

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 94-70

BEING A BY-LAW TO DELINEATE CERTAIN REQUIREMENTS IN RESPECT OF THE ESTABLISHMENT OF SUBDIVISIONS BY LAND DEVELOPERS AND OTHERS.

WHEREAS it is considered advisable to designate certain areas of responsibility for land developers and others who would enter upon Agreements with The Corporation of the City of North Bay relating to the establishment of subdivisions, so that such persons can be advised at the appropriate stages of their negotiations with the City relating to such Agreements as to what will be required of them in respect of the attendant planning, services, and financial arrangements.

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

1. The conditions, provisions, matters and items referred to and set out in Schedule "A" attached hereto and forming part hereof shall be required to be included, in whole or in part, in any Agreement entered into by or on behalf of The Corporation of the City of North Bay relating to the establishment of a subdivision or other form of land development.
2. The Director of Planning and Works of the said Corporation and such other person as may enter into negotiations on behalf of the said Corporation relating to "subdivision agreements", so called, are authorized to include in any such Agreement such of the said conditions, provisions, matters and items referred to and set out in Schedule "A" aforesaid as may be considered by the person so negotiating appropriate to the nature of the proposed subdivision or development, together with any other terms and conditions appropriate thereto.

All such Agreements shall be subject to approval by Council prior to execution thereof.

READ A FIRST TIME IN OPEN COUNCIL THIS 27TH DAY OF JULY, 1970.

READ A SECOND TIME IN OPEN COUNCIL THIS 27TH DAY OF JULY, 1970.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 27TH DAY OF JULY, 1970.

.....
MAYOR

..... *E.E. Armstrong*
CITY CLERK

THIS IS SCHEDULE "A" TO BY-LAW NO. 94-70 OF THE CORPORATION OF THE CITY OF NORTH BAY

.....

A. PLANNING

In general, when plan of subdivision creates more than three lots or involves the dedication of a road allowance, the developer will be required to prepare a Plan and register same in the appropriate Registry Office or Land Titles Office.

B. SERVICES

Standard requirements in new subdivisions will include the following:

- 1. Sanitary Sewers
- 2. Watermains
- 3. Storm Sewers (where physically possible)
- 4. Curbs and Gutters (where possible)
- 5. Paved Streets
- 6. Sidewalks (at least one side of collector or arterial roads)
- 7. Street Lights
- 8. Street Signs
- 9. Sodded Boulevards
- 10. Rear of Lot Drainage (where required)

The subdivider will pay for the entire cost of the above fixtures.

C. FINANCIAL ARRANGEMENTS

- 1. The developer will pay for all internal services required for the subdivision.
- 2. The City will participate on a negotiated basis for oversizing of facilities. In general, the City will only pay for the cost of the oversizing required. The facility will be constructed by the developer and he will be reimbursed from the Extended Service Charges levied against the subdivision.
- 3. The developer will be expected to commute all Local Improvement Charges against the lands to be subdivided.
- 4. Where lots or blocks are provided with direct access the developer will pay one half the cost of boundary road improvements subject to oversizing negotiations.
- 5. Offsite services required by the subdivision will be paid for on a basis to be negotiated with City Council.
- 6. The maximum amount of funds to be contributed by the City towards the participation in negotiated shared servicing costs for any one subdivision will not exceed the total sum of the funds derived from that subdivision as the Extended Service Fee.
- 7. Extended service charges levied on a per dwelling unit basis at a rate to be determined from time to time will

- 2 -

be paid by the developer at the time application is made for building permits.

NOTE:

Oversizing means in excess of the normal requirements of the subdivision or the following:

1. Watermain - over 6 inches in diameter.
2. Sanitary Sewers - over 8 inches in diameter.
3. Storm Sewers - over 27 inches in diameter.
4. Roads - over 28 feet in width.