

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 119-86

A BY-LAW TO DESIGNATE SITE PLAN CONTROL
AREAS ON LANDS SUBJECT TO FLOODING AND EROSION
IN THE CITY OF NORTH BAY

WHEREAS the Council of The Corporation of the City of North Bay has passed Official Plan Amendment No.34 which institutes a Flood and Erosion Policy for the City;

AND WHEREAS the Council of The Corporation of The City of North Bay has passed Zoning By-law No. 120-86 which implements the above-noted Official Plan Amendment;

AND WHEREAS the North Bay-Mattawa Conservation Authority has had Fill Regulation No. 278/85 approved by the Lieutenant-Governor in Council under The Conservation Authorities Act;

AND WHEREAS the Council of The Corporation of the City of North Bay deems it desirable to designate Site Plan Control Areas in The City of North Bay pursuant to Section 40 of The Planning act, R.S.O. 1980, Chapter 379, to regulate development within Floodplain and Erosion Areas;

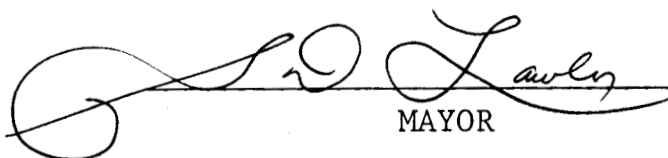
AND WHEREAS the Council of The Corporation of The City of North Bay deems it desirable to delegate to the Zoning Administrator the authority to enter into an Agreement respecting the matters referred to herein;

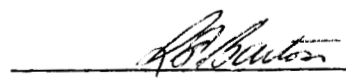
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:

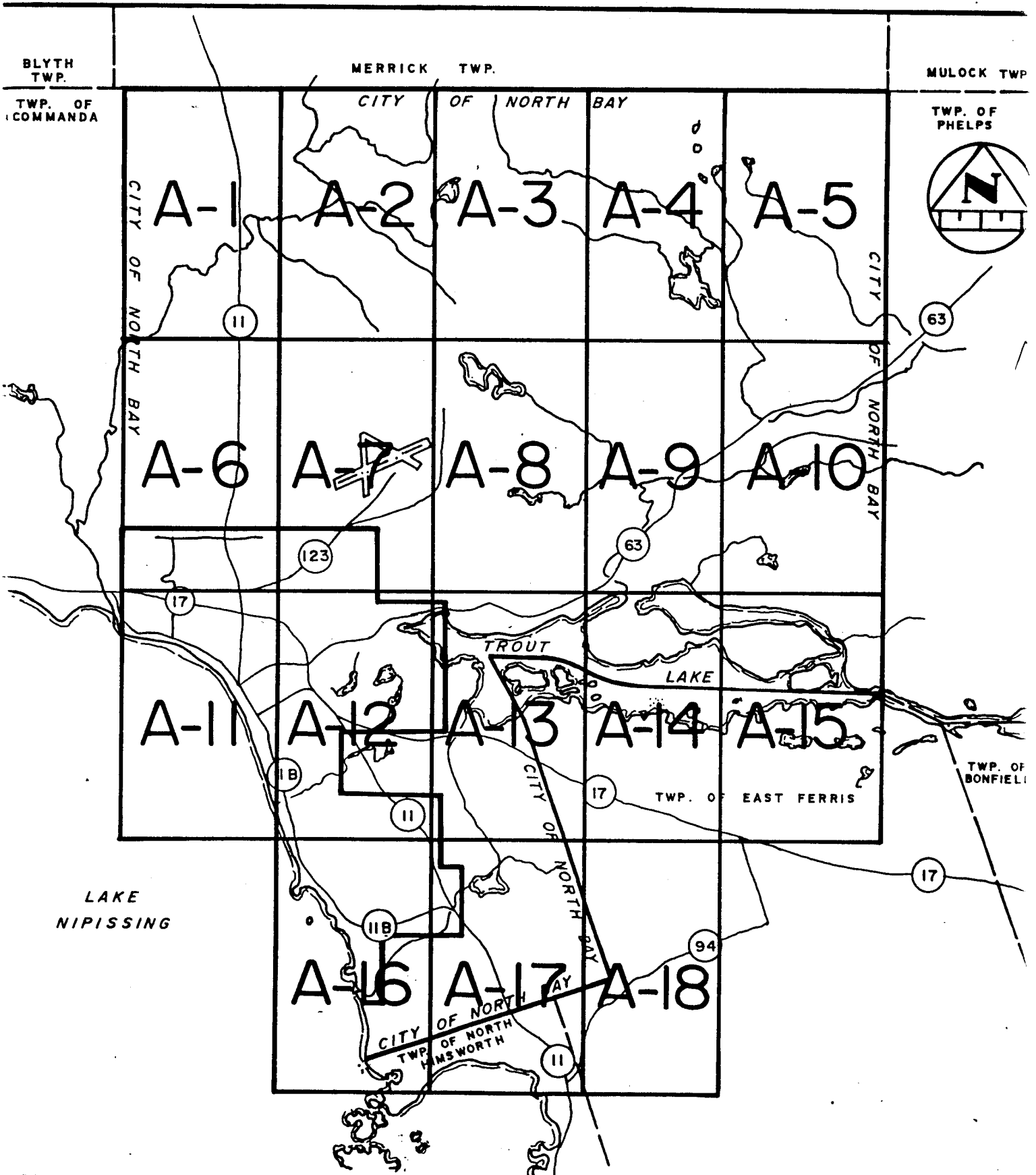
1. In this By-law "development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of substantially increasing the size or usability thereof, or the laying out and establishment of a commercial parking lot or of sites for the location of three or more trailers as defined in Clause (a) of Paragraph 95 of Section 210 of The Municipal Act or of sites for the location of three or more mobile homes as defined in Clause 45(1) of The Planning Act.
2. Those lands outlined in shade on Schedule "A" hereto are hereby designated as Site Plan Control Areas.

3. No person shall undertake any development on any land designated by this By-Law as a Site Plan Control Area until the owner of any such lands in 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) Walls, fences, hedges, trees or shrubs, or other ground-cover or facilities for the landscaping of the lands;
 - (b) Vaults, central storage and collection areas and other facilities and enclosures for the storage of garbage and other waste material;
 - (c) Easements conveyed to the Municipality for the construction, maintenance or improvement of watercourses, ditches and land drainage works;
 - (d) Grading, or alteration in elevation or contour of the land and provision for the disposal of storm and surface water from the land and from any buildings or structures thereon.
4. The Site Plan Control Agreement shall provide for plans and drawings satisfactory to the Council or its delegate.
5. (a) The Zoning Administrator is hereby appointed as the delegate of Council to execute the Site Plan Control Agreement and to approve the said Plans and Drawings on behalf of the Council.
(b) If the Zoning Administrator does not execute a Site Plan Control Agreement within ten (10) days of its submission to him, the Site Plan Control Agreement may be referred by the Owner to the Council at its next regular meeting.
6. This By-Law comes into force and effect upon finally being passed.

READ A FIRST TIME IN OPEN COUNCIL THE 23RD DAY OF JUNE, 1986. 1
READ A SECOND TIME IN OPEN COUNCIL THE 29TH DAY OF SEPTEMBER, 1986. 1
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THE
29TH DAY OF SEPTEMBER, 1986.


