3. As part of a statutory review under the Planning Act, selective amendments to the policies of this Plan shall be made to reflect changing Provincial legislation or regulations, so that the policies of this Plan will remain consistent with Provincial policy.
4. Amendments to this Plan shall be consistent with the general intent of the goals and objectives of this Plan and the Provincial interests, and may provide justification on the basis of need and accepted land use planning principles.
5. Where there are changes to the proposed Official plan amendment, as a result of a public meeting, Council may wish to hold another meeting to obtain further public input.

10.2.2 Development Priorities and Criteria

1. When considering an application for development that involves an official plan amendment, a zoning by-law amendment, a site plan control application or an application for subdivision or consent, Council shall be satisfied that the proposal is appropriate, compatible with adjacent uses, in the public interest and not premature.
2. All new commercial, industrial, institutional and residential uses greater than 10 units shall be subject to Site Plan approval. Lands being developed under the Condominium Act shall also be subject to Site Plan approval, in accordance with Section 41 of the Planning Act.

Lands being redeveloped or additions being added onto existing structures, may also be subject to Site Plan Control.

3. Lands being developed by plan of subdivision in low, medium and high density residential, commercial and industrial uses, may also be subject to the information and technical investigations included in the list of complete application requirements together with Site Plans and/or other municipal agreements, if deemed necessary by Council and/or the approval authority.
4. The adequacy of municipal services to satisfy any new demand should be ascertained before Council commits its support for significant development.
5. Council may consult with such professionals and agencies as it considers necessary before passing amendments, making a decision or making recommendations to the approval authority.
6. The Town may require, during the approval stages, reports on matters such as soils, geology, hydrology, vegetation, ecology, traffic impact study and drainage; and to supply surveyed elevation information in order that the on-site and off-site impacts of the development may be assessed. Thus, Council can determine which areas are suitable for development.
7. In addition to all above municipal required reports, any future development located adjacent to or in the vicinity of a provincial highway or intersection within MTO's permit control area will be subject to MTO approval. Direct access to Highway 17 will be discouraged.
8. Where private landowners 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.
9. Proposed development shall be appropriate to the infrastructure which is planned or available within that area of the Town and shall not result in the need for unjustified and/or uneconomical expansion of this infrastructure. Before considering the development of new infrastructure, Council shall ensure the use of existing infrastructure and public facilities have been optimized and opportunities for adaptive re-use have been considered.

10.2.3 Public Consultation

1. Planning applications (e.g. Plans of Subdivision, Consents, Minor Variances, Zoning By-law amendments, and Official Plan amendments) will follow the public consultation processes for giving notice and holding meetings in accordance with the requirements of the Planning Act and associated regulations.
2. Alternatives forms of public consultation, beyond the minimum requirements of the Planning Act, may be where deemed appropriate by Council. A developer may be required to prepare a “Public Consultation Strategy” as part of a complete application. The strategy should outline a specific process for notifying and engaging the public regarding the specific application.
3. Public notice and a public meetings shall not be required for technical Official Plan and Zoning By-law changes which, in the opinion of Council, do not affect the policies and intent of the document they are amending.

10.2.4 Pre-Consultation and Complete Application

1. Prior to the submission of an application under the Planning Act, an applicant is encouraged to pre-consult with the Town. The purpose of the pre-consultation is to determine the scale and scope of any required information or material necessary to ensure the submission of a complete application.
2. Applications for official plan amendment, zoning by-law amendment, plan of subdivision, plan of condominium, site plan, and minor variance shall be supported by a complete application. The purpose of requiring a complete application is to ensure that Council has the necessary information to make informed decisions and/or comments on the aforementioned applications and to initiate the time frames for processing applications under the Planning Act.
3. The applications noted above must be accompanied by the information prescribed under the Planning Act (including the fee) and any or all information outlined below:
 - a) Air Emissions Study
 - b) Archaeological/Heritage Assessment
 - c) Blasting Impact Study
 - d) Environmental/Biological Survey

