

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

**BY-LAW NO. 114-95**

**A BY-LAW TO DESIGNATE A SITE PLAN CONTROL  
AREA ON CERTAIN LANDS ON HIGHWAY 11 NORTH  
( M. LEMAY - HIGHWAY 11 NORTH)**

**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;

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

**AND WHEREAS** Council intends to pass By-law No. 113-95 to rezone the subject lands to a "Restricted Industrial Special Zone No. 36 (M.5 Sp.36)" to permit the construction of a warehouse facility.

**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 the westerly 600 feet of Parts 1 and 2, Plan 36R-9281, being part of Lot 20, Concession 1 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 as Items 1 and 2 on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council provided that:
  - a) ingress and egress shall be provided and maintained as set out as Item No. 1 on Schedule "B";
  - b) a three-metre wide vegetative buffer comprised of shrubs and mature trees being not less than three metres in height shall be provided and maintained as set out as Item No. 2 on Schedule "B".
- 3) As a condition of approval the owner agrees to provide a storm water management plan, to the satisfaction of the Director of Engineering and Environmental Services and at no expense to the City. Any recommendations forthcoming from said storm water management plan shall be incorporated into the development of the subject property.
- 4) As a condition of approval the owner shall provide a minimum 2000 gallon on-site water supply for the purpose of fighting a local fire. Said water supply shall be provided to the satisfaction of the Fire Department and at no expense to the Municipality.

- 5) 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 provision, to the satisfaction of and at no expense to the Municipality of the following matters:
- a) Parking facilities, both covered and uncovered, 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.
- 6) a) The Mayor and Clerk are hereby authorized upon the recommendation of the Chief Administrative Officer 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 \$250.00 upon the owner for preparation and registration of the Agreement.
- 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 and The Land Titles Act against any and all subsequent owners of the land.
- 7) a) The said Agreement shall be binding on the owner, its successors and assigns.
- b) The owner shall authorize the City to exercise the provisions of Section 325 of The Municipal Act, R.S.O. 1980, Chapter 302, as amended in the event of a breach by the owner of a condition of this Agreement.

8) This By-law comes into force and effect upon being finally passed.

READ A FIRST TIME IN OPEN COUNCIL THE 31st DAY OF JULY,  
199 5.

READ A SECOND TIME IN OPEN COUNCIL THE 5TH DAY OF SEPTEMBER  
199 5.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 5TH DAY  
OF SEPTEMBER 199 5.

  
MAYOR

  
CITY CLERK

This is Schedule " A "

To By-law No. 114-95

Passed the 5TH day of SEPTEMBER  
19 95.

*Jack Barron*  
MAYOR

*Penny Star*  
CITY CLERK

PART 6  
PART 7  
PART 8  
PART 9  
PART 10  
PART 11  
PART 12  
PART 13  
PART 14  
PART 15  
PART 16  
PART 17  
PART 18

HIGHWAY 11 - NORTH

MR - 1201  
PT - 1  
PT - 2

2446 NIP

PT. 2  
PT. 3  
(36R-6252)  
PT. 1

(36R-6053)  
PART 1

36R-9281  
PT. 1  
PT. 2

10187 W. F.

← SUBJECT PROPERTY

PT. 3

10186 W. F.

PT. 4

10185 W. F.

PT. 5 (36R-9281)

PARCEL 10185 WF.

(36R-9281)  
PT. 6

PARCEL 10184 WF.

PT. 7

(36R-9281)  
PT. 8

PARCEL 9076 WF.

CON. 1  
CON. A

CON.  
CON.

REM. PARCEL 5903 WF.



36R-9772

(P-2124-67)  
(36R-8826)

PARCEL 2118 WF.

LOT 21  
LOT 20

PARCEL 10183 WF.

(P-2124-67)

(P-2124-12)

(P-2124-96)  
PT. 13  
PT. 14

This is Schedule " B "

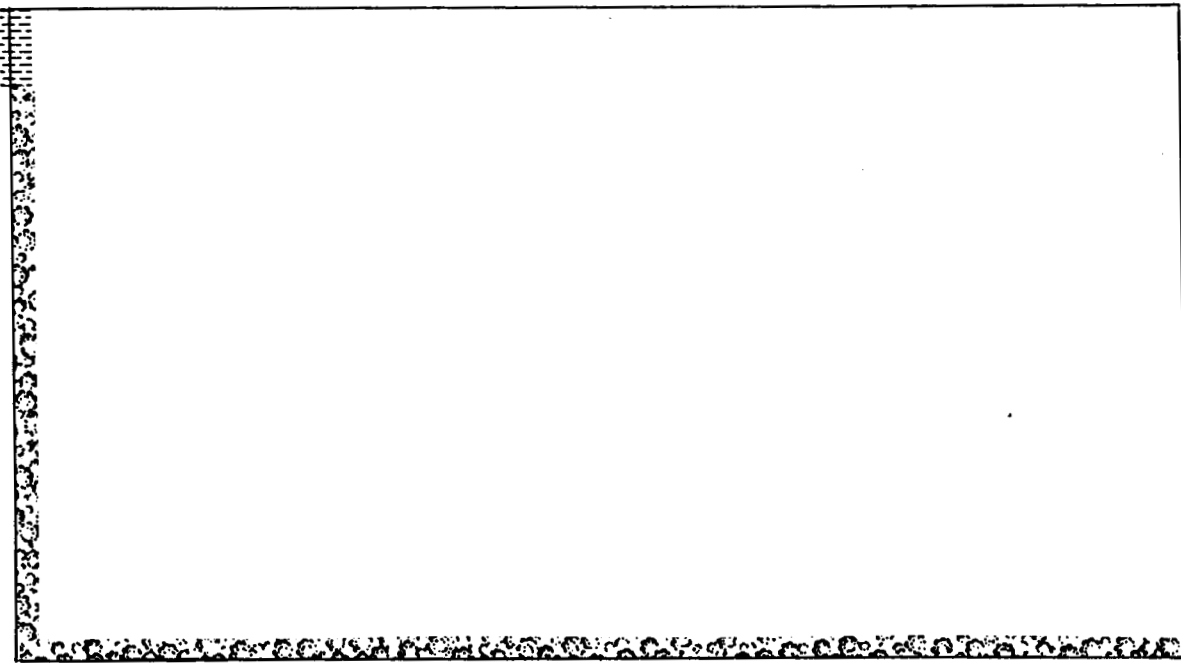
To By-law No. 114-95

Passed the 5TH day of SEPTEMBER  
1995.

Jack Burrows  
MAYOR  
Wm. H. ...  
CITY CLERK



Highway 11 North



ITEM NO. 1



ITEM NO. 2

0 100  
Feet