MAYOR


CITY CLERK

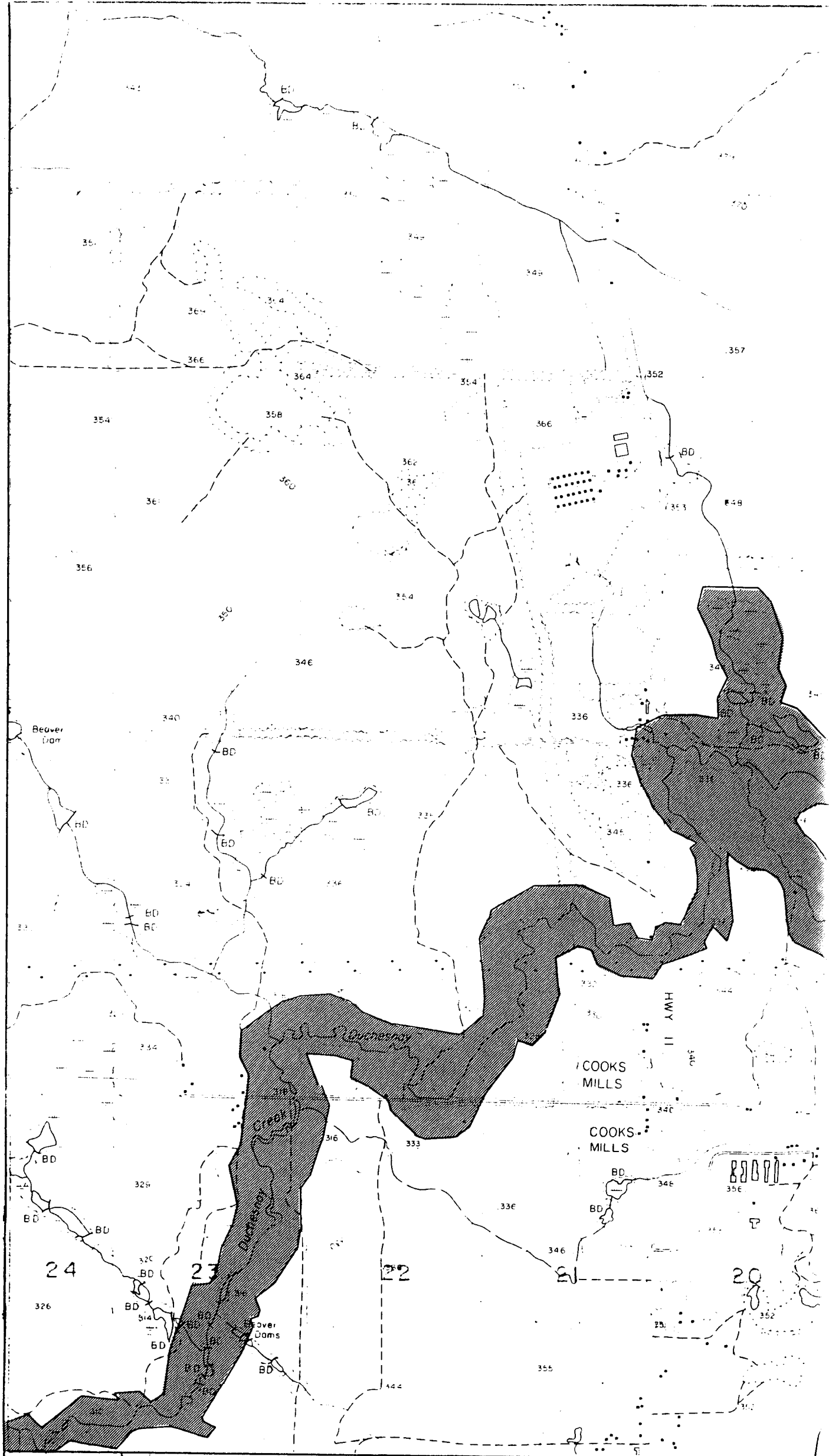


SCHEDULE

A

KEY MAP.