- e) Environmental Impact Study (EIS)
 - f) Environmental Site Assessment (Phase I and II)
 - g) Geological/Geotechnical Study
 - h) Housing Study
 - i) Hydrogeological Study
 - j) Landscaping Plan
 - k) Land Use Compatibility Assessment
 - l) Market Impact Study
 - m) Noise Impact Study
 - n) Parking Plan
 - o) Planning Justification Report
 - p) Servicing Study
 - q) Stormwater Management Plan
 - r) Traffic Impact Study
 - s) Tree Preservation/Planting Plan/Study
 - t) Urban Design Study
 - u) Vibration Study
4. This list of information is not intended to be exhaustive. Other information may be required by the approval authority in consultation with other agencies in response to a particular development proposal to deem an application complete. In addition, other studies may be required to address issues that arise during the processing of applications. Qualified professional consultants retained by and at the expense of the proponent shall carry out the studies. The approval authority may require peer review of the studies at the proponent's expense.
5. The specific submission requirement for any given application will be based on the scale of the proposal, its location, and its location in relation to other land uses.

10.2.5 Interpretation of the Plan

1. The boundaries between the designations (classifications of lands) on the Land Use Schedules are approximate except where they coincide with roads, railway lines, rivers, transmission lines, lot lines or other clearly defined physical features. In these cases, they are not open to flexible interpretation.
2. It is intended that dimensions, figures and quantities stated herein are not to be interpreted rigidly but rather are approximate and only for general guidance in the administration of the Plan.
3. Office consolidations of this Plan and amendments thereto shall not require an amendment under the Planning Act in order to be used by Council for administrative purposes.
4. References to legislation imply the most recent statutes, as amended (e.g. Planning Act, R.S.O. 1990, Chapter P.13, as amended). Thus, this Plan need not be amended to maintain the applicability of such references.
5. This Plan shall be read with such changes of gender and grammar as the context may require.

10.3 Implementation Tools

The following subsections provide an overview of the tools that Council may choose to make use of in the interest of implementing this Plan.

10.3.1 Land Division

The Planning Act provides for two methods of subdividing land (or the interest in land): a registered plan of subdivision and a consent. Subdivision of land can also be achieved through approval for a Condominium Development proposal pursuant to the Condominium Act 1998. The division of land in the Town of Mattawa is expected to generally take place by consent or plan of subdivision.

10.3.1.1 Plans of Subdivisions

1. Plans of Subdivision are governed under Section 51 of the *Planning Act*. The Ministry of Municipal Affairs and Housing is the approval authority for plans of subdivision for the Town of Mattawa. Any development that requires the construction of new public streets or requires significant extension of municipal services shall proceed by way of plan of subdivision.

2. Plans of Subdivision shall integrate the following design criteria:

- a) contains a balance of efficient road connections or extensions with a natural continuation of the form of existing development;
- b) maximizes the amount of usable open space to be dedicated as parkland;
- c) achieves balance and integration with adjacent development; and
- d) an applicant for subdivision approval shall be required to enter into an agreement, as provided for by the Planning Act, which shall be registered against the lands to which the agreement applies.

3. In considering a plan of subdivision, Council shall be guided by the following policies:

- a) Any predesignated area of national, provincial, or local historical significance shall be protected from any possible negative impacts resulting from subdivision development.
- b) A plan of subdivision shall not be recommended for approval unless all lands intended to be used as building sites can be used safely for building purposes without danger from flood or other inundation or other adverse conditions so as to be a danger to the health and safety of the present and future ratepayers of the Town.
- c) In determining which areas are suitable for development, several reports, either singly or together, may be required by Council or a reviewing agency during the review of the plan of subdivision (i.e. prior to draft approval or approval of any required Official Plan amendment).
- d) The demand for the type and scale of development is justified based on population projections for the municipality for a planning horizon of 30 years and the amount of suitable land available for the proposed type of development in settlement areas within the municipality.
- e) All lots not connected to municipal sewer and water shall have sufficient area so that a private well for potable water supply can be located without danger of contamination by the sewage system and to ensure that a serious drawdown of groundwater levels beyond the boundaries of the lot and the total site is avoided.
- f) Development shall only be permitted where convenient access to a public road is available so as to ensure ready accessibility for school buses, ambulances, fire trucks and

other essential service vehicles. A minimum of two access points is considered desirable to a publicly maintained open road allowance.

