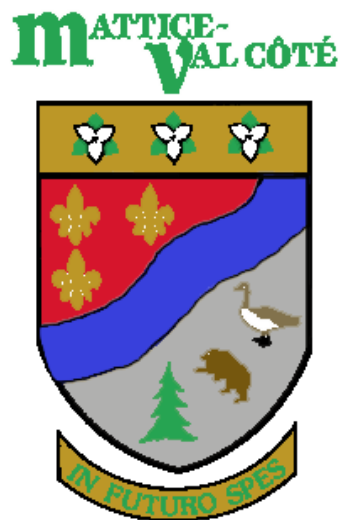


# THE MATTICE SECONDARY PLAN



*March 2017*

# THE MATTICE SECONDARY PLAN

*March 2017*

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**THE MATTICE SECONDARY PLAN**  
*March 2017*

**LIST OF AMENDMENTS**

<b>By-law No. or Resolution No.</b>	<b>Date of MMAH Approval</b>	<b>Plan Section or Schedule</b>	<b>Effect</b>

## **PART A – THE MATTICE SECONDARY PLAN**

### **1. PREAMBLE**

- 1.1 Secondary Plans may be prepared to allow for more detailed area-based or site-specific and/or issue related planning in the Hearst Planning Area.
- 1.2 Secondary Plans shall be prepared in accordance with the policies set out in Section 7.4.1 of the “Official Plan of the Hearst Planning Area”.
- 1.3 The more detailed planning framework contained in Secondary Plans shall be consistent with and expand upon the general policy framework provided by the “Official Plan of the Hearst Planning Area”.
- 1.4 Secondary Plans are intended to be read and interpreted in concert with the “Official Plan of the Hearst Planning Area”.

### **2. THE MATTICE SECONDARY PLAN**

#### **2.1 PURPOSE**

- i) This Secondary Plan establishes detailed planning policies for the Village of Mattice, which build upon the general policies of the “Official Plan of the Hearst Planning Area” and are consistent with the policies contained in the *Provincial Policy Statement, 2014*. These policies include:
  - a) general development policies;
  - b) land use policies;
  - c) road policies;
  - d) servicing policies; and
  - e) parks policies.
- ii) The objectives of the Mattice Secondary Plan are:
  - a) to expand the Municipality’s economy and create new jobs and a wider choice of employment opportunities in the Township of Mattice-Val Côté;
  - b) to provide clear planning guidance to future private sector investors for development and redevelopment projects in the Village;

- c) to facilitate a balanced distribution of land uses in the Village;
- d) to safeguard the health, safety, convenience and economic well-being of residents and visitors to the Village; and
- e) to ensure that development and/or redevelopment is sustainable from a municipal financial perspective.

## 2.2 GENERAL AND STRATEGIC POLICIES

- i) The general and strategic policies set out in Sections 4 and 5 of the “Official Plan of the Hearst Planning Area” shall continue to apply to the Village of Mattice.

## 2.3 LAND USE POLICIES

### 2.3.1 PRINCIPLES

- i) Within the Village of Mattice, the following land use designations shall be recognized:
  - a) Urban Residential District;
  - b) Institutional District;
  - c) Downtown and Main Street District;
  - d) Industrial District;
  - e) Natural Resource District; and
  - f) Environmental Constraint District.

### 2.3.2 POLICY OBJECTIVES

- i) The objectives of the land use development policies for the Village are:
  - a) to provide suitable areas to accommodate future development and/or redevelopment in Mattice in an orderly and efficient land use pattern;
  - b) to ensure that adequate water supply and sewage disposal facilities are provided to service present and future development and/or redevelopment;

- c) to ensure adequate community facilities and services are available to meet the existing and future populations' needs;
- d) to identify areas subject to environmental hazards and/or physical site limitations to ensure that only land uses appropriate to the nature of the hazard and/or site limitation shall be permitted in these areas; and
- e) to keep future development and/or redevelopment compact in order to minimize servicing costs.

### 2.3.3 URBAN RESIDENTIAL DISTRICT

#### 2.3.3.1 Permitted Uses

- i) Where land is designated “Urban Residential District” on Schedule ‘B.9’ Land Use Plan – Village of Mattice to this Secondary Plan, the predominant use shall be for low and medium density residential development.
- ii) Low density residential development shall include single detached dwellings, semi-detached dwellings, duplex dwellings, converted single detached dwellings, and accessory uses up to a maximum density of approximately 10 units per hectare (4 units per acre).
- iii) Medium density residential development shall be encouraged to locate close to the existing community core, and shall include town or row houses and walk-up apartment buildings to a maximum density of approximately 30 units per hectare (12 units per acre).
- iv) Second dwelling units shall be permitted throughout the “Urban Residential District” in existing and proposed single detached dwellings, semi-detached dwellings and row houses, and in ancillary buildings where there is no second dwelling unit in the principal building on the property, subject to the planning considerations set out in this Secondary Plan.