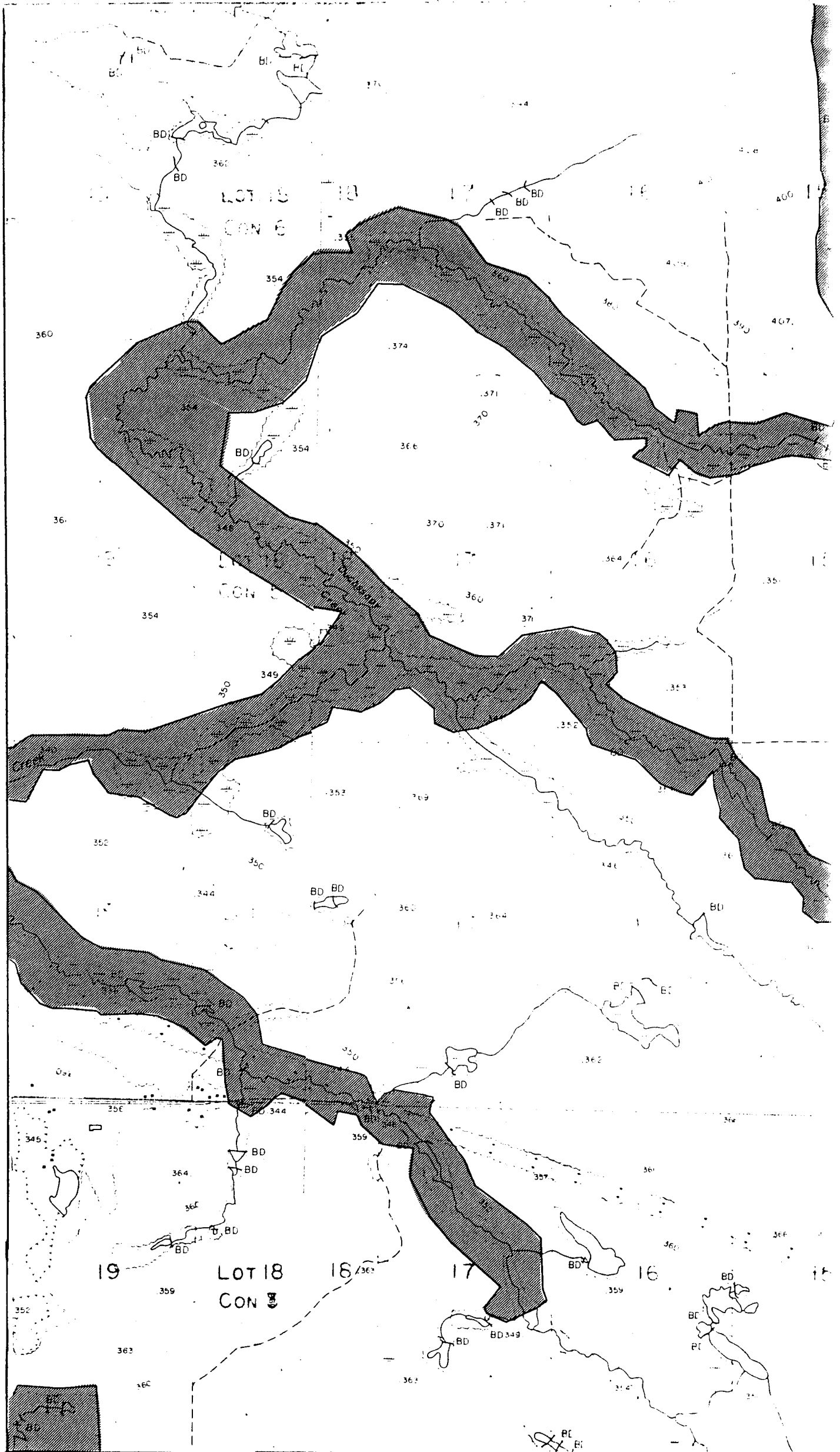
BY LAW NO. 119-86
FLOOD & EROSION AREAS



SCHEDULE

A-1

BY LAW NO. 119-86
FLOOD & EROSION AREAS

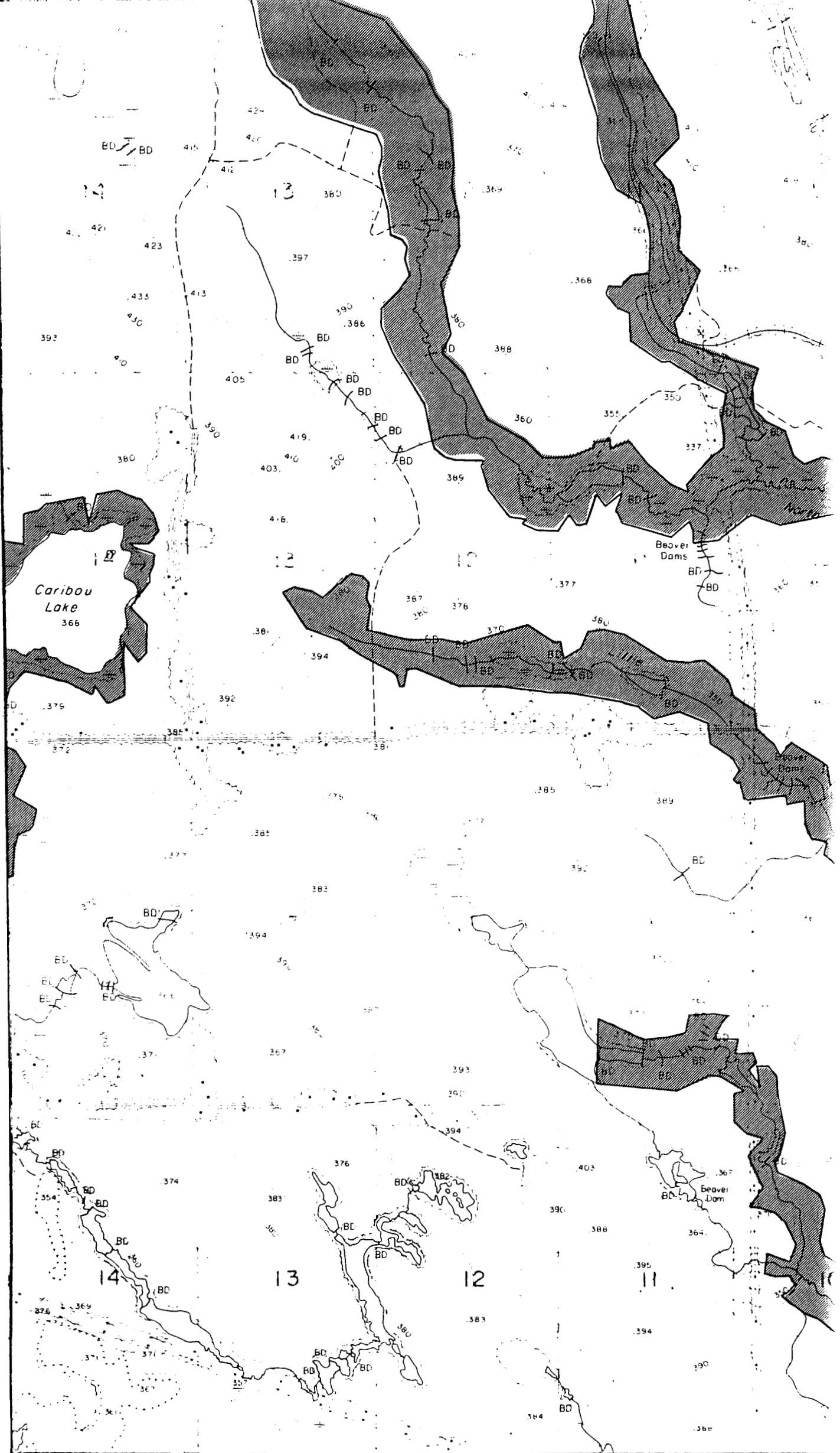


SCHEDULE

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BY LAW NO. 119-86

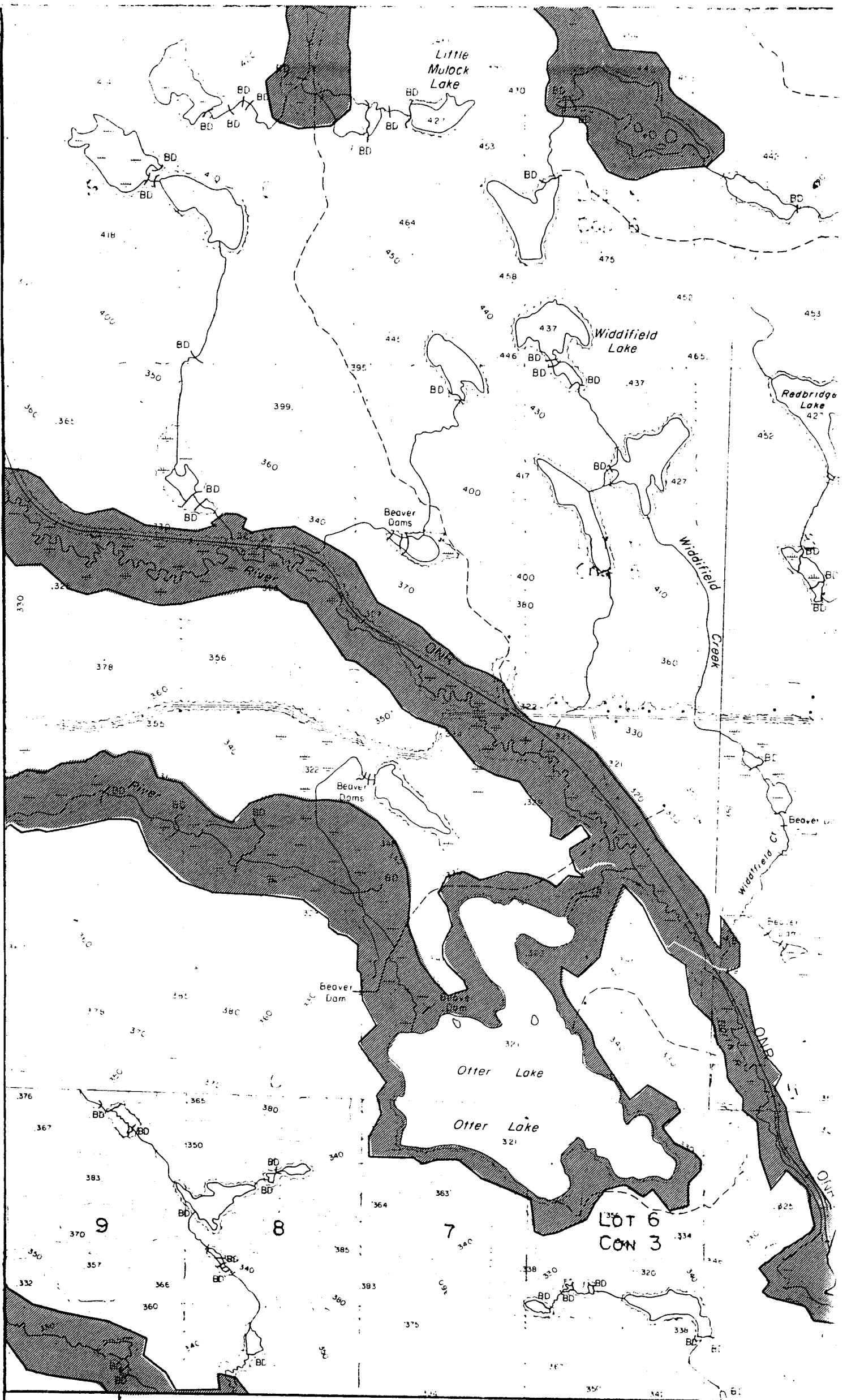