- g) All lots shall be provided with direct access to a road developed to Township Road Standards.
 - h) Any proposed lots may not landlock any parcel of land and must be designed to allow for the integration with future development.
 - i) Upon draft approval of plan of subdivision, the developer shall be required to enter into an agreement with the Town covering among other items:
 - i. road requirements;
 - ii. drainage requirements;
 - iii. access requirements;
 - iv. financial requirements;
 - v. insurance requirements;
 - vi. servicing requirements; and
 - vii. parkland requirements.
- 4. A draft plan of subdivision should be designed such that lots back onto the provincial highway and front onto a local internal street.
 - 5. New residential subdivisions shall generally be contiguous to existing built up areas in Mattawa. The developer shall bear all the costs of providing services within the subdivision, which may include the extension or upgrading of services.
 - 6. Council may also use Part Lot Control under Section 50(5) of the Planning Act to further divide a block in a registered plan of subdivision.

10.3.1.2 Consents

The other primary way of dividing land is by way of consent.

- 1. Council will establish a Committee of Adjustment, who will be the approval authority for consents in the Town.

2. In determining the appropriateness of consents to divide land, Council and the Committee of Adjustment will be guided by the following policies:
 - a) Consents for new lot creation may be considered to infill existing developed areas and in other situations to achieve the better utilization of land.
 - b) Generally, no more than three lots (not including the retained lands) shall be created at the same time by way of consent.
 - c) Consents shall not be granted where new public streets are required or where a significant extension of any major municipal service will be required.
 - d) The lot(s) to be created and the retained lands shall have adequate frontage and access on a public road that is maintained year round by the Town.
 - e) The lot(s) to be created and the retained lands shall have appropriate building envelopes that are outside of any natural or man made hazards or ecologically sensitive areas.
 - f) Consents shall not be granted that would have the effect of creating a landlocked parcel of land.
 - g) If the lot(s) to be created and/or the retained lands are not on full municipal services and will be less than one hectare in area, a hydrogeological investigation and nitrate impact assessment will be required to demonstrate that there will be no long term impacts of development on individual well and septic systems.
 - h) Consents may be granted for technical purposes or minor adjustments to existing parcels of land, such as title corrections, boundary adjustments, lot additions, easements and rights-of-way.
 - i) Consents should not be granted if the result would be to interfere with or deter potential plans of subdivision.
 - j) A consent shall not be granted where detailed and complex implementation mechanisms would be required.
 - k) Consent may be granted for the assembly of land for a future plan of subdivision or medium to high density development.

10.3.1.3 Plans of Condominium

1. Further to meeting the Development Priorities and Criteria requirements of Section 10.2.2 of this Plan, lands may be developed or redeveloped pursuant to the provisions of the Condominium Act, 1998 and implementing regulations. A condominium permits the subdivision and title separation of land and buildings; and the areas within buildings on either a freehold or leasehold basis. A Freehold Condominium may be standard, common element, vacant land and/or phased, but does not consist of a Leasehold Condominium.
2. Section 9(2) of the Condominium Act, 1998, shall apply to the approval and registration of a condominium plan. Vacant land condominium plan applications shall require a public meeting to be held.
3. Condominium development shall be subject to implementing Condominium Agreements. The Municipality may require that conditions be included in the condominium declaration. For instance, occupancy restrictions and short term/temporary residence can be addressed in a condominium declaration.
4. An application for condominium shall also generally consider the subdivision criteria set out in Section 10.3.1.1.3.

