

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2012-168

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

(GAP CONSTRUCTION CO. LTD. – 387 DREE STREET)

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. 2012-167 to rezone the subject lands from an “Industrial Holding (MH)” zone to an "Industrial Special Zone No. 3 (M Sp.3)" in order to permit the expansion of an existing business at 387 Dree Street;

**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 14, Part of Lot 34, Parcels 5464 & 6761 in the former Township of West Ferris, known locally as a specific parcel of vacant land behind 379, 383 & 387 Dree Street 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 of 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.

- 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 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 13TH DAY OF AUGUST 2012.

READ A SECOND TIME IN OPEN COUNCIL THE 13TH DAY OF AUGUST 2012.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 13TH DAY OF AUGUST 2012.

"original signature on file"

"original signature on file"

MAYOR ALLAN MCDONALD

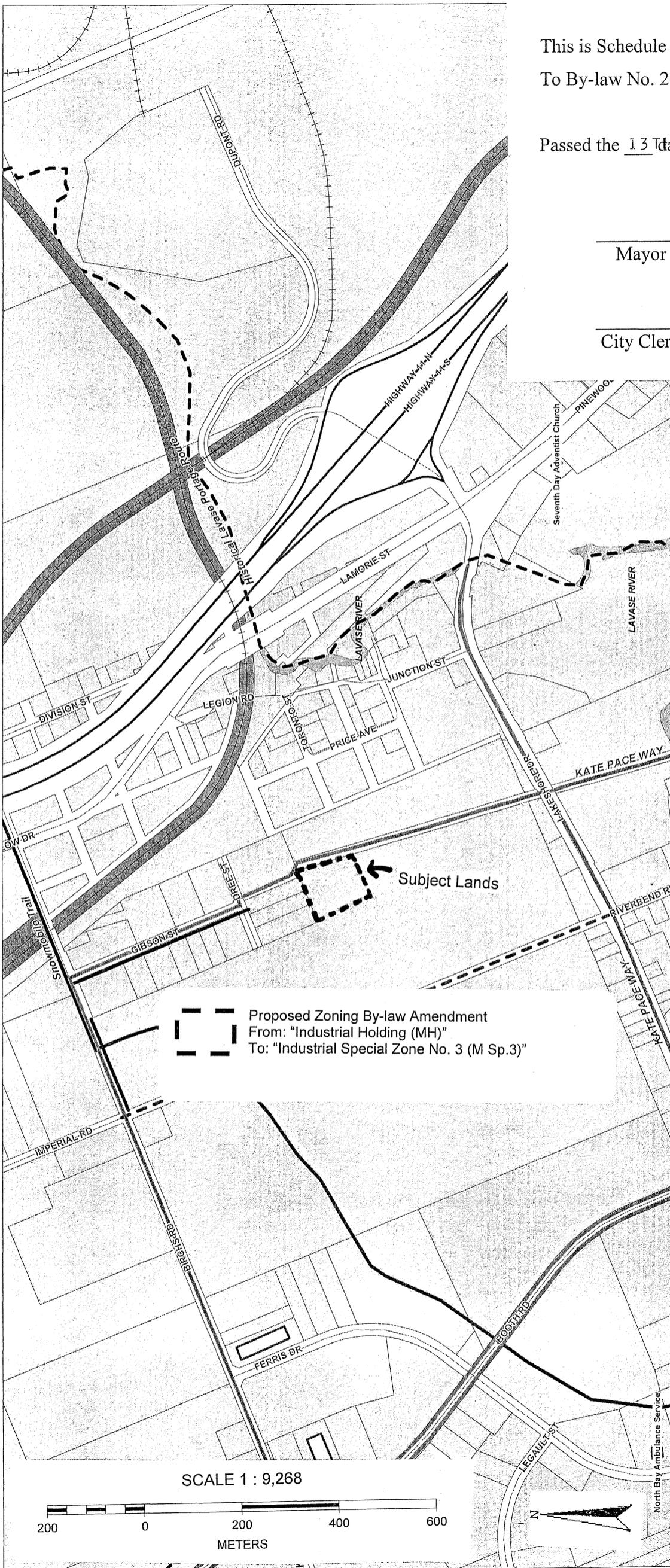