FLOOD & EROSION AREAS



SCHEDULE

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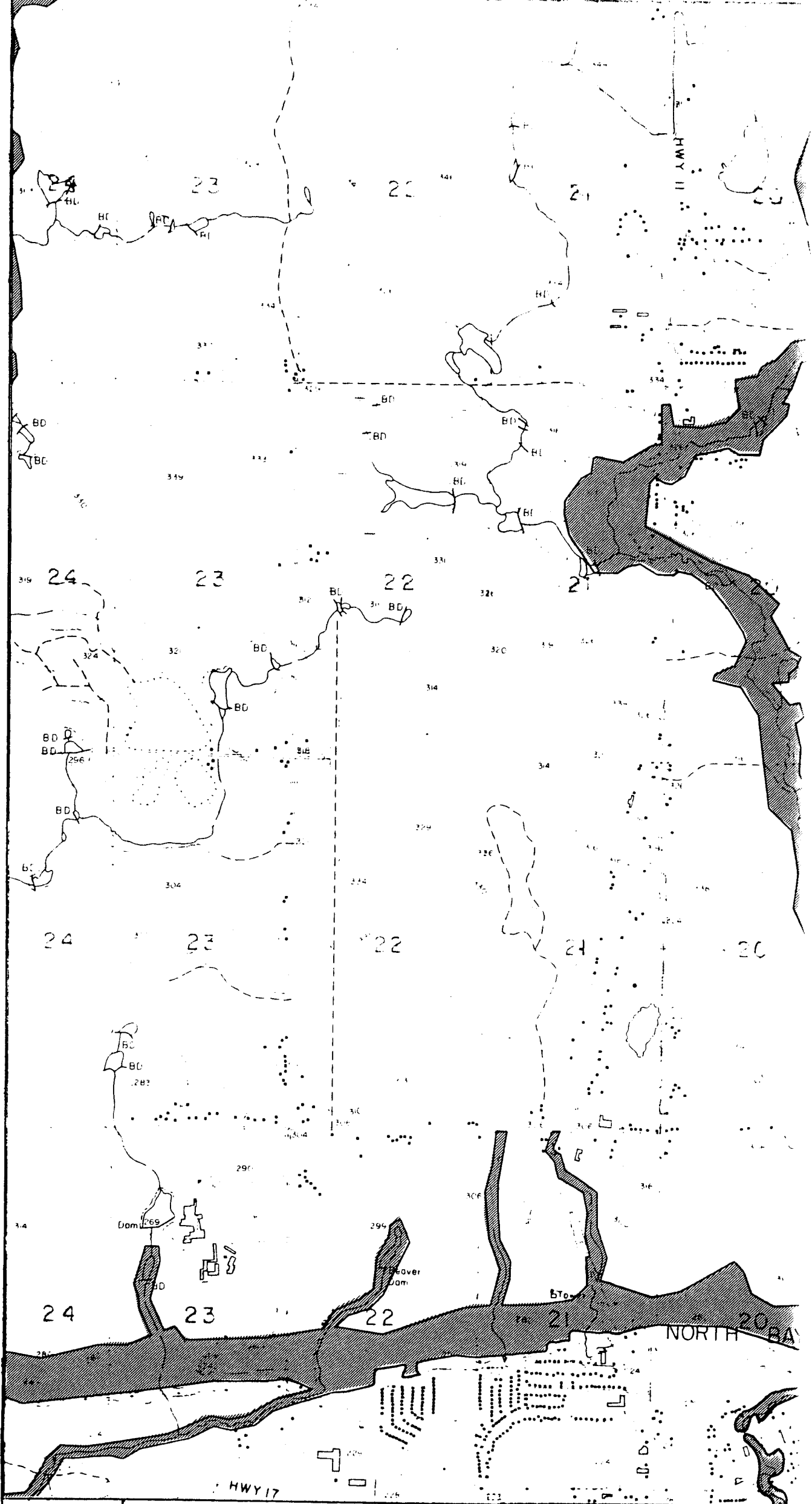
BY LAW NO. 119-86
FLOOD & EROSION AREAS



SCHEDULE

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BY LAW NO. 119-86
FLOOD & EROSION AREAS