10.3.2 Non-Conforming Uses

1. Some land uses will not conform to the land use designations of this Plan even though they legally existed on the date of approval of the Plan. Legally existing uses will have the continued use protection that is afforded by the Planning Act. However, should a non-conforming use cease to exist, the site shall be developed in accordance with this Plan.
2. This Plan is not intended necessarily to prevent the continuation, expansion, or enlargement of uses which do not conform to the designations and provisions of this Plan.

10.3.3 Holding Provisions

1. Council may place lands in a holding zone (-h) if the principle of development has been established and certain criteria for development are to be met at a later date. The criteria may include such things as the phasing of development, construction of necessary infrastructure upgrades, or further technical study. Council may consider additional criteria beyond those specified in this Plan as deemed necessary for a particular development, provided these are specified at the time of rezoning to apply the holding zone by way of a Council resolution, an explanatory note to the by-law amendment, or other appropriate means.

2. Council shall consider the removal of the holding symbol "h" once the necessary criteria have been met to their satisfaction.
3. Under the holding provisions, interim or passive uses such as open space, conservation and existing uses may be permitted.
4. An approval authority may by by-law delegate the authority to pass a bylaw to remove a holding zone to a committee of council or an individual who is an officer, employee or agent of the municipality.

10.3.4 Temporary Use By-laws

1. Council may, in an amending Zoning By-law, permit the temporary use of land, buildings or structures for a maximum period of three years, in accordance with Section 39 of the Planning Act. Council may grant further three year extensions by By-law. Upon expiration of the time period, the temporary use shall not be entitled to the continuation protection of a legal non-conforming use.
2. Notwithstanding any other policy in this Plan to the contrary, Council may pass a temporary use By-law to permit a temporary use that does not conform to the uses permitted under this Plan, subject to any other provisions stated herein.
3. An approval authority may by by-law delegate the authority to pass a bylaw to authorize the temporary use of land, buildings or structures in accordance with subsection 39(1) of the Planning Act to a committee of council or an individual who is an officer, employee or agent of the municipality.

10.3.5 Interim Control By-laws

1. Interim Control By-laws may be enacted by Council in accordance with the provisions of Section 38 of the Planning Act, for the purpose of controlling the use of land, buildings and structures within specifically identified areas for a specific period of time, in accordance with the Planning Act.
2. Prior to passing an Interim Control By-law, it is first necessary for a Council to pass a resolution directing that a review or study be undertaken in respect to land use planning policies in the municipality or in any area or areas thereof. It is intended that any Interim Control By-law be passed in order to adequately control development in a designated area or areas while the review or study is being completed.

3. Where an Interim Control By-law ceases to be in effect, a local Council may not for a period of three years pass a further Interim Control Bylaw that applies to any lands to which the original By-law applied.

10.3.6 Minor Variances

1. A Committee of Adjustment appointed by the Council, pursuant to Section 45(1) of the Planning Act, may grant applications for minor variance.
2. The Committee of Adjustment when considering minor variance applications, and when applying the tests prescribed in the Planning Act, shall have before it sufficient and adequate information upon which to make an informed decision.

10.3.7 Maintenance and Occupancy By-laws

1. Council may pass a by-law pursuant to the Building Code Act to provide standards for property maintenance and occupancy. This by-law may contain provisions related to such matters as establishing standards for the maintenance and occupancy of property and requiring property that does not conform to the standards to be repaired and maintained.
2. Acceptable standards of property maintenance and occupancy shall apply to all properties within the municipality. Such will be established in the Town in the form of zoning, property maintenance and occupancy by-laws, and, where necessary, through site plan control.
3. Property standards to be developed with regard to the conditions of yards shall consider elements such as:
 - the accumulation of rubbish or debris;
 - the presence of proper on-site garbage containment facilities;
 - the presence of abandoned and wrecked vehicles, boats and trailers;
 - the unauthorized placement and storage of trailers;
 - abandoned machinery and equipment;
 - the storage of materials such as lumber, tires and pesticides;
 - conditions contributing to pest infestation; and
 - improper or inadequate site drainage.

