

The Corporation of the City of North Bay

By Law No. 2025-77

**A By-Law to Designate a Site Plan Control Area on Certain
Lands on Kenreta Drive**

**George Flumerfelt, Girtrude Lang-Flumerfelt, Colin
MacWhirter, Vanessa Herald, 2555897 Ontario Inc. and
Laurentian Heights Limited**

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. 2025-76 to rezone the subject lands to a "Residential First Density (R1)" zone to permit the development of low-density residential units.

Now Therefore the Council of The Corporation of the City of North Bay hereby enacts as follows:

1. That certain parcels of land described in Appendix "A" to By-Law No. 2025-77, 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.
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 owners of the Site Plan Control Area has entered into an agreement with the City 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 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) 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; and
 - 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 City with the owners of the subject lands herein to ensure the provision of all the facilities mentioned in this By-Law, and to impose the standard fee upon the owners 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 owners, its successors, assigns and heirs.
 b) The owners shall authorize the City to exercise the provisions of Section 446 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 owners 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 2nd day of September 2025.

Read a Second Time in Open Council the 2nd day of September 2025.

Read a Third Time in Open Council and Passed this 2nd day of September 2025.

Mayor Peter Chirico

City Clerk Karen McIsaac

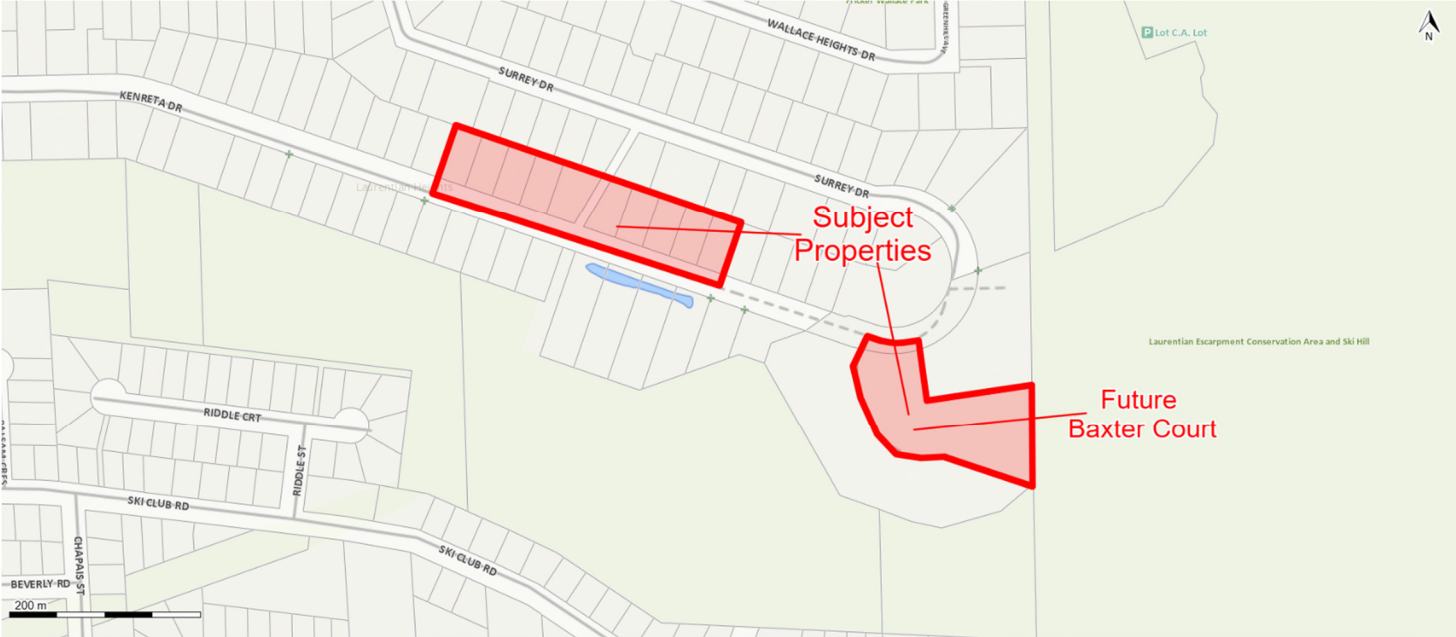
Schedule A

This is Schedule “A”
To By-Law No. 2025-77

Passed the 2nd day of September 2025

Mayor Peter Chirico

City Clerk Karen McIsaac



Appendix A

PIN 49133-0903 (LT)

Lot 18, Plan 36M715; Subject to an Easement in Gross Over Part 9 36R14777 as in BS211261; City of North Bay;

PIN 49133-0904 (LT)

Lot 19, Plan 36M715; Subject to an Easement in Gross over Part 10 36R14777 as in BS211261; City of North Bay

PIN 49133-0931 (LT)

Lot 10, Plan 36M722; City of North Bay

PIN 49133-0932 (LT)

Lot 11, Plan 36M722; City of North Bay

PIN 49133-0933 (LT)

Lot 12, Plan 36M722; City of North Bay

PIN 49133-0934 (LT)

Lot 13, Plan 36M722; City of North Bay

PIN 49133-0935 (LT)

Lot 14, Plan 36M722; City of North Bay

PIN 49133-0936 (LT)

Lot 15, Plan 36M722; City of North Bay

PIN 49133-0937 (LT)

Lot 16, Plan 36M722; City of North Bay

PIN 49133-0938 (LT)

Lot 17, Plan 36M722; City of North Bay

PIN 49133-0947 (LT)

Part South Half LOT 18 Concession B Widdifield; Subject to an Easement in Gross as in BS141848; Subject to an Easement as in LT71031; Subject to an Easement as in LT75726; Subject to an Easement Over Part 8, 36R-15242 as in BS237692; City of North Bay