#### 2.3.3.2 Development, Redevelopment and Zoning Within Urban Residential Districts

- i) The general principles to be considered in the development and/or redevelopment and zoning of residential uses within the “Urban Residential District” shall be as follows:
  - a) only one (1) building containing up to four (4) dwelling units shall be permitted on any lot, except in the case of approved medium density residential development;

- b) new residential development shall be located in areas in close proximity to existing community amenities and municipal services;
  - c) new residential development shall take place by consent or plan of subdivision in accordance with the policies set out in Section 7 of the “Official Plan of the Hearst Planning Area”;
  - d) residential development shall be connected to municipal piped water and sanitary sewer services;
  - e) low and medium density residential uses shall be placed in separate residential zoning categories in the implementing Zoning By-law; and
  - f) only existing medium density residential uses shall be recognized in the Zoning Bylaw, new medium density uses shall require amendments to the Zoning By-law.
- ii) When reviewing medium density residential development and/or redevelopment proposals, Council shall give consideration to the following matters:
- a) the compatibility of the proposed development with adjacent development, in terms of land use, density and character;
  - b) the adequacy of municipal services to serve the proposed development, including sanitary sewers, water supply and the availability of school and park facilities;
  - c) the adequacy of local streets to accommodate increased traffic levels;
  - d) the adequacy of proposed on-site parking facilities and buffering; and
  - e) the desirability of locating medium density residential development in close proximity to collector roads and to the community core.
- iii) Council shall require the developer to provide a planning justification report demonstrating that the aforementioned matters set out in Section 2.3.3.2(ii) of this Secondary Plan have been addressed.
- iv) Intensification of residential uses shall be permitted through the provision of second dwelling units within existing and proposed single detached dwellings, semi-detached dwellings and row houses and in ancillary buildings located on residential properties, provided that:



- a) the existing lot is of sufficient size to accommodate one (1) additional parking space on site for the second unit;
- b) the intensification is limited to one (1) second unit per existing single detached dwelling, semi-detached dwelling or row house;
- c) one (1) second unit is permitted in an ancillary building where there is no second unit in the principal residential building on the lot; and
- d) the proposed second unit will comply with the provisions of the implementing Zoning By-law and building and fire safety regulations.

#### 2.3.3.3 **Provision of Neighbourhood Parks**

- i) Council shall ensure that local neighbourhood parks are established to adequately serve both existing and future residential development, in accordance with the Parks Policies set out in Section 2.6 of this Secondary Plan.
- ii) In keeping with this general policy, Council shall require a 5 per cent (5%) parkland dedication or cash in lieu thereof for parkland purposes from plans of subdivision and consents.
- iii) The requirements for additional parklands and the possibility of providing additional parkland funds for park development and maintenance shall be continually reviewed by Council.

#### 2.3.3.4 **Existing Commercial and Industrial Uses Within Urban Residential Districts**

- i) Existing commercial and industrial uses within residential areas may be recognized by specific exception in the implementing Zoning By-law and such uses shall be placed in an appropriate zoning category.
- ii) In recognizing such uses, Council shall give consideration to the compatibility of the existing commercial or industrial land use with adjacent sensitive land uses, and also to the permanence of the commercial or industrial land use and its potential and need for expansion at some future date.

#### 2.3.3.5 **Mobile Homes Within Urban Residential Districts**

- i) Mobile homes which have had their running gear permanently removed and which have been set on foundations shall be considered as single detached dwellings in the Village.

### 2.3.3.6 **Community Facilities Within Residential Areas**

- i) Community facilities that support and complement a residential area, such as an elementary school, church, neighbourhood park and neighbourhood commercial facility may be permitted within the “Urban Residential District”.
- ii) Permitted community facilities, parklands and neighbourhood commercial uses shall be zoned in separate and appropriate land use categories in the implementing Zoning By-law.

### 2.3.3.7 **Home-based Businesses Within Urban Residential Districts**

- i) Home-based businesses shall be permitted within dwelling units in the “Urban Residential District”, provided such uses conform with the policies and provisions set out in Section 5.2.6 of the “Official Plan of the Hearst Planning Area”.
- ii) Accessory buildings and structures for the storage and minor routine repair and maintenance of owner-operated commercial motor vehicles shall also be permitted, unless such uses will be detrimental to the comfort and convenience of residents occupying adjacent properties.

