

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 2010-180**

**BY-LAW TO DESIGNATE A SITE PLAN CONTROL  
AREA ON CERTAIN LANDS ON WALLACE ROAD**

**(CONSOLIDATED HOMES LIMITED – WALLACE ROAD)**

**WHEREAS** the Council of The Corporation of the City of North Bay, hereinafter referred to as the “City”, deems it desirable to designate a Site Plan Control Area in the City of North Bay pursuant to Section 41 of the Planning Act R.S.O. 1990 as amended;

**AND WHEREAS** the Council deems it desirable to delegate to the Chief Administrative Officer the authority to enter into an agreement respecting the matters referred to herein;

**AND WHEREAS** Council intends to pass a Plan of Condominium for File #48CDM-10101 for 9 units.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:**

- 1) That certain parcel of land composed of Concession D, Part of Lot 16, Parcel 4449 W/F, Reference Plan 36R-7054, Part 1, in the former Township of Widdifield which lands are more particularly described on Schedule "A" attached hereto, is hereby designated as a Site Plan Control Area.
- 2) As a condition of approval, the owner agrees to provide adequate water for fire fighting purposes to the satisfaction of, and at no expense to, the City of North Bay.
- 3) As a condition of approval of buildings and structures referred to in Section 2 hereof, no buildings or structures shall be erected, constructed, or placed on said Site Plan Control Area until the owner of the Site Plan Control Area has entered into an agreement with The Corporation of the City of North Bay respecting the provisions, to the satisfaction of and at no expense to the City of the following matters:
  - a) Parking facilities and access driveways and the surfacing of such areas and driveways;
  - b) Walkways and the surfacing thereof;
  - c) Facilities for lighting, including floodlighting;
  - d) Walls, fences, hedges, trees or shrubs, or other groundcover or facilities for the landscaping of the lands;
  - e) Collection areas and other facilities and enclosures for the storage of garbage and other waste material;
  - f) Grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any

buildings or structures thereon;

g) Adequate water supply for fire fighting purposes; and

- 4) a) The Chief Administrative Officer is hereby authorized to enter into, under Corporate Seal, one or more agreements on behalf of The Corporation of the City of North Bay with the owner of the subject lands herein to ensure the provision of all the facilities mentioned in this By-law, and to impose a fee of \$1,300 upon the owner for preparation.
- b) The said Agreement may be registered against the lands to which it applies and the City may enforce the provisions of the Registry Act or any successor legislation thereto and The Land Titles Act or any successor legislation thereto against any and all subsequent owners of the land.
- 5) a) The said Agreement shall be binding on the owner, its successors, assigns and heirs.
- b) The owner shall authorize the City to exercise the provisions of Section 427 of The Municipal Act, 2001 (S.O. 2001, c.25), as amended or any successor legislation thereto in the event of a breach by the owner of a condition of this agreement.
- 6) This By-law comes into force and effect upon being finally passed.

READ A FIRST TIME IN OPEN COUNCIL THE 26<sup>th</sup> DAY OF JULY, 2010.

READ A SECOND TIME IN OPEN COUNCIL THE 26<sup>th</sup> DAY OF JULY, 2010.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 26<sup>th</sup> DAY OF JULY 2010.