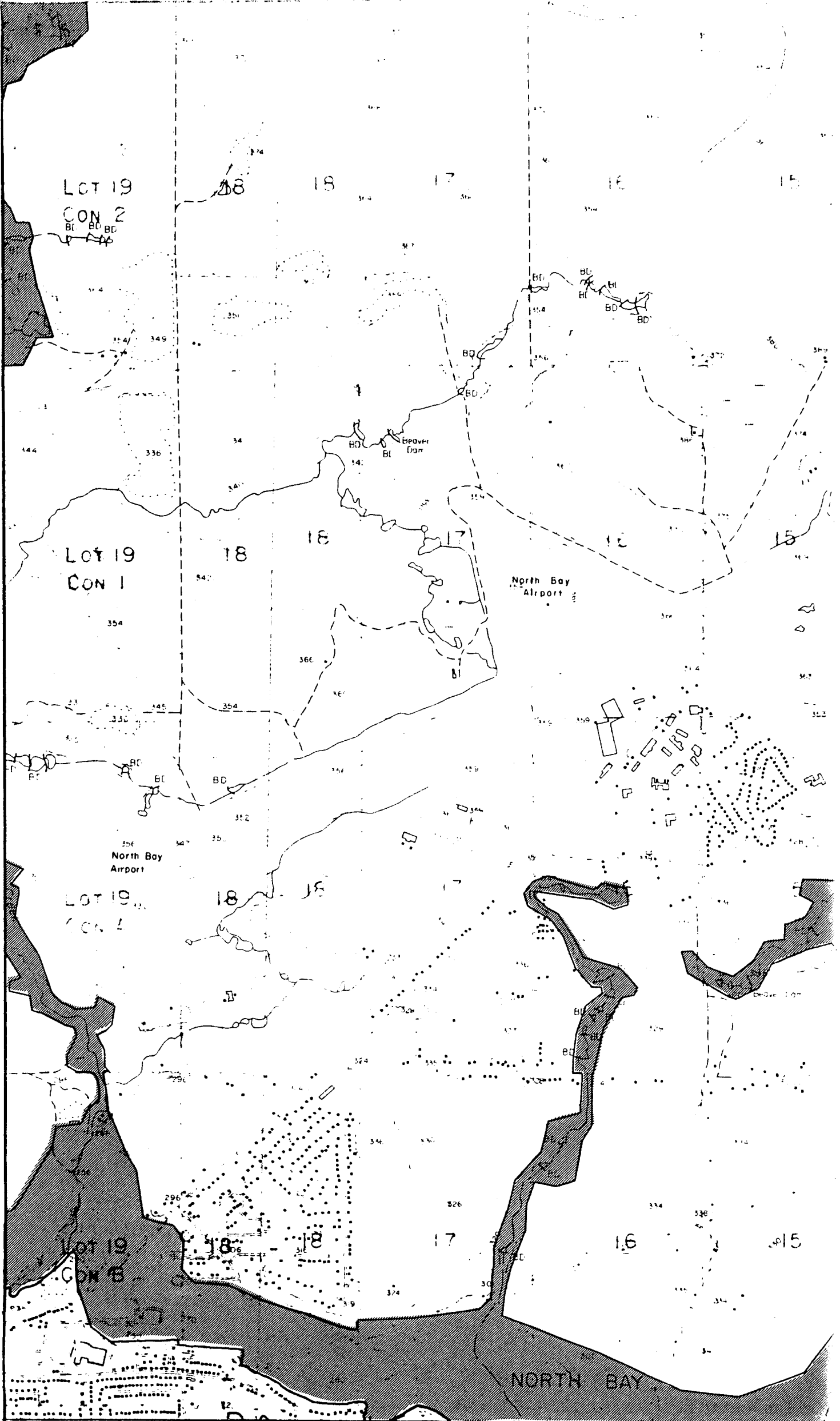
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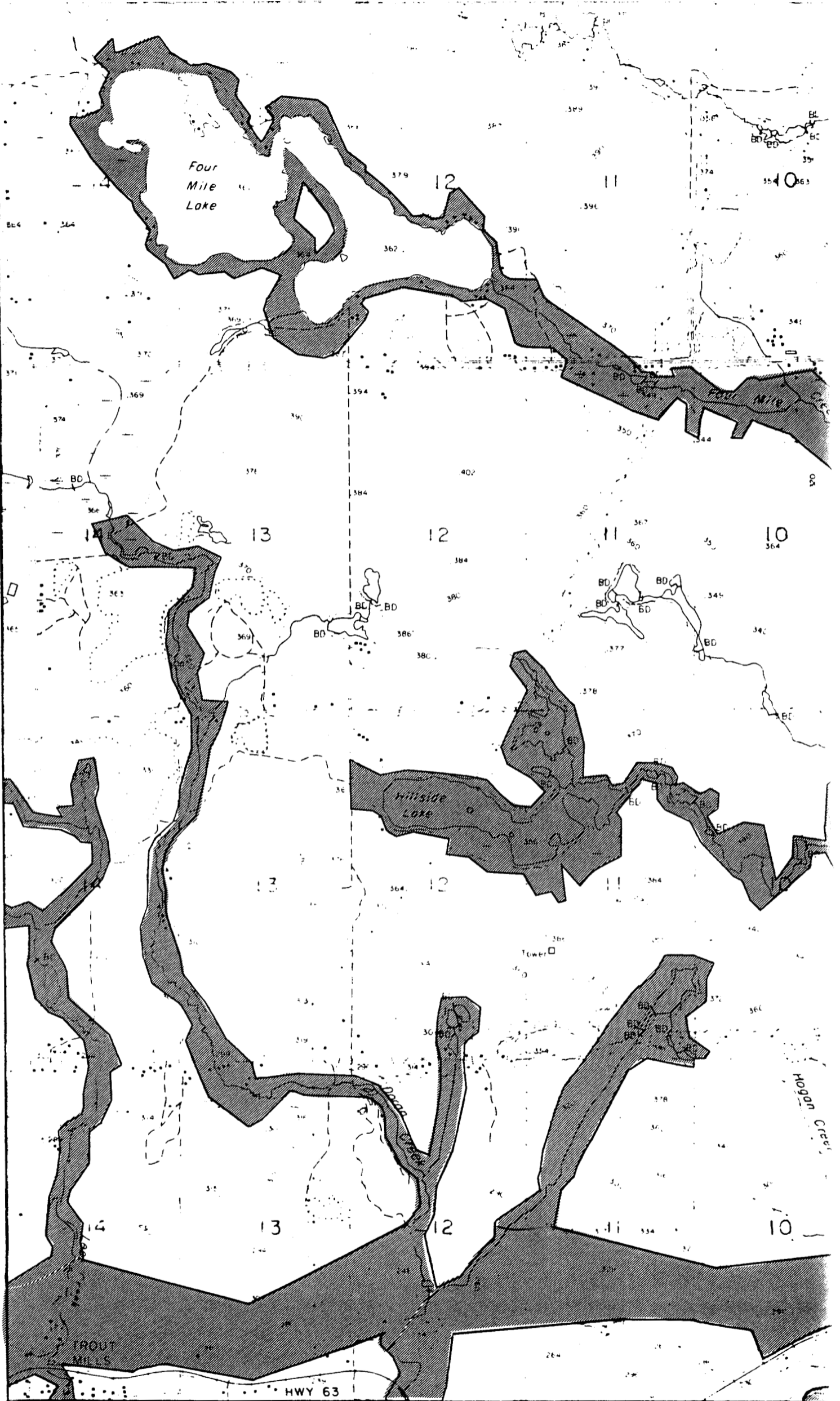
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FLOOD & EROSION AREAS



SCHEDULE
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BY LAW NO. 119-86
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SCHEDULE

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BY LAW NO. 119-86

FLOOD & EROSION AREAS



SCHEDULE
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BY LAW NO. 119-86
FLOOD & EROSION AREAS