## 2.3.4 **INSTITUTIONAL DISTRICT**

### 2.3.4.1 **Permitted Uses**

- i) Where land is designated “Institutional District’ on Schedule ‘B.9’ Land Use Plan – Village of Mattice to this Secondary Plan, the predominant use shall be for major public and institutional uses, such as schools, places of worship, and governmental and civic buildings.

### 2.3.4.2 **Development, Redevelopment and Zoning Within Institutional Districts**

- i) The general principles to be considered in the development and/or redevelopment and zoning of institutional uses within the “Institutional District” shall be as follows:
  - a) adequate on-site parking shall be provided;
  - b) adequate buffering shall be provided between institutional land uses and adjacent residential land uses;

- c) adequate municipal services, including water supply and sanitary sewage disposal shall be available and the institutional use shall be connected to such piped services; and
- d) permitted uses shall be designated in appropriate zones in the implementing Zoning By-law.

### 2.3.5 DOWNTOWN AND MAIN STREET DISTRICT

#### 2.3.5.1 Permitted Uses

- i) Where land is designated as “Downtown and Main Street District” on Schedule ‘B.9’ Land Use Plan – Village of Mattice to this Secondary Plan, the predominant use shall be for a range of retail, business, restaurant, accommodation, service and tourist oriented commercial uses.
- ii) Commercial uses related to tourism shall include such uses as a nature interpretive centre, tourist welcome centre, outdoor market, gift store, restaurant, motel and camping facility.
- iii) Commercial activities which primarily serve the motoring public and which rely heavily upon highway traffic for their clientele, such as motor vehicle service stations, commercial garages and repair shops, and motor vehicle and recreational vehicle sales and service outlets shall also be permitted in the “Downtown and Main Street District”.
- iv) Ancillary uses shall only be permitted where such uses will not detract from the primary function of the “Downtown and Main Street District”, subject to:
  - a) the provision of adequate off-street parking; and
  - b) where dwelling units are ancillary uses, such uses shall be located above or at the rear of the main commercial use.

#### 2.3.5.2 Development, Redevelopment and Zoning Within the Downtown and Main Street District

- i) The general principles to be considered in the development and/or redevelopment and zoning of land uses within the “Downtown and Main Street District” are:
  - a) Tourist oriented commercial uses shall be encouraged in the King Street/Highway 11 Corridor in close proximity to the Missinaibi River, which is designated as a National Heritage River. Tourism opportunities could include a nature interpretative centre, a

- welcome and information centre, an outdoor market, a canoe/kayak rental spot, etc.;
- b) Highway oriented commercial uses shall be encouraged to locate along the north side of King Street/Highway 11 Corridor, between the Missinaibi River and Five Mile Creek.
  - c) New commercial uses serving the local community shall be encouraged to locate in close proximity to the existing community core.
  - d) Commercial uses shall be zoned in separate zoning categories in the implementing Zoning By-law.
- ii) Adequate municipal services shall be provided for commercial development and redevelopment within the “Downtown and Main Street District”, and such development shall be connected to the Village’s piped services.
  - iii) Where a proposed development in the “Downtown and Main Street District” abuts an existing residential area, the proponent of the development shall be responsible for the provision of any buffering that may be required by the implementing Zoning By-law.
  - iv) The development of non-commercial uses, other than tourist related public uses and certain institutional uses shall be discouraged within the King Street/Highway 11 Corridor.
  - v) In reviewing proposals for development or redevelopment within the King Street/Highway 11 Corridor, Council shall consider the following:
    - a) the adequacy of municipal services to accommodate the proposed development;
    - b) the provision of stormwater management;
    - c) the adequacy of parking and loading facilities;
    - d) landscaping provisions to enhance the appearance of the site; and
    - e) the provision of buffering to protect adjacent residential properties from possible adverse impacts from commercial activities.

### 2.3.5.3 **Community Improvement Within the King Street/Highway 11 Corridor**

- i) The Township of Mattice-Val Côté may prepare a comprehensive Community Improvement Plan and Implementation Strategy for the King Street/Highway 11 Corridor to stimulate public and private sector investment in community improvement projects in this area. The projects may include a combination of building development and redevelopment, building façade improvements, streetscape improvements, signage improvements, pedestrian access improvements, parking improvements, servicing infrastructure improvements and land acquisitions.
- ii) To guide the identification of specific project areas and the implementation of priority projects, the Township may prepare a Master Urban Design Plan for the King Street/Highway 11 Corridor. Such Master Plan shall be prepared in accordance with the Community Improvement policies set out in Section 5 of the “Official Plan of the Hearst Planning Area”.