CITY CLERK CATHERINE CONRAD

This is Schedule "A"
To By-law No. 2012-168

Passed the 13 day of AUGUST 2012

Mayor Allan McDonald

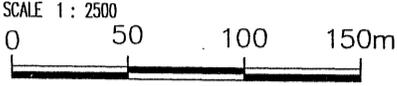
City Clerk Catherine Conrad



Passed the 13TH day of AUGUST 2012

SKETCH FOR CONSENT REZONING APPLICATION
PART OF LOT 34
CONCESSION 14
TOWNSHIP OF WEST FERRIS

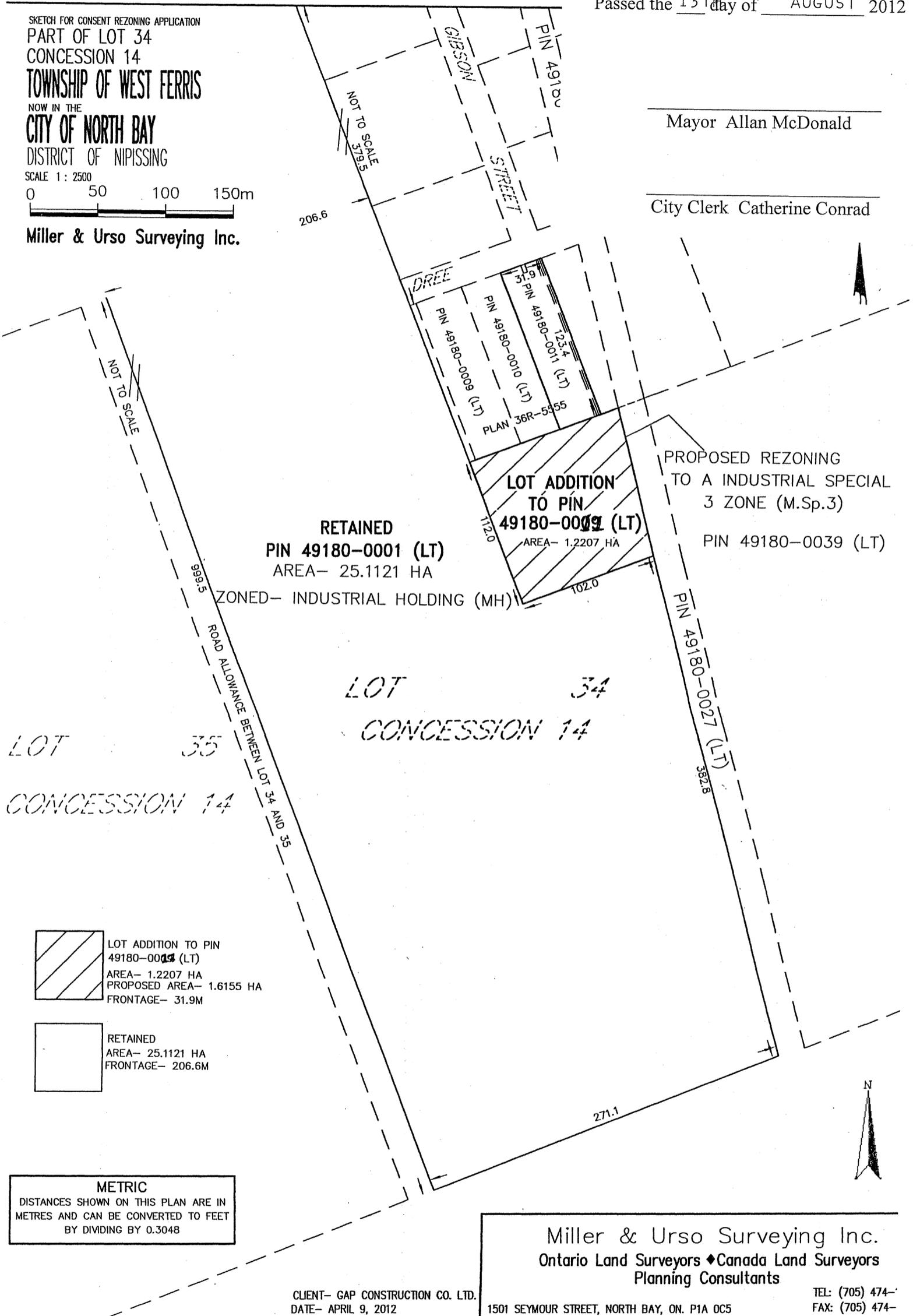
NOW IN THE
CITY OF NORTH BAY
DISTRICT OF NIPISSING



Miller & Urso Surveying Inc.

Mayor Allan McDonald

City Clerk Catherine Conrad



RETAINED
PIN 49180-0001 (LT)
AREA- 25.1121 HA
ZONED- INDUSTRIAL HOLDING (MH)

PROPOSED REZONING
TO A INDUSTRIAL SPECIAL
3 ZONE (M.Sp.3)
PIN 49180-0039 (LT)

LOT ADDITION
TO PIN
49180-0001 (LT)
AREA- 1.2207 HA

LOT 35
CONCESSION 14

LOT 34
CONCESSION 14

LOT ADDITION TO PIN
49180-0001 (LT)
AREA- 1.2207 HA
PROPOSED AREA- 1.6155 HA
FRONTAGE- 31.9M

RETAINED
AREA- 25.1121 HA
FRONTAGE- 206.6M

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

Miller & Urso Surveying Inc.
Ontario Land Surveyors ♦ Canada Land Surveyors
Planning Consultants
1501 SEYMOUR STREET, NORTH BAY, ON. P1A 0C5
TEL: (705) 474-
FAX: (705) 474-

CLIENT- GAP CONSTRUCTION CO. LTD.
DATE- APRIL 9, 2012