4. Property standards to be developed with regard to the external and structural conditions of buildings, both principal and accessory, shall consider elements such as:
 - abandoned or structurally unsafe buildings;
 - lack of maintenance of exterior walls, roofs and other exterior features;
 - improper or poorly maintained foundations;
 - improper or poorly maintained porches, decks and exterior steps; and,
 - conditions contributing to pest infestation.
5. The above reference to the storage or abandonment of such items as vehicles, machinery or materials does not apply to any properties where such activities or use of land is permitted, such as an approved wrecking yard.

10.3.8 Site Plan Control

1. Site plan control is a mechanism used to control design features of residential, commercial, industrial and institutional developments. Provisions for such features as off-street parking and loading, walkways, lighting, buffering, landscaping, garbage storage, grading, storm water facilities, exterior façade, tree planting and other features can be addressed.
2. Pursuant to the Site Plan Control provisions of the Planning Act, the Town may, by by-law, apply site plan control to the whole or any part of the proposed site plan control area. The municipality may require site plans, drawings and/or agreements to ensure the provisions of all or any of the matters described in Section 41 of the Planning Act. With respect to exterior design, the appearance of the elements, facilities and works on the land or any adjoining road under the municipality's jurisdiction is not subject to site plan control, except to the extent that the appearance impacts matters of health, safety, accessibility, sustainable design or the protection of adjoining lands.
3. For all residential uses subject to site plan control, the approval authority may require the drawings mentioned in paragraph 2 of Section 41(4) of the Planning Act. Where an agreement is entered into, the signed agreement shall be registered on title by the Town at the developer's expense prior to any development taking place.
4. All commercial uses, industrial uses, private institutional uses and residential uses, with the exception of residential uses containing 10 or less dwelling units, are herein described as a proposed site plan control area for the purposes of Section 41 of the Planning Act.

5. Should the Province change legislation related to the use of site plan control, there will be no need to modify this Plan to reflect the provincial changes. Provincial changes should be reflected in the Town's site plan control by-law.
6. Site Plan Control may be applied to any development that is located within 120 m of a wetland, an inland lake, a river or stream valley that has depressional features associated with a river or stream whether or not it contains a watercourse. Site Plan Control may also be applied to any development that is located within 300 metres of an active railway, as prescribed.

10.3.9 Zoning By-law

1. The Comprehensive Zoning By-law will be the primary means of implementing the policies of this Plan.
2. Council shall undertake a review of the Comprehensive Zoning By-law within three years following the adoption of this Plan. The review shall ensure that the Zoning By-law conforms with policies of this Plan.
3. An approval authority may by by-law delegate the authority to pass a by-law which is minor in nature to a committee of council, or an individual who is an officer, employee or agent of the municipality.

10.3.10 Tariff of Fees

The Council of the Town of Mattawa, through by-law, may establish a tariff of fees for the processing of applications made in respect of planning matters. Such tariffs shall be designed to meet only the anticipated cost to the Municipality or to the Committee of Adjustment or to the Planning Committee in processing each type of application provided.

10.3.11 Community Improvement Plans

Community Improvement Plans are governed by Section 28 of the Planning Act, R.S.O. 1990. Community improvement within this context means the planning or replanning, design or redesign, subdivision, clearance, development or redevelopment, reconstruction and rehabilitation, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary.

1. All of the Town of Mattawa has been designated a Community Improvement Area.

2. Council may, by by-law, designate the lands within a Community Improvement Area as a Community Improvement Project Area whereupon Council shall undertake the preparation of a Community Improvement Plan for such area or areas. Prior to designating a Community Improvement Project Area, Council shall repeal all previous designating by-laws adopted under the Planning Act for Community Improvement purposes in the area to be designated as a Community Improvement Project Area.