### 2.3.5.4 **Parking Within the Downtown and Main Street District**

- i) Parking needs within the King Street/Highway 11 Corridor shall be satisfied through a combination of on-street and off-street parking facilities. The off-street parking facilities shall be asphalt surfaced and sufficiently marked to safely direct traffic flow within parking lot areas and to property entrances and exits.
- ii) Property access points to King Street/Highway 11 Corridor shall meet Provincial requirements.
- iii) Parking and loading facilities shall be provided in accordance with the implementing Zoning By-law.

## 2.3.6 **INDUSTRIAL DISTRICT**

### 2.3.6.1 **Permitted Uses**

- i) Where land is designated “Industrial District” on Schedule ‘B.9’ Land Use Plan – Village of Mattice to this Secondary Plan, the predominant use shall be for industrial activities such as custom workshops, repair businesses, building contractors and building supply outlets, commercial garages and warehouses.
- ii) Ancillary uses such as a dwelling unit for a caretaker or owner/operator of an industrial establishment shall be permitted on site, however such ancillary uses shall not detract from the principal function of the land for industrial purposes.

### 2.3.6.2 **Development, Redevelopment and Zoning Within the Industrial District**

- i) The general principles to be considered in the development and/or redevelopment and zoning of land uses within the “Industrial District” shall be as follows:
  - a) Industrial land uses shall be zoned in a separate zoning category in the implementing Zoning By-law.
  - b) Council shall encourage the location of industry in those areas designated for industrial development.
  - c) Commercial uses may be permitted within the “Industrial District”, provided such uses are accessory to an industrial activity or directly serve the permitted industrial uses.
  - d) Where municipal water and sewage disposal are not available or practicable, industrial uses shall be located on lots of sufficient size to accommodate the long-term uses of private individual on-site water supply and sewage disposal systems, and shall comply with all Provincial requirements. Private on-site servicing shall only be permitted within the Mattice Settlement Area where such servicing will permit development to infill or round out existing development to a minor extent.
  - e) Adequate parking and loading areas shall be provided on site.
  - f) Where an industrial use is proposed adjacent to an “Urban Residential District”, adequate buffering in accordance with the Provincial D-Series technical guidelines with respect to minimum separation distances shall be provided between the proposed industrial use and the residential area by the proponent of the industrial development.
  - g) The industrial development policies set out in Section 6.8.3 of the “Official Plan of the Hearst Planning Area” shall be followed and Provincial guidelines shall be adhered to for addressing land use compatibility issues where industries propose to locate near existing sensitive land uses.

## 2.3.7 NATURAL RESOURCE DISTRICT

### 2.3.7.1 Permitted Uses

- i) Where land is designated “Natural Resource District” on Schedule ‘B.9’ Land Use Plan – Village of Mattice, to this Secondary Plan, the predominant use shall be for recreational facilities, parks, conservation areas and open green spaces.
- ii) Residential, institutional, commercial and industrial uses shall not be permitted, unless such uses are minor in nature and related to tourism activities.

### 2.3.7.2 Development, Redevelopment and Zoning Within Natural Resource Districts

- i) The general principles to be considered in the development and/or redevelopment and zoning of “Natural Resource District” designated lands are:
  - a) The “Natural Resource District” designation is not necessarily a permanent land use designation, as its major purpose is to control isolated and haphazard development in rural areas without adequate servicing.
  - b) New uses for purposes other than public recreation or tourism shall require an amendment to the implementing Zoning By-law.
  - c) Development shall only be permitted where the undue extension of municipal services, including roads, is not required unless the extension of such services is necessary for public recreation or tourism related purposes.
  - d) Parks and public recreational facilities shall be zoned in a separate zoning category in the implementing Zoning By-law.
  - e) Public lands along the south shoreline shall be protected for future tourism purposes, and the Missinaibi River shall be promoted as a major regional recreation resource.
  - f) Where recreational development is proposed within the “Natural Resource District”, adequate off-street parking shall be provided and access points to parking areas shall be properly identified to minimize hazards for vehicular and pedestrian traffic.