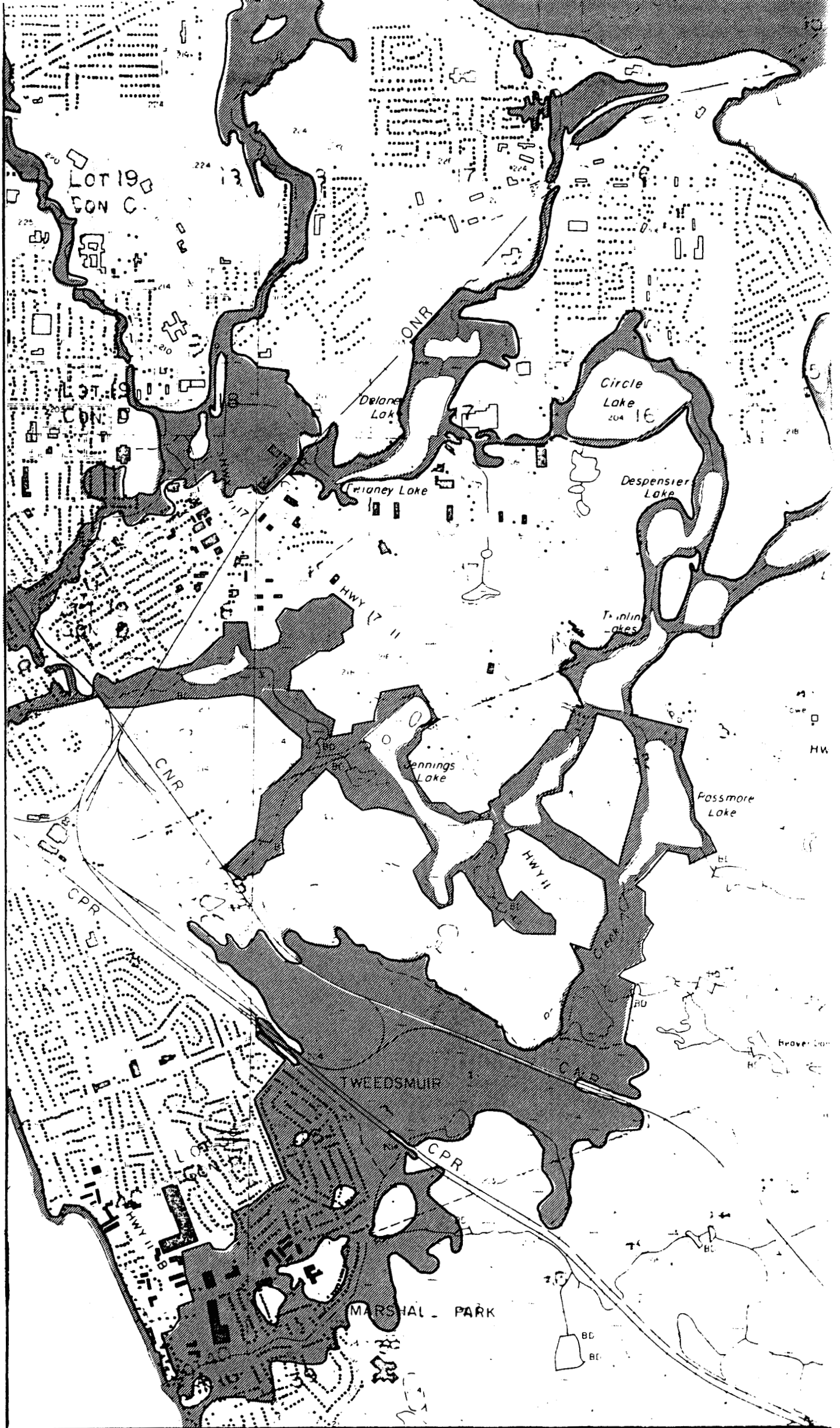


FIRST POINT

Lake Nipissing

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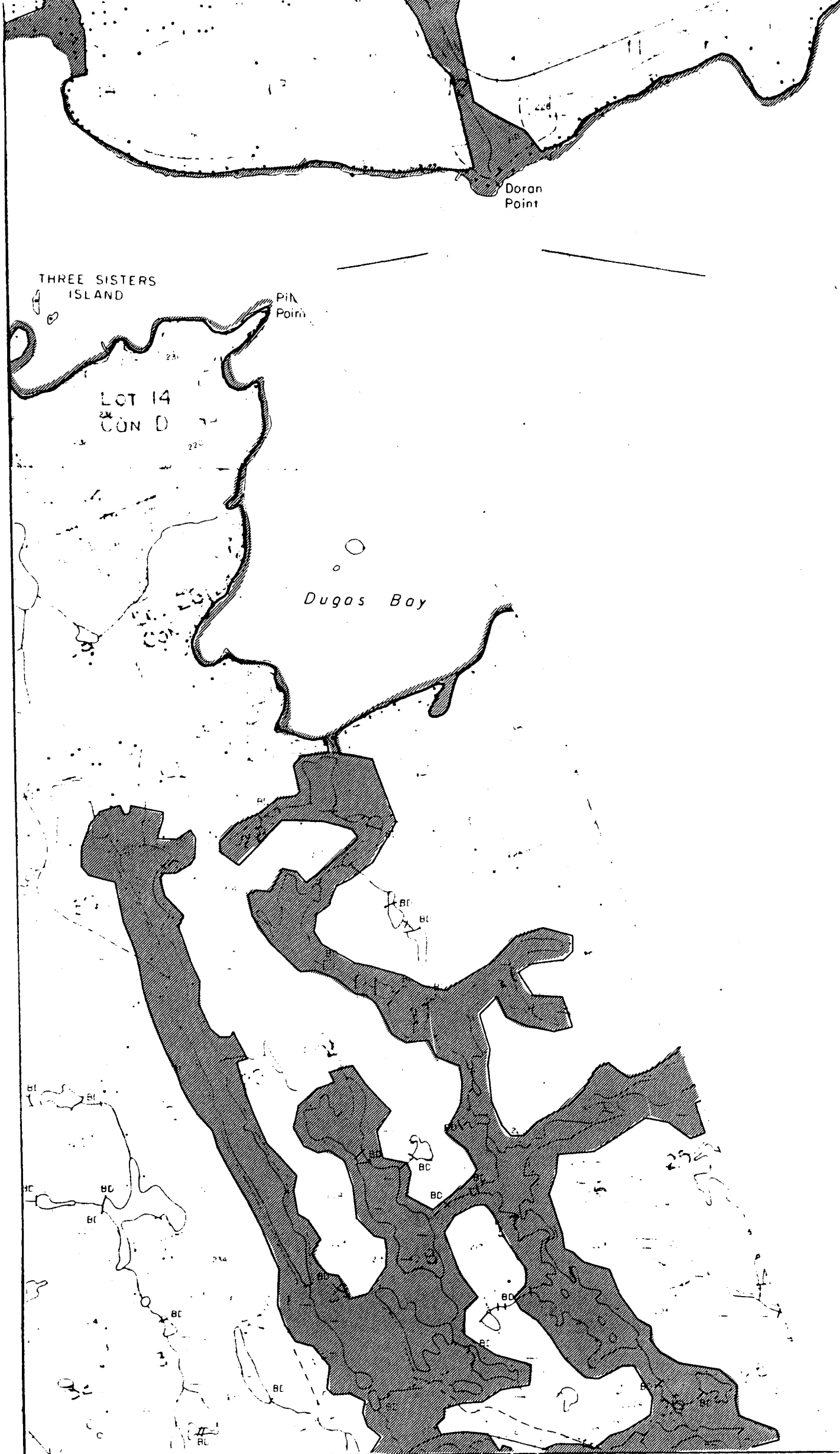
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BY LAW NO. 119-86
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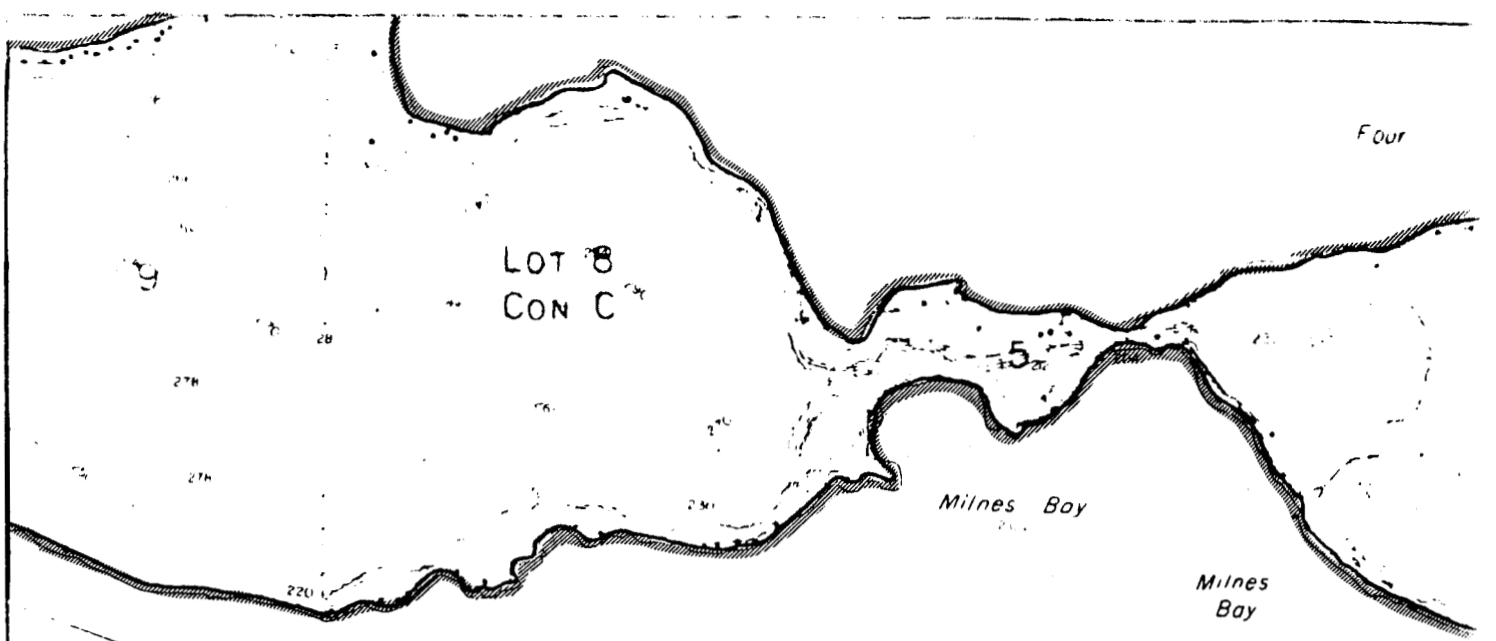


