

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2008-208

**BY-LAW TO DESIGNATE A SITE PLAN CONTROL
AREA ON CERTAIN LANDS ON OAK STREET WEST**

(2181738 ONTARIO LIMITED – 495 OAK STREET WEST)

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 By-law No. 2008-207 to rezone the subject property “General Commercial Outer Core Special No.76 (C2 Sp.76)” zone to permit the construction of a three (3) storey, 70,000 square foot office building and associated parking structure.

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 Registered Plan No.38; Lots 47 to 54 & 105-113, Part of Lane; Reference Plan 36R-5205, Parts 1, 3, 4 & 6; PIN 49167-0002(LT) 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) As a condition approval, all buildings or structures and parking facilities shall be provided and maintained in a location that is satisfactory to the City of North Bay.
- 3) As a condition of approval of buildings and structures referred to in Section 2 hereof, 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 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;
 - 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) 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;
 - f) adequate water supply for fire fighting purposes;
 - g) flood proofing and vegetative buffers.

- 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 \$950.00 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 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 6th DAY OF OCTOBER 2008.

READ A SECOND TIME IN OPEN COUNCIL THE 6th DAY OF OCTOBER 2008.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 6th DAY OF OCTOBER 2008.

"original signature on file"

MAYOR VIC FEDELI

"original signature on file"

CITY CLERK CATHERINE CONRAD

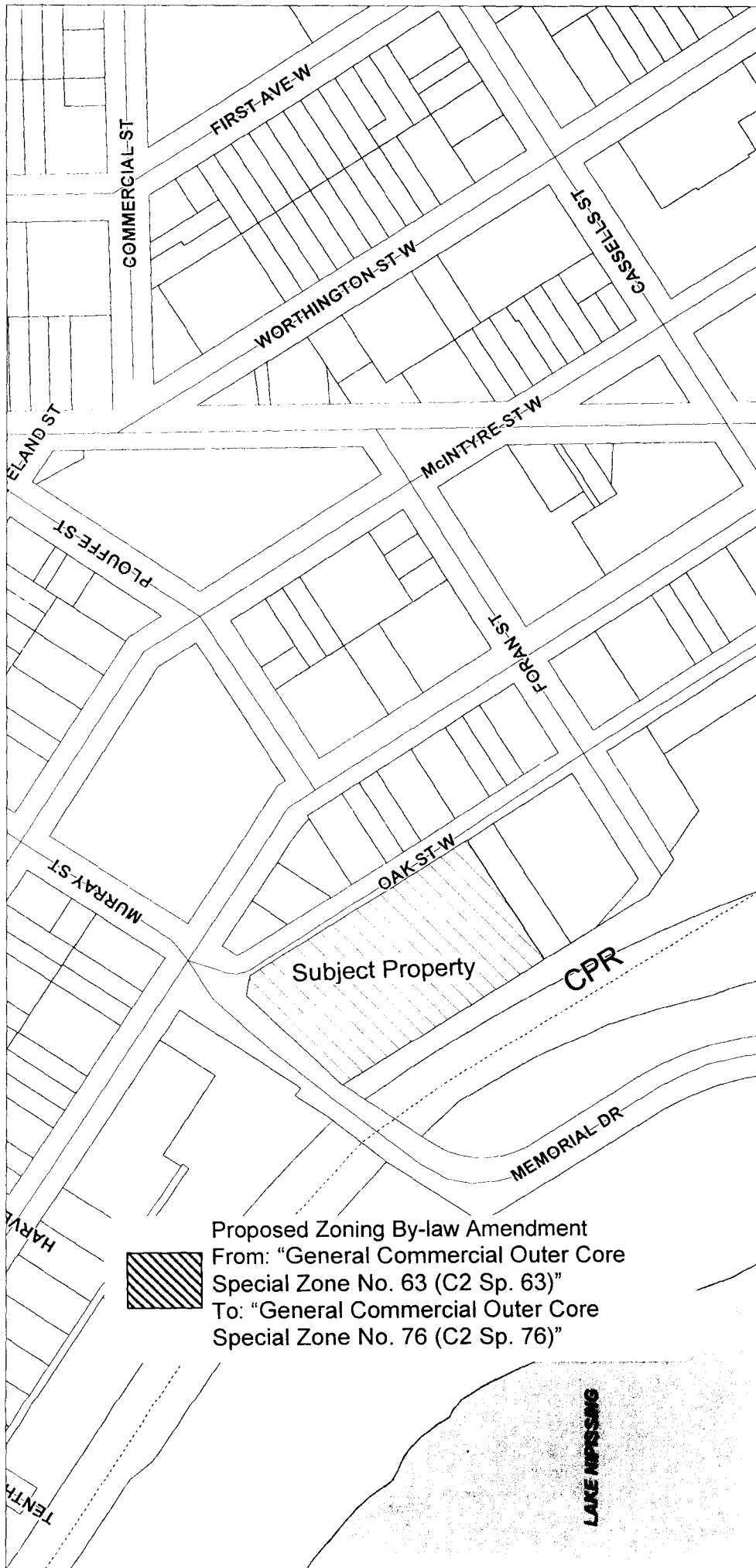
This is Schedule "A"