## 2.3.8 ENVIRONMENTAL CONSTRAINT DISTRICT

### 2.3.8.1 Permitted Uses

- i) Where land is designated as “Environmental Constraint District” on Schedule ‘B.9’ Land Use Plan – Village of Mattice to this Secondary Plan, the predominant use shall be for activities such as conservation areas and public and tourist outdoor recreation facilities.
- ii) Lands designated as “Environmental Constraint District” within the Village of Mattice are of great significance for their cultural and natural heritage values, as well having potential for flooding.
- iii) In the absence of empirical studies, the boundaries of the “Environmental Constraint District” shall not be construed as exact or accurate, but shall function as guidelines, and where development is proposed within or adjacent to the “Environmental Constraint District”, on-site investigations shall be carried out to determine the presence, extent and/or significance of possible natural hazards which may affect such development.

### 2.3.8.2 Development, Redevelopment and Zoning Within Environmental Constraint Districts

- i) In considering development and/or redevelopment and zoning proposals for land uses within the “Environmental Constraint District”, the following general principles shall be considered:
  - a) Lands subject to natural hazards shall be placed in a separate zoning category in the implementing Zoning By-law.
  - b) With respect to flooding susceptibility, the boundaries of the “Environmental Constraint District” shall generally be established as:
    - the 220 metres (721.8 feet) contour line (ASL) along the Missinaibi River;
    - the 220 metres (721.8 feet) contour line (ASL) along Five Mile Creek between the King Street/Highway 11 Corridor and the Missinaibi River;
    - the 221 metres (725 feet) contour line (ASL) along Five Mile Creek upstream from the railway line; and



- the 222 metres (728.3 feet) contour line (ASL) along Five Mile Creek upstream from the point where the 221 metres contour line crosses the Creek.
- c) With respect to susceptibility to erosion, the boundaries of the “Environmental Constraint District” shall generally be established along the eastern shoreline of the Missinaibi River south of the King Street/Highway 11 Corridor and along the northeastern limits of the built-up area along Five Mile Creek southwards to King Street, where both areas exhibit unprotected steep slopes with predominant grades of 3:1.
- d) Buildings and structures of a permanent nature shall not be permitted in the “Environmental Constraint District”, other than those necessary for flood and erosion control, conservation purposes, and minor buildings and structures related to public recreational and tourism uses such as rain shelters and viewing platforms.
- e) Adequate setbacks for buildings and structures within or adjacent to the “Environmental Constraint District” shall be established in the implementing Zoning By-law, based upon the severity of existing and potential natural hazards.
- f) Council shall not permit the expansion of any existing non-conforming uses within the “Environmental Constraint District”.
- g) Where changes in the boundaries of the “Environmental Constraint District” are requested, Council shall have regard for the matters set out in Section 6.11 of the “Official Plan of the Hearst Planning Area”.

## 2.4 ROADS POLICIES

### 2.4.1 ROAD PATTERN

- i) The road pattern for the Village of Mattice, as shown on Schedule ‘D.12’ Roads Plan – Village of Mattice to this Secondary Plan, is based on the following principles:
- a) Collector roads shall permit the movement of medium volumes of traffic between the King Street/Highway 11 Corridor and local roads.
  - b) Local roads shall only provide access to properties and shall not serve as major circulation routes.

- c) Summer roads are local public roads which shall be maintained only during summer months with a minimum expenditure of public funds, and thus are not intended to provide access to lands on a year-round basis.
- d) Laneways may provide access to rear yards of properties and shall act as easements for servicing purposes, and although laneways may be maintained by the Municipality on a year-round basis or periodically, the Municipality shall be under no obligation to open any laneways at any time or on a continuing basis.

#### **2.4.2 ROAD CLASSIFICATION**

- i) Roads as shown on Schedule 'D.12' Roads Plan – Village of Mattice to this Secondary Plan, are classified according to their ultimate function:
  - a) Provincial Highway – applies to Highway No. 11 and King Street, which are under Provincial jurisdiction, with right of way widths and the number of travel lanes being determined by the Province ;
  - b) Collector Roads – applies to both sections of Second Street north and south of the King Street/Highway 11 Corridor, having a minimum right of way width of 20 to 26 metres (65.6 to 85.3 feet) where possible and which are maintained on a year-round basis;
  - c) Local Roads – applies to most of the remaining year-round maintained roads in the road grid pattern of the Village, with minimum right of way widths of 20 metres (65.6 feet), unless otherwise approved by way of plan of subdivision or the Province; and
  - d) Summer Roads – applies to roads having the same minimum rights of way as local roads, but which are maintained only during months without snow and thus are not intended to provide access to lands on a year-round basis.

#### **2.4.3 ROAD IMPROVEMENTS**

- i) Pursuant to the policies contained in Section 5.6.2 of the “Official Plan of the Hearst Planning Area”, Council shall adopt a programme of road improvements for the existing roads within the Village, including ditching.

