

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2002-115

**A BY-LAW TO DESIGNATE A SITE PLAN
CONTROL AREA ON CERTAIN LANDS
FOR THE NORTH BAY REGIONAL HEALTH CENTRE**

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 the North Bay Regional Health Centre has obtained a severance conditional on a site plan control agreement, which severance will expire on November 26, 2002;

AND WHEREAS Council is prepared to waive the requirement for the site plan control agreement so long as the subject lands are designated by by-law for site plan control

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 Part of lots 23 and 24 Concession B in the City of North Bay, which lands are more particularly described on Schedule "A" attached hereto, is hereby designated as a Site Plan Control Area.
- 2) No building or structure shall be erected, constructed or placed on the said Site Plan Control Area except in accordance with the location, massing and conceptual design of the buildings and structures set out on Schedule "B" attached hereto,
- 3) As a condition of approval the owner agrees that no building or structure 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 provision and maintenance, to the satisfaction of and at no expense to the City of the following matters:
 - a) widenings of highways that abut on the lands;
 - b) facilities to provide access to and from the land such as access ramps, and curbing and traffic direction signs;
 - c) off street vehicular loading and parking facilities, either covered or uncovered, access driveways, including driveways for emergency vehicles and the surfacing of such areas and driveways;
 - d) walkways and the surfacing thereof;

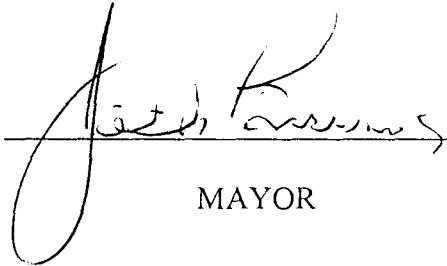
- e) facilities for lighting, including floodlighting;
 - f) walls, fences, hedges, trees or shrubs, or other groundcover or facilities for the landscaping of the lands;
 - g) vaults, central storage and collection areas and other Facilities and enclosures for the storage of garbage and other waste material;
 - h) easements, conveyed to the municipality for the construction, maintenance or improvement of watercourses, ditches, land drainage works, sanitary sewage facilities and other public utilities of the municipality or local board thereof;
 - i) 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;
 - j) adequate water supply for fire fighting purposes.
- 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 \$500.00 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 326 of The Municipal Act, R.S.O. 1990, Chapter M.45, 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 7th DAY OF OCTOBER, 2002.

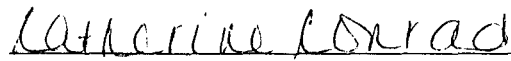
READ A SECOND TIME IN OPEN COUNCIL THE 7th DAY OF OCTOBER, 2002.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 7th DAY OF OCTOBER, 2002.



A handwritten signature in cursive script, appearing to read "John Kennedy", written over a horizontal line.

MAYOR



A handwritten signature in cursive script, appearing to read "Catherine Conrad", written over a horizontal line.