To By-law No. 2008-208

Passed the 6th day of October 2008

Mayor Vic Fedeli

City Clerk Catherine Conrad



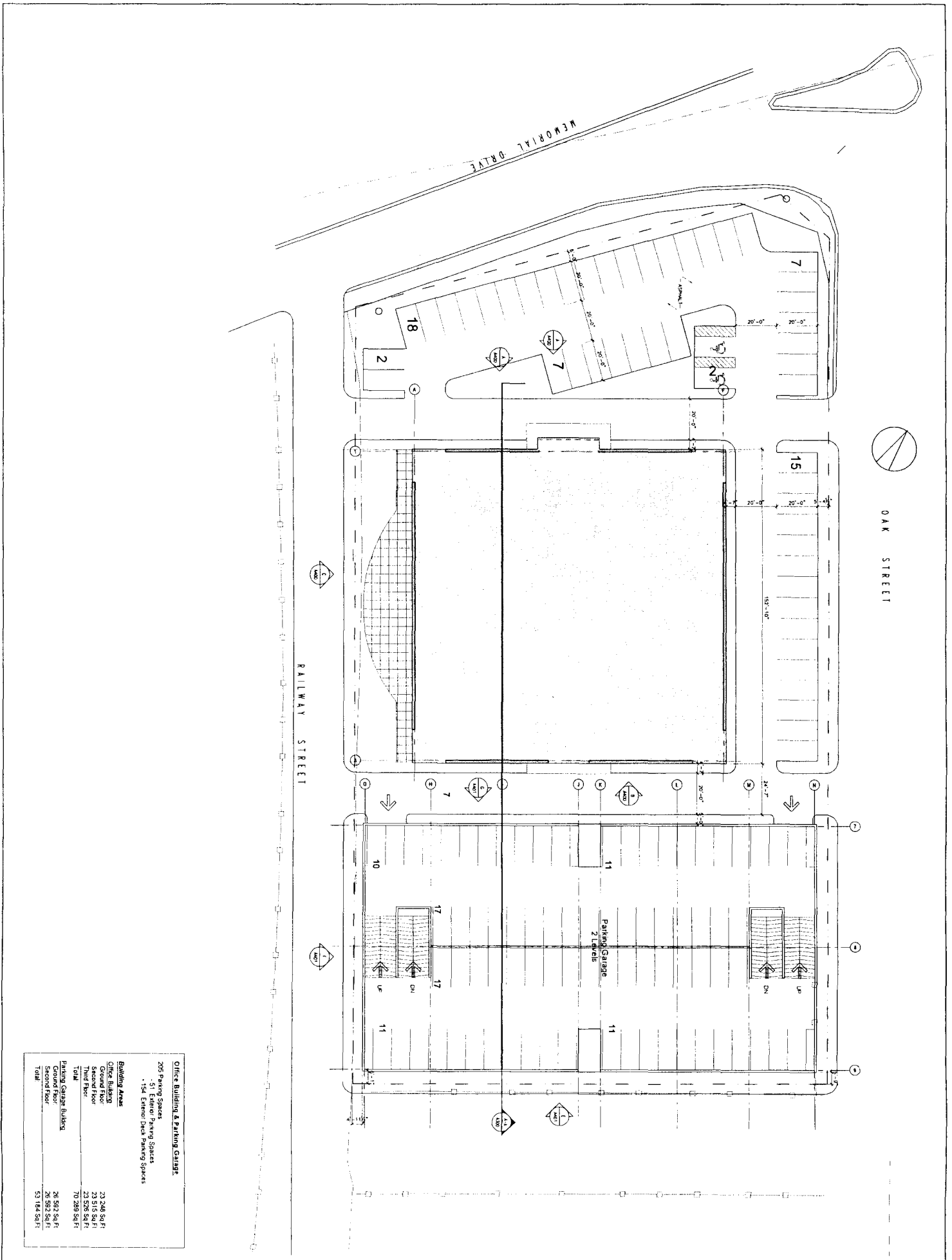
This is Schedule "B"

To By-law No. 2008-208

Passed the 6th day of October 2008

Mayor Vic Fedeli

City Clerk Catherine Conrad



Office Building & Parking Garage	
205 Parking Spaces	
51 Exterior Parking Spaces	
154 Exterior Deck Parking Spaces	
Building Areas	
Office Building	23,548 Sq.Ft.
Ground Floor	23,548 Sq.Ft.
Second Floor	23,548 Sq.Ft.
Total	70,644 Sq.Ft.
Parking Garage Building	
Ground Floor	26,892 Sq.Ft.
Second Floor	26,892 Sq.Ft.
Total	53,784 Sq.Ft.