#### **2.4.4 ROAD DEVELOPMENT**

- i) Where any new development is proposed within the Village, Council shall give consideration to the following:

- a) the adequacy of the proposed road allowances in relation to the intended function of the roads;
- b) the provision of adequate setbacks in the implementing Zoning By-law for buildings based on the width and function of the proposed roads;
- c) the provision of off-street loading and parking areas to alleviate problems with traffic circulation; and
- d) the adequacy of the proposed road construction standards within a proposed plan of subdivision or development area, all costs of which shall be borne by the proponent.

## 2.5 **SERVICING POLICIES**

### 2.5.1 **DEVELOPMENT OF SERVICES**

- i) In keeping with the infrastructure and servicing policies of Sections 5.6.5, 5.6.6 and 5.6.7 of the “Official Plan of the Hearst Planning Area”, Council shall improve existing deficient municipal piped water and sanitary sewer services in an orderly and phased manner, with the priorities for upgrading being established on the basis of:
  - a) the size of existing service lines;
  - b) the age and condition of existing piped services;
  - c) the density and nature of development utilizing such services; and
  - d) the availability of local and Provincial funding.
- ii) Except for the special circumstances set out in Section 2.3.6.2(d) of this Secondary Plan, where new development is proposed within the Village, Council shall require that:
  - a) the development be connected to municipal piped water and sanitary sewer systems; and
  - b) the proponent bear the costs of servicing within the proposed development area.
- ii) The Municipality may withhold approval of any proposals for development on the basis that the costs of servicing on the part of the Township are

unreasonable or that such costs would place undue strain on municipal finances.

## 2.6 PARKS POLICIES

### 2.6.1 PARK IMPROVEMENTS

- i) Council shall continually review the adequacy of existing outdoor park facilities, including public beach development along the Missinaibi River, to ensure that such facilities are upgraded and expanded as public demand increases and as funding becomes available.

## 2.7 COMMUNITY IMPROVEMENT POLICIES

### 2.7.1 APPLICATION

- i) The Community Improvement policies set out in Section 5 of the “Official Plan of the Hearst Planning Area” shall apply to the entire Township of Mattice-Val Côté which is designated as a Community Improvement Project Area, as shown on Schedule ‘E’ Hearst Planning Area – Designated Community Improvement Project Areas to the “Official Plan of the Hearst Planning Area”.

## 2.8 INTERPRETATION OF THE MATTICE SECONDARY PLAN

### 2.8.1 APPLICATION OF THE SECONDARY PLAN

- i) The Mattice Secondary Plan is intended to provide guidance for the development of the Village of Mattice only.

### 2.8.2 INTERPRETING LAND USE BOUNDARIES

- i) The boundaries between land uses designated on Schedule ‘B.9’ Land Use Plan – Village of Mattice to the “Official Plan of the Hearst Planning Area” and this Secondary Plan are approximate, except where such boundaries coincide with roads, railway lines, waterbodies and waterways, or other defined physical features.
- ii) Where the general intent of this Secondary Plan and the “Official Plan of the Hearst Planning Area” are maintained, minor adjustments to boundaries can be made without necessitating an amendment to this Secondary Plan pursuant to the *Planning Act*, provided the abutting land use designation is applied to the lands from which the former land use designation has been withdrawn.

- iii) The boundaries of lands designated as “Environmental Constraint District” may be adjusted on basis of empirical studies or on-site investigations without necessitating an amendment to this Secondary Plan, as such boundaries shall not be construed to be rigid, exact or accurate.

### 2.8.3 MAP SCHEDULES

- i) Schedules ‘B.9’ Land Use Plan – Village of Mattice and ‘D.12’ Roads Plan – Village of Mattice constitute part of the “Official Plan of the Hearst Planning Area and are appended to and form part of this Secondary Plan for convenience purposes.