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MAYOR VIC FEDELI

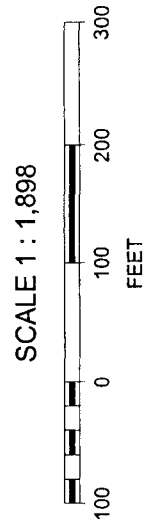
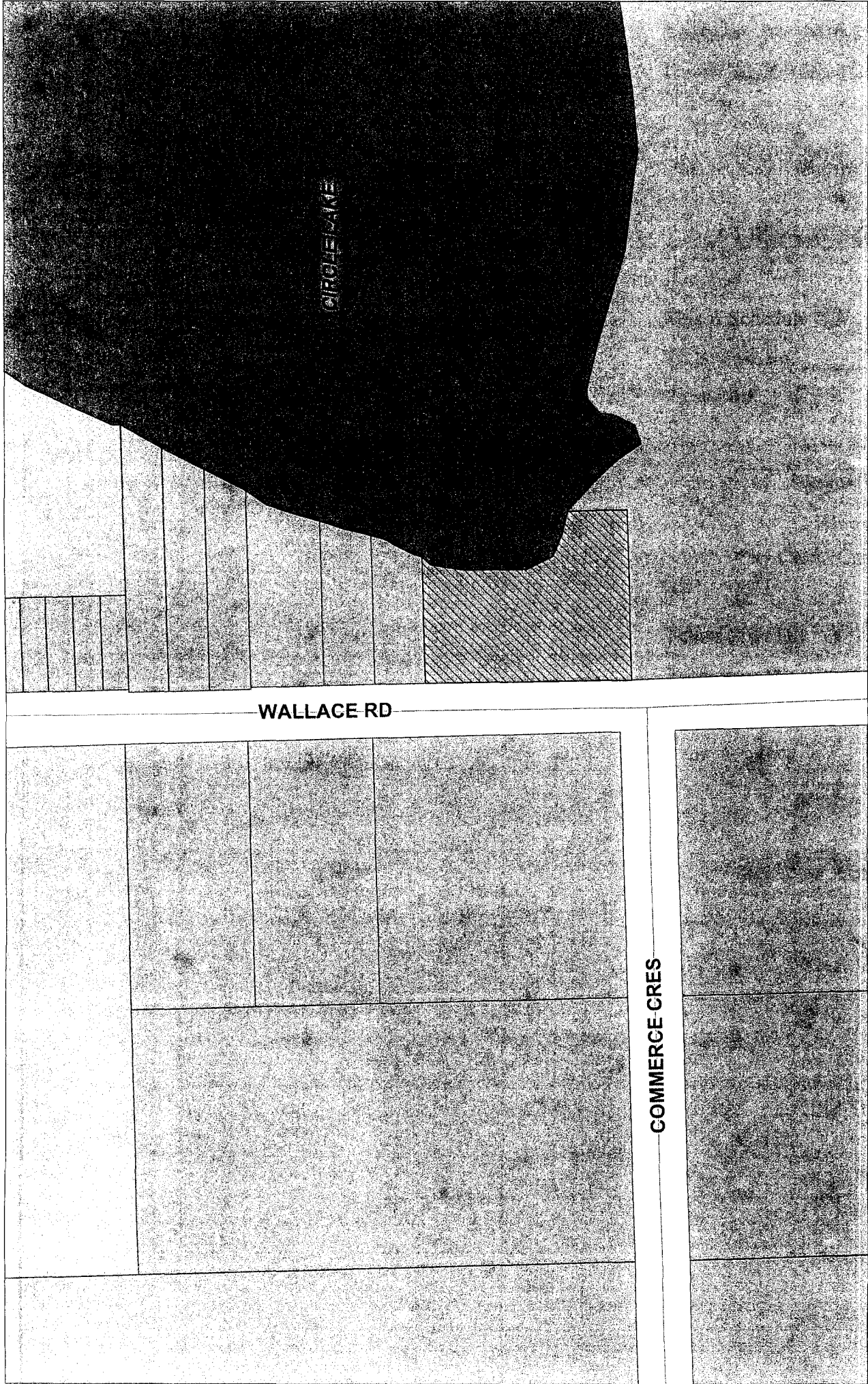
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CITY CLERK CATHERINE CONRAD

This is Schedule "A"  
To By-law No. 2010-180  
Passed the 26<sup>th</sup> day of July, 2010

\_\_\_\_\_  
Mayor Vic Fedeli

\_\_\_\_\_  
City Clerk Catherine Conrad



Mayor, Vic Fedeli  
 City Clerk, Catherine Conrad

SITEPLAN OF  
 PART OF BROKEN LOT 16,  
 CONCESSION 'D',  
 TOWNSHIP OF WIDDIFIELD  
 NOW IN THE  
 CITY OF NORTH BAY  
 DISTRICT OF NIPISSING