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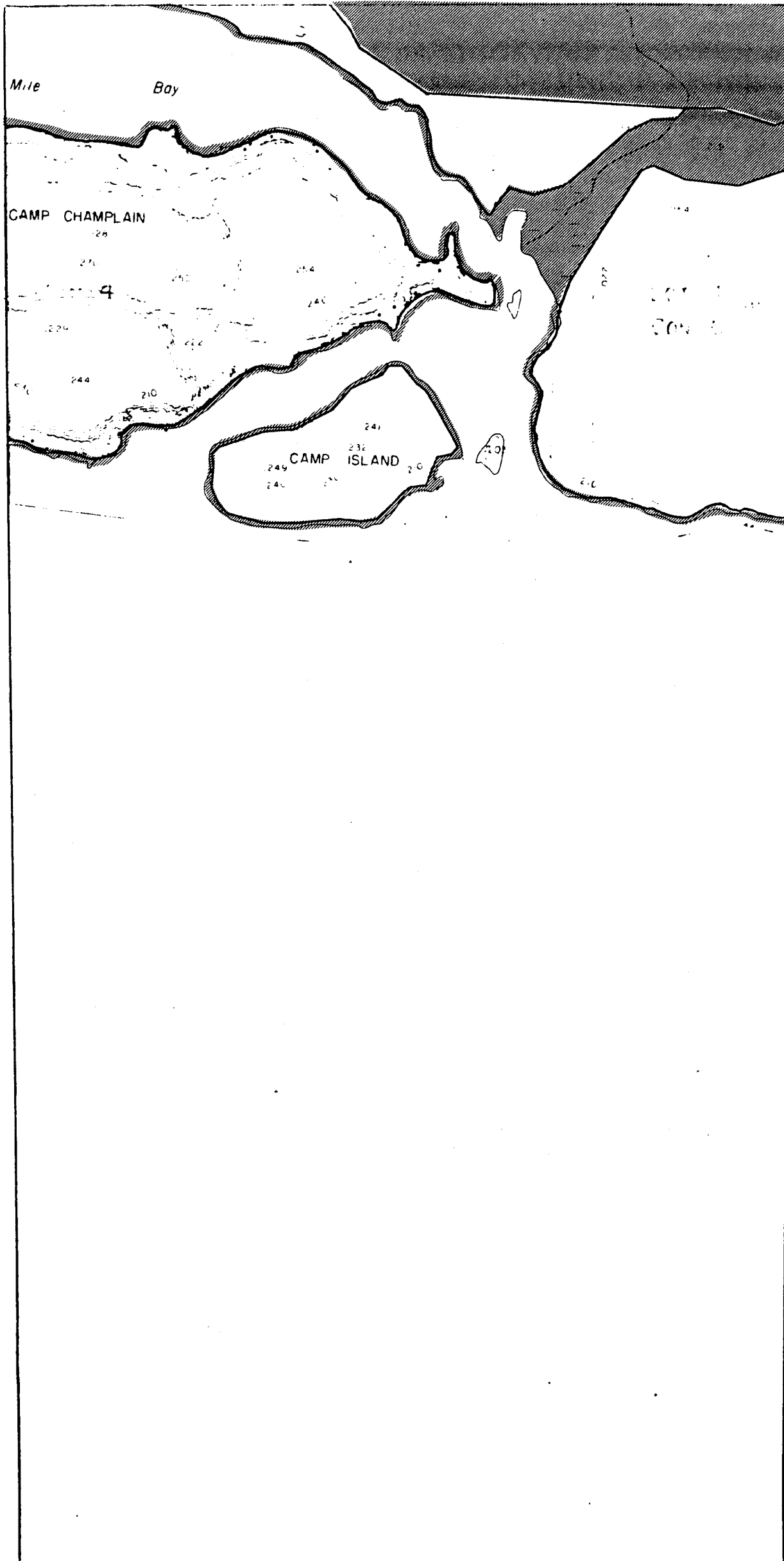
FLOOD & EROSION AREAS



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BY LAW NO. 119-86
FLOOD & EROSION AREAS