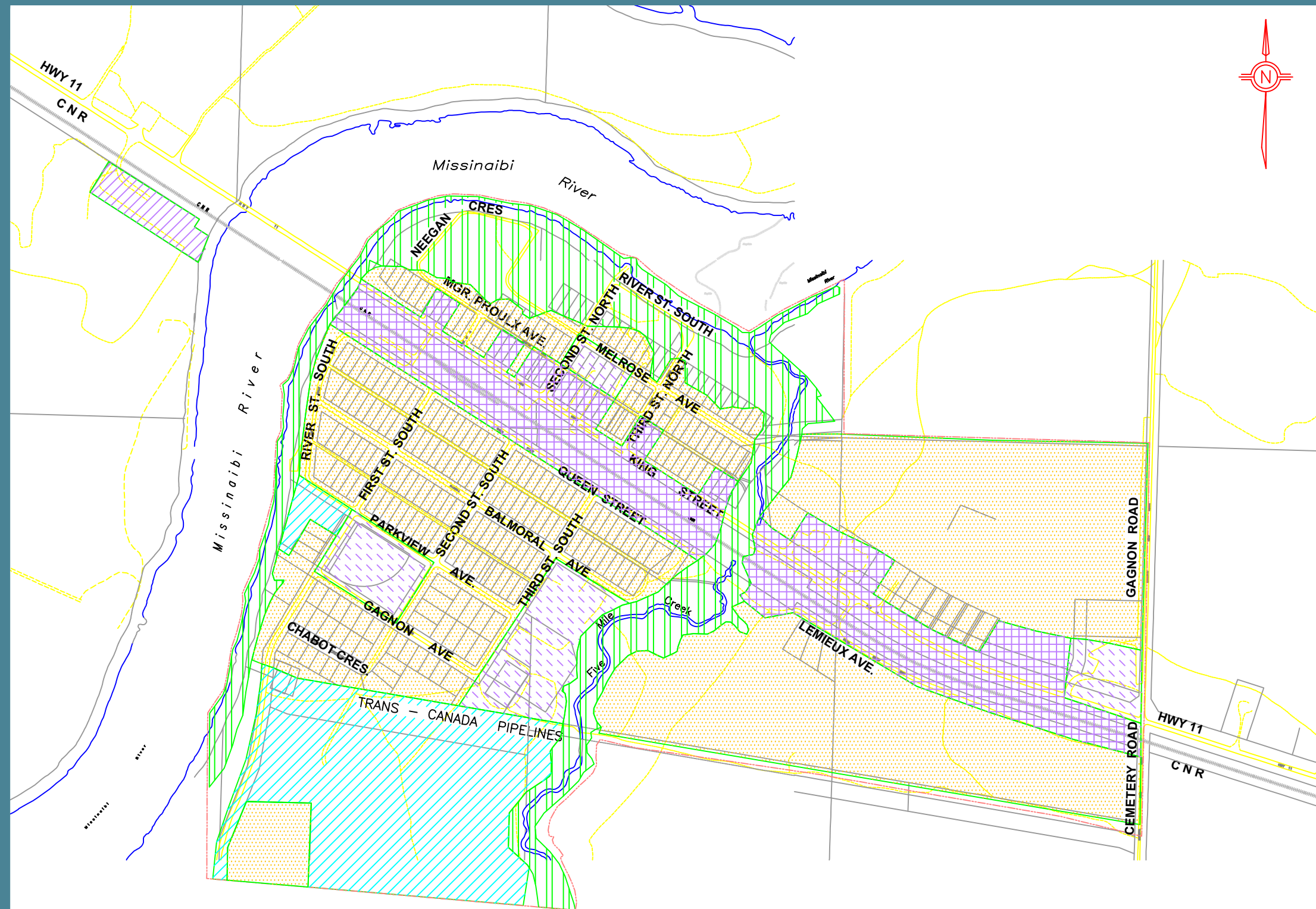
## 2.9 IMPLEMENTATION OF THE MATTICE SECONDARY PLAN

### 2.9.1 GENERAL POLICIES

- i) The Mattice Secondary Plan shall be implemented pursuant to the policies set out in Section 7 of the “Official Plan of the Hearst Planning Area”.

### 2.9.2 AMENDMENT PROCEDURES


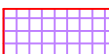

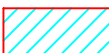

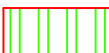


- i) Council or the Hearst Planning Board acting on behalf of the Council shall follow the procedures required pursuant to the *Planning Act*, as set out in Sections 7.5, 7.6 and 7.8 of the “Official Plan of the Hearst Planning Area”, when it is deemed necessary to amend this Secondary Plan or the implementing Zoning By-law.
- ii) In determining the need for an amendment to this Secondary Plan or its implementing Zoning By-law, consideration shall be given to the policies set out in the *Provincial Policy Statement, 2014* as well as the policies contained in Sections 7.4, 7.5 and 7.6 of the “Official Plan of the Hearst Planning Area”, which provide guidance to planning processes and monitoring and review for this Secondary Plan.