CITY CLERK

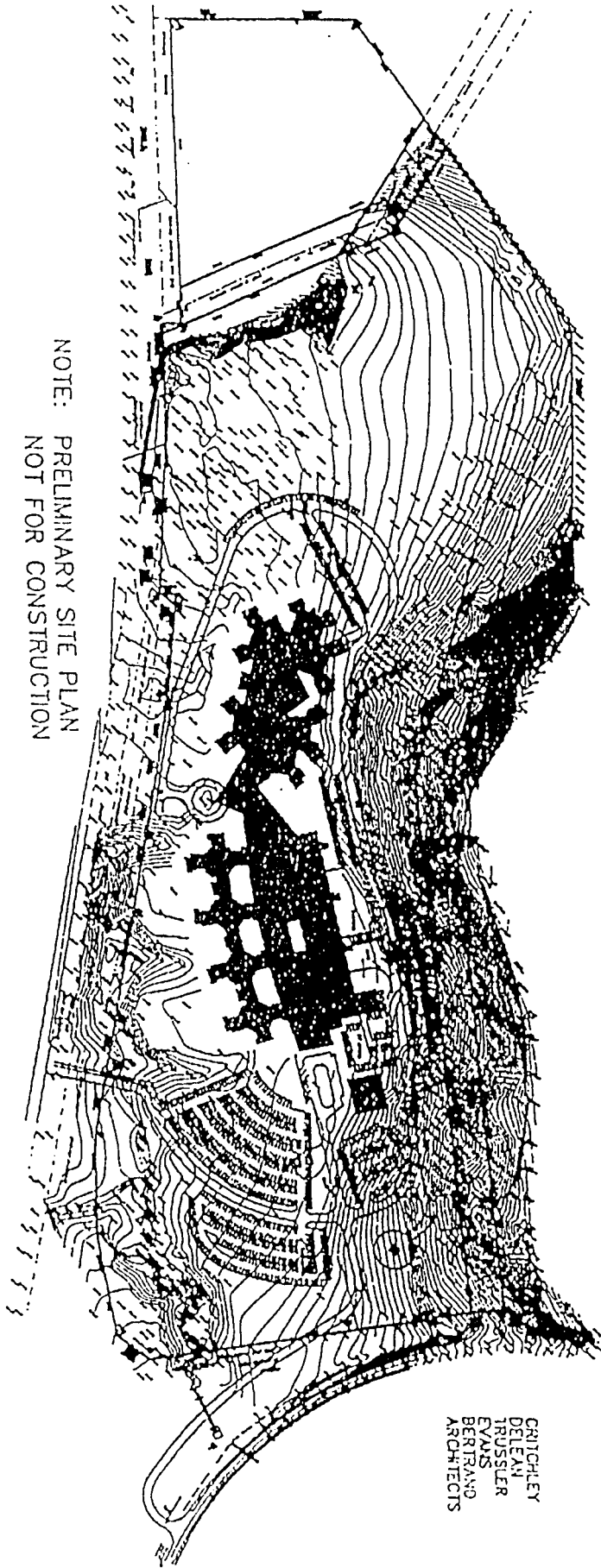
SCHEDULE "A"

LEGAL DESCRIPTION:

- Firstly: Part of Remainder Parcel 1123 Widdifield & Ferris
Part of the west half of Lot 23, Concession "B"
Parts 1, 2, 3, 4 & 5, Plan 36R-10957
Former Township of Widdifield
Now City of North Bay, District of Nipissing.
- Secondly: Part of Remainder Parcel 3397 Widdifield & Ferris
Part of the east half of Lot 24, Concession "B"
Parts 6, 7, 8, 9 & 10, Plan 36R-10957
Former Township of Widdifield
Now City of North Bay, District of Nipissing.
- Thirdly: Part of Remainder Parcel 1122 Widdifield & Ferris
Part of the west half of Lot 24, Concession "B"
Parts 11, 12, 13, 14 & 15, Plan 36R-10957
Former Township of Widdifield
Now City of North Bay, District of Nipissing.
- Fourthly: Parcel 17338 Widdifield & Ferris
Part Lot 23, Concession "B"
1stly: Parts 26, 27, 28, 29, 30, 31, 32, 33 & 34, Plan 36R-7645
2ndly: Parts 1, 2, 3, 12, 13, 14, 15 & 16, Plan 36R-7645
3rdly: Parts 4, 17, 18, 19, 20, 21, 22, 23, 24 & 25, Plan 36R-7645
Former Township of Widdifield
Now City of North Bay, District of Nipissing.
- Fifthly: Part Lot 1, Concession "B"
Parts 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25, Plan 36R-10957
Township of Commanda, District of Nipissing.

SCHEDULE "B"

NORTI BAY REGIONAL HEALTH CENTRE



NOTE: PRELIMINARY SITE PLAN
NOT FOR CONSTRUCTION

CRITCHLEY
DELEAM
TRUSSLER
EVANS
BERTRAND
ARCHITECTS