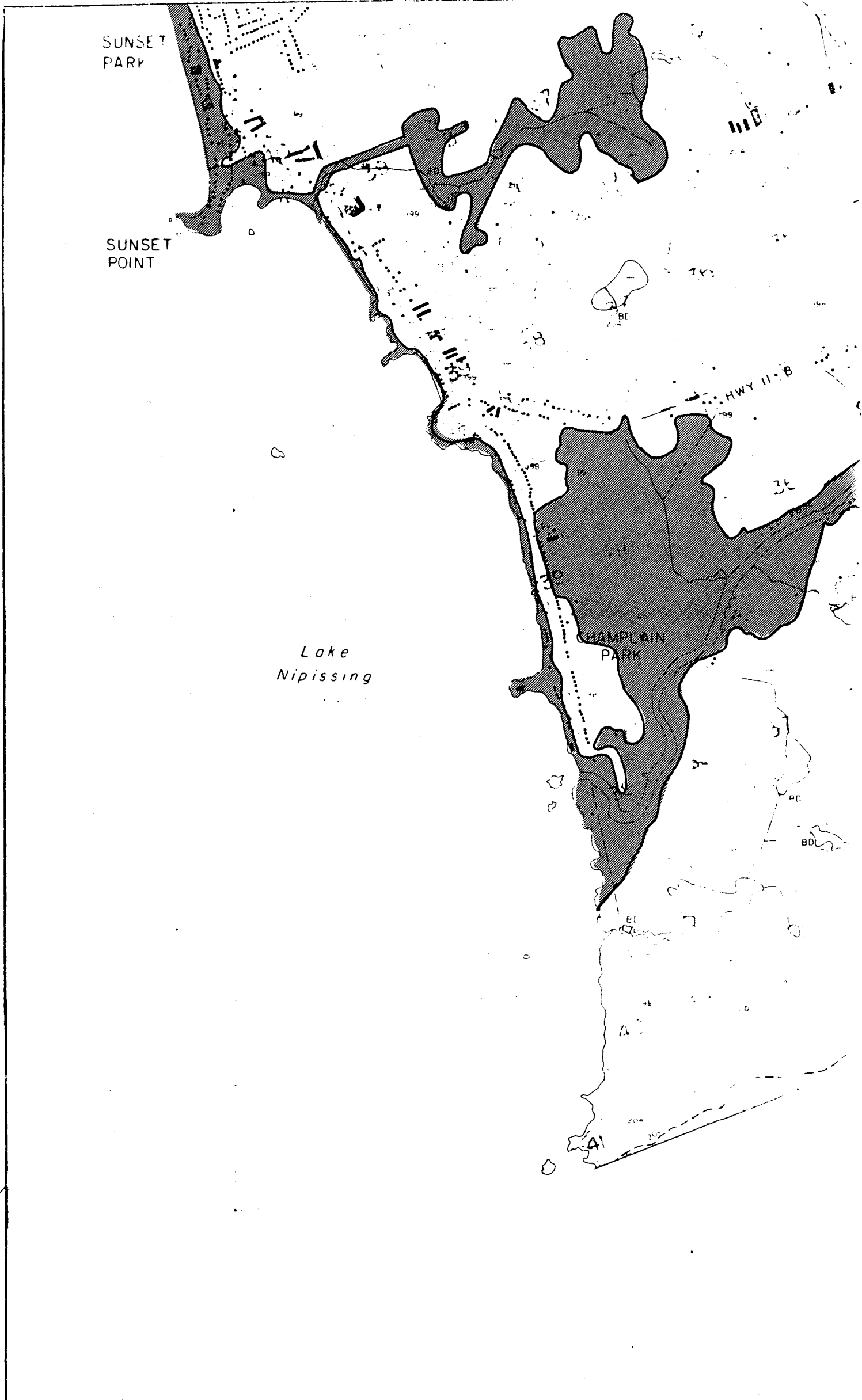


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BY LAW NO. 119-86

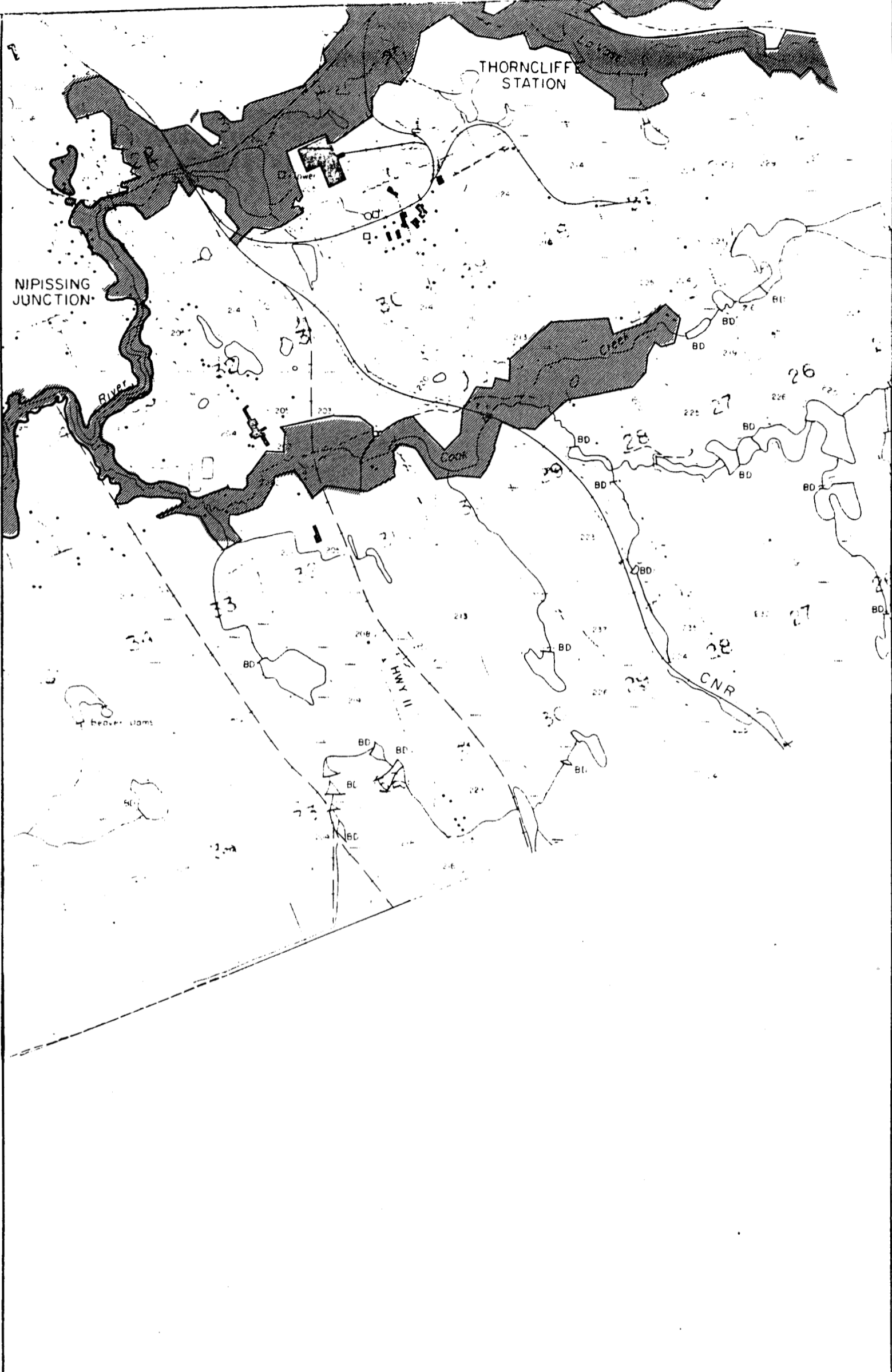
FLOOD & EROSION AREAS



SCHEDULE

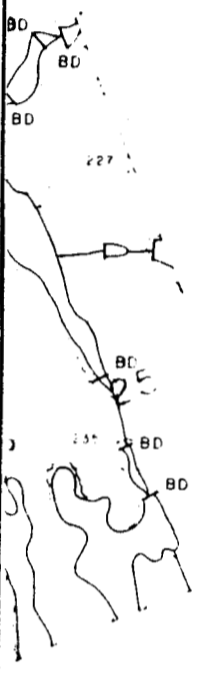
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BY LAW NO. 119-86
FLOOD & EROSION AREAS



SCHEDULE
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BY LAW NO. 119-86
FLOOD & EROSION AREAS



SCHEDULE
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BY LAW NO. 119-86
FLOOD & EROSION AREAS