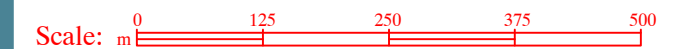


# HEARST PLANNING AREA OFFICIAL PLAN

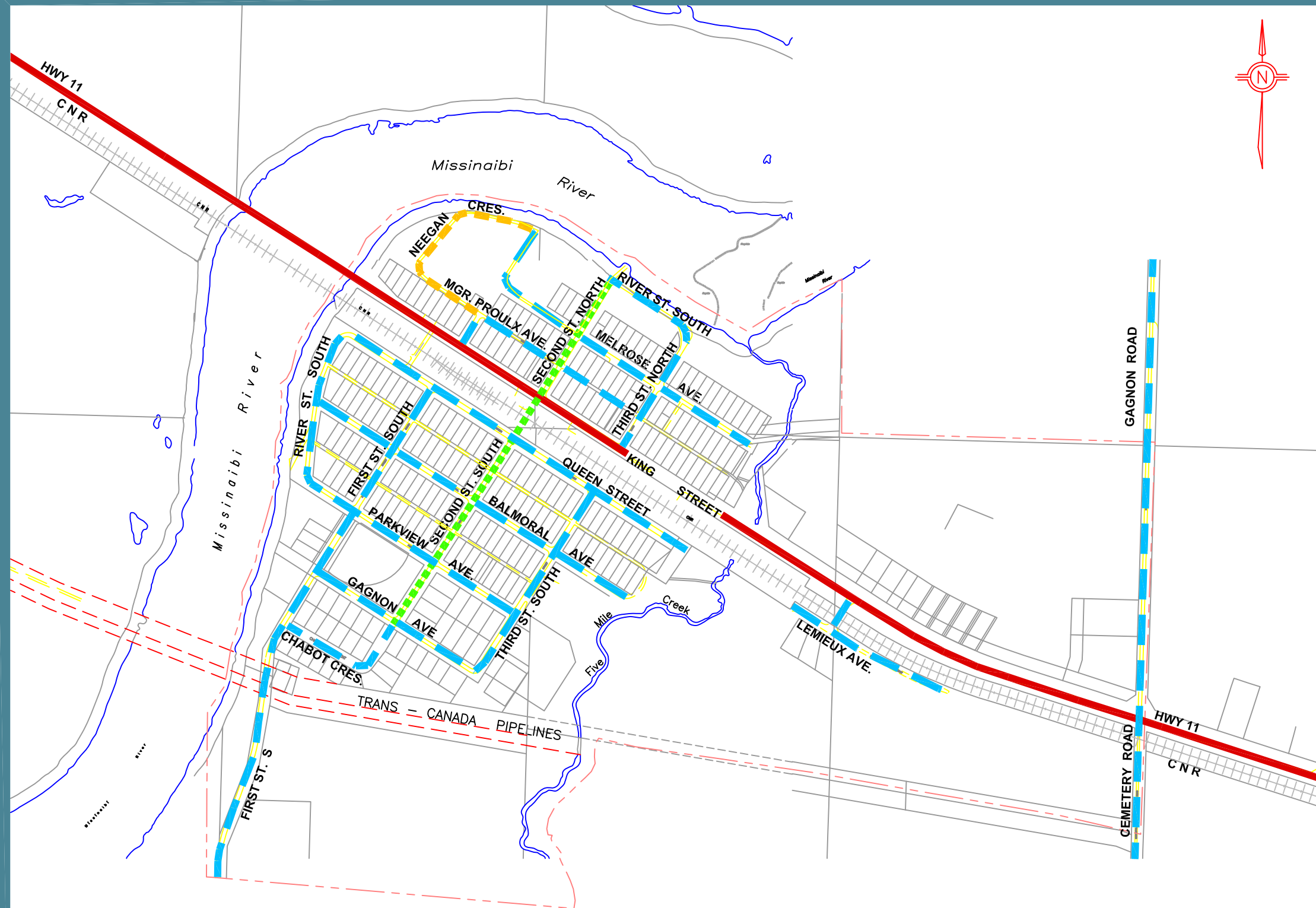
## Schedule B.9: Land Use Plan Village of Mattice

**LEGEND:**

-  Urban Residential District
-  Downtown & Main Street District
-  Institutional District
-  Industrial District
-  Natural Resource District
-  Environmental Constraint District
-  Aggregate Constraint Area
-  Village Boundary









Schedule Notes:  
This map is for general illustration purposes only. For boundary interpretations please contact the Township of Mattice-Val Côté.



# HEARST PLANNING AREA OFFICIAL PLAN

## Schedule D.12: Roads Plan Village of Mattice

**LEGEND:**

-  Provincial Highway
-  Arterial Roads
-  Collector Roads
-  Local Roads
-  Summer Roads
-  Village Boundary

Scale: m 

Schedule Notes:  
This map is for general illustration purposes only. For boundary interpretations please contact the Township of Mattice-Val Côté.