3. **Goals**

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 Town as a desirable place to live and visit; and to encourage additional employment and business opportunities by creating a positive investment climate.

4. **Objectives**

In undertaking community improvement it is the policy of Council:

- a) to advance Land Bank Area #1 to the point where lots can be offered for sale on the open market for both light industrial and residential uses.
- b) to maintain or improve municipal services, public utilities and social and recreation facilities;
- c) to promote opportunities for economic development, investment-readiness, and job creation;
- d) to improve conditions in older, residential neighbourhoods;
- e) to encourage economic expansion and new development by both the private and public sectors;
- f) to promote the revitalization of the downtown;
- g) to undertake significant improvements to the waterfront including recreational, docking and shore-based facilities;
- h) to improve parking facilities in the downtown;
- i) to encourage investment and improvement in the maintenance and rehabilitation of existing commercial, industrial, institutional and residential buildings and structures.

5. Council shall identify a list of prioritized capital and community improvements on an annual basis.

10.3.12 Secondary Plans

The purpose of a Secondary Plan is to provide more detailed policies within a defined area of the Town experiencing significant growth and development pressure.

1. Secondary Plans and amendments to Secondary Plans form part of the Official Plan. Such plans will be subject to the same administrative and public involvement procedures as an Official Plan and are to be read in conjunction with all policies of the Official Plan. Secondary Plans shall take the form of an amendment to the Official Plan and may be produced and consolidated as documentation separate from this Plan.
2. Secondary Plans shall conform to and be designed to implement the purpose, objectives and land use designations of the Official Plan.
3. Where there is a conflict or inconsistency between a provision in this Plan and a provision in a secondary plan, the Official Plan shall prevail.
4. Without limiting the generality of this Section, Secondary Plans shall indicate the following, as applicable:
 - a) The overall capacity and density of development related to road and service infrastructure opportunities and constraints;
 - b) The overall mix of housing including the forms and density of residential dwellings for the Secondary Plan Area;
 - c) The location of various types of commercial, light industrial, high tech or related uses classified by general physical, functional and design characteristics;
 - d) The location and area of community services based on an adequate assessment of community service levels;
 - e) The location and area of open space, trails, recreation facilities, and school sites;
 - f) The location and area of commercial land uses;
 - g) The conceptual alignment and right-of-way of the local and collector road network, major transportation facilities and public utilities;

- h) Identification of environmental and other constraints to development and the manner in which environmental concerns will be addressed in the development of the secondary area;
 - i) Urban design guidelines.
- 5. The Town shall elicit the participation of benefiting landowners, the public and appropriate public or private agencies within the process of formulating a Secondary Plan.
- 6. The Town may require a variety of component studies to set out background information and documentation in support of the preparation of a Secondary Plan.

10.4 Definitions

All definitions shall be in accordance with those found in the in-effect Provincial Planning Statement (PPS) issued under section 3 of the Planning Act, or in the Planning Act and associated regulations.

Chapter 11: Schedules

- 11.1 Schedule A1: Settlement Boundaries, Urban/Rural Structure and Provincial Plans
- 11.2 Schedule A2: Strategic Growth Areas and Intensification Areas
- 11.3 Schedule A3: Land Use Designations
- 11.4 Schedule B1: Transportation and Corridors
- 11.5 Schedule B2: Infrastructure
- 11.6 Schedule B3: Public Service Facilities, Parks and Open Space
- 11.7 Schedule C1: Natural Environment
- 11.8 Schedule C2: Water Resources
- 11.9 Schedule C3: Resource Potential
- 11.10 Schedule C4: Natural and Human-made Hazards

DATE: TUESDAY JULY 28, 2026

12.1

THE CORPORATION TOWN OF MATTAWA

MOVED BY COUNCILLOR _____

SECONDED BY COUNCILLOR _____

BE IT RESOLVED THAT this regular meeting adjourn at _____ p.m.