

THE CORPORATION OF THE TOWNSHIP OF MATTICE-VAL CÔTÉ

BY-LAW NO. 1025

Being a by-law to amend the Township of Mattice – Val
Côté Zoning By-law No. 837, as adopted by Council on
November 26, 2019.

WHEREAS the Official Plan of the Hearst Planning Area policy 6.3.3.2 (iv) states that “approvals for development, redevelopment and residential intensification within 300 metres (984 feet) of Shallow Lake shall only be given where it is confirmed through a Lakeshore Capacity Assessment that there is sufficient capacity available to accommodate the proposed development or redevelopment”, and

WHEREAS the Lakeshore Capacity Assessment of Shallow Lake, completed by Hutchinson Environmental Sciences Ltd. on October 28, 2024 (hereinafter referred to as the 2024 Lakeshore Capacity Assessment of Shallow Lake), concluded that “there is no capacity for additional development on Shallow Lake”, and

WHEREAS the 2024 Lakeshore Capacity Assessment of Shallow Lake recommended that “no additional development be permitted on the lake’s shoreline except for on the vacant lots of record”,

NOW THEREFORE, BE IT ENACTED by the Council of the Corporation of the Township of Mattice – Val Côté,

1. THAT Section 3.22 – Shallow Lake of the Township of Mattice – Val Côté Zoning By-law is hereby amended by removing policy 3.22.1 and replacing it with the following:
 - 3.22.1 The provisions of Section 3.22 – Shallow Lake apply to all lands identified on Schedule A3 – Shallow Lake of the Township of Mattice – Val Côté Zoning By-law.
 - 3.22.2 Despite any other provisions of this By-law, approvals for development, redevelopment and residential intensification within 300 metres of Shallow Lake shall only be given in accordance with the recommendations of the 2024 Lakeshore Capacity Assessment of Shallow Lake.
 - 3.22.3 The 2024 Lakeshore Capacity Assessment of Shallow Lake concluded that there is no capacity for additional development on Shallow Lake. Therefore, no approvals will be given for development, redevelopment or residential intensification within 300 metres of Shallow Lake unless the following conditions are met:

For properties whose sewage systems have a total capacity of 10,000L/day or less:

- (i) a sewage system assessment and inspection related to the proposed development have been carried out in accordance with the Ontario Building Code, and
- (ii) it is demonstrated, to the satisfaction of the municipality, the Chief Building Official, and the Public Health Unit, that the proposed development, redevelopment or residential intensification will not adversely impact the water quality of Shallow Lake through nutrient loading. To that end, a Water Quality Impact Assessment, focusing on the assessment and attenuation of nutrients from stormwater and wastewater, could be required.

For properties whose sewage systems have a total capacity in excess of 10,000 L/day:

- (iii) a sewage system assessment and inspection related to the proposed development have been carried out in accordance with the Ontario Building Code, and
- (iv) the proposed development has obtained all of the required Environmental Compliance Approvals from the Ministry of the Environment, Conservation and Parks (MECP), and
- (v) it is demonstrated, to the satisfaction of the municipality, the Chief Building Official, and MECP, that the proposed development, redevelopment or residential intensification will not adversely impact the water quality of Shallow Lake through nutrient loading. To that end, a Water Quality Impact Assessment, focusing on the assessment and attenuation of nutrients from stormwater and wastewater, could be required.

2. THAT Section 4.4 – Seasonal Residential (RS) Zone of the Township of Mattice – Val Côté Zoning By-law be hereby amended by adding the following:

4.4.4 Special Exceptions

1. RS-1 (Schedule A3)

In addition to the provisions of the Seasonal Residential (RS) Zone, on lands zoned RS-1, the maximum number of camping sites shall be the number of camping sites that either:

- i. Were taken into account when the Lakeshore Capacity Study was completed, or;
- ii. Legally existed on the date of the passing of this By-law.

2. THAT Schedule “A3 – Shallow Lake” of the Township of Mattice – Val Côté Zoning By-law is hereby amended by rezoning the lands as shown on Schedule A to this By-law:

- i. To rezone lands identified as Area A from Seasonal Residential Zone (RS) to Seasonal Residential Special Exception 1 (RS-1).

3. THAT this By-law shall come into force and effect as provided in the Planning Act, R.S.O. 1990, as amended, and thereupon shall be effective from the date of its final passing.
4. THAT the Clerk is hereby authorized and directed to proceed with the giving notice of the passing of this By-law in accordance with the Planning Act, R.S.O. 1990, as amended.

READ AND PASSED IN OPEN COUNCIL

THIS 16th DAY OF JULY, 2025.


MAYOR


CLERK