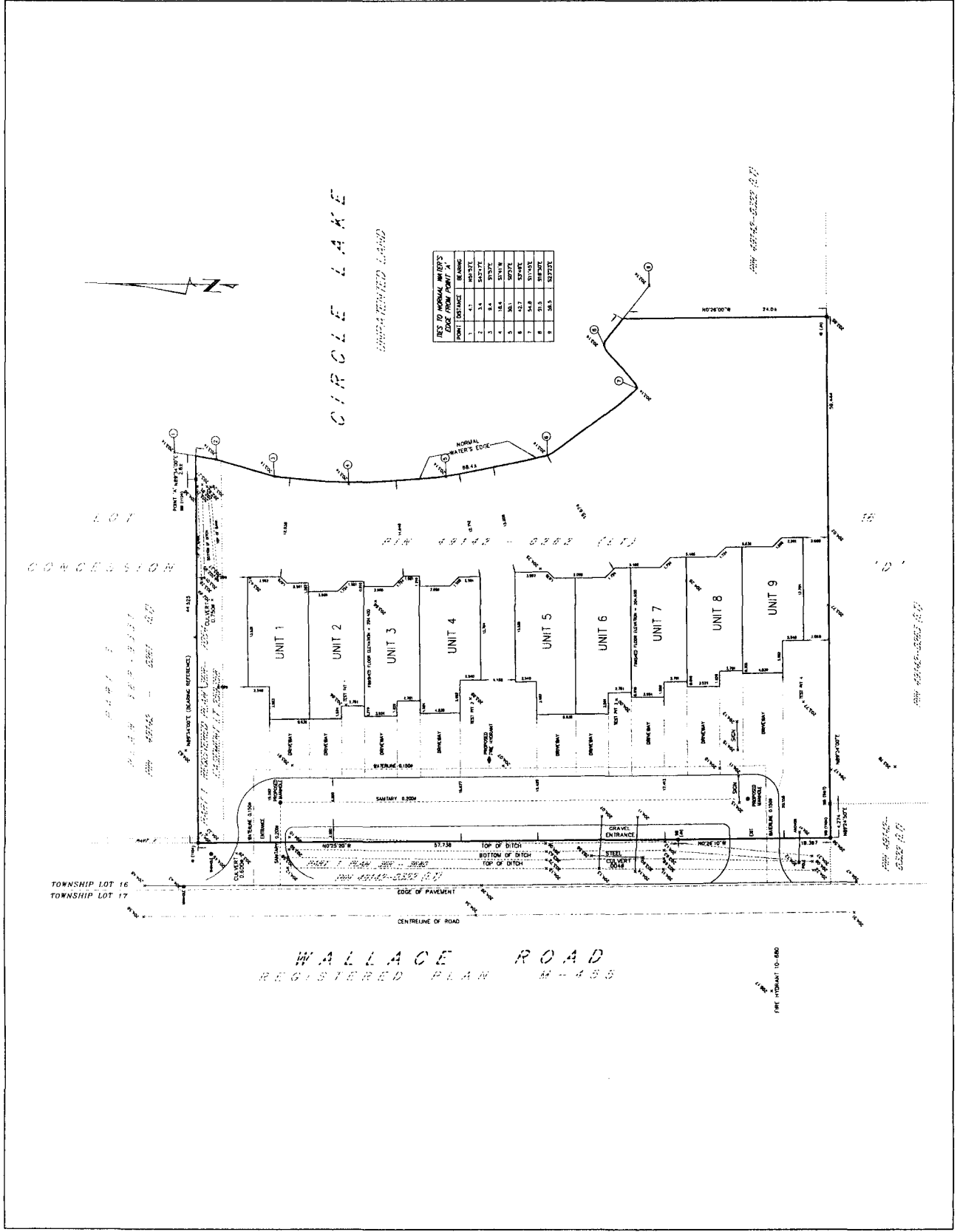
SCALE 1 : 200  
 Miller & Urso Surveying Inc.

METRIC  
 DIMENSIONS ARE GIVEN IN METERS AND DECIMALS THEREOF  
 AND ARE CONVERTED TO FEET BY DIVIDING BY 0.3048

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REMARKS NOTE  
 ALL DIMENSIONS ARE REFERRED TO THE CITY OF NORTH BAY  
 WHICH MAKE THE "VERBALS" TO BE TAKEN AS ELEVATIONS  
 OF 200 METERS

Miller & Urso Surveying Inc.  
 Ontario Land Surveyors & Code Land Surveyors  
 Planning Consultants  
 15400 HWY 7  
 UNIT 200  
 MISSISSAUGA, ONTARIO L4W 1N1  
 TEL: (905) 277-4000  
 FAX: (905) 277-4001  
 REG. NO. 10011  
 REG. NO. 10012



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