

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

**BY-LAW NO. 2004-26**

**A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA  
ON CERTAIN LANDS ON COOKS MILL ROAD  
(DR. LARRY WOODWARD – COOKS MILL ROAD)**

**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. 2004-25 to rezone the subject lands to a "Rural Commercial Special Zone No. 16 (RC Sp. 16)" to permit the development of a seasonal camping establishment.

**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 3, West ½ Lot 23 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 No. 1, 2, 3 and 4 on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council provided that:
  - a) the main building shall be maintained by the owner as set out as Item No. 1 on Schedule "B";
  - b) not more than twenty seasonal camping sites shall be maintained by the owner as set out as Item No. 2 on Schedule "B";
  - c) ingress and egress shall be provided and maintained by the owner as set out as Item No. 3 on Schedule "B"; and
  - d) A vegetative buffer not less than 30 metres shall be maintained adjacent to Cooks Mills Road as set out as Item No. 4 on Schedule "B".
- 3) As a condition of approval, a vegetative buffer of not less than thirty (30) metres shall be maintained along Duchesnay Creek and its tributaries.

- 4) As a condition of approval the owner shall convey to the City a 10.0 metre wide strip of land, directly abutting the concession line separating Concessions 3 and 4, along the travelled portion of Cooks Mills Road for the use by the City in the establishment of a Municipal road allowance.
- 5) As a condition of approval, the applicant will be required to obtain all required approvals from the North Bay-Mattawa Conservation Authority or the appropriate regulatory authority, for the installation of the well and septic system on the property.
- 6) 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, 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;
  - g) adequate water supply for fire fighting purposes.
- 7) 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 of \$500.00 upon the owner for preparation.

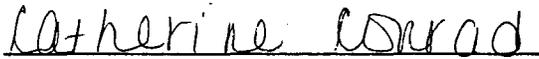
- b) The said Agreement may be registered against the lands to which it applies and the City may enforce the provisions of the Registry Act or any successor legislation thereto and The Land Titles Act or any successor legislation thereto against any and all subsequent owners of the land.
- 8)
  - a) 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.
- 9) This By-law comes into force and effect upon being finally passed.

READ A FIRST TIME IN OPEN COUNCIL THE 26 DAY OF JANUARY 2004.  
READ A SECOND TIME IN OPEN COUNCIL THE 26 DAY OF JANUARY 2004.  
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 26 DAY  
OF JANUARY 2004.



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MAYOR



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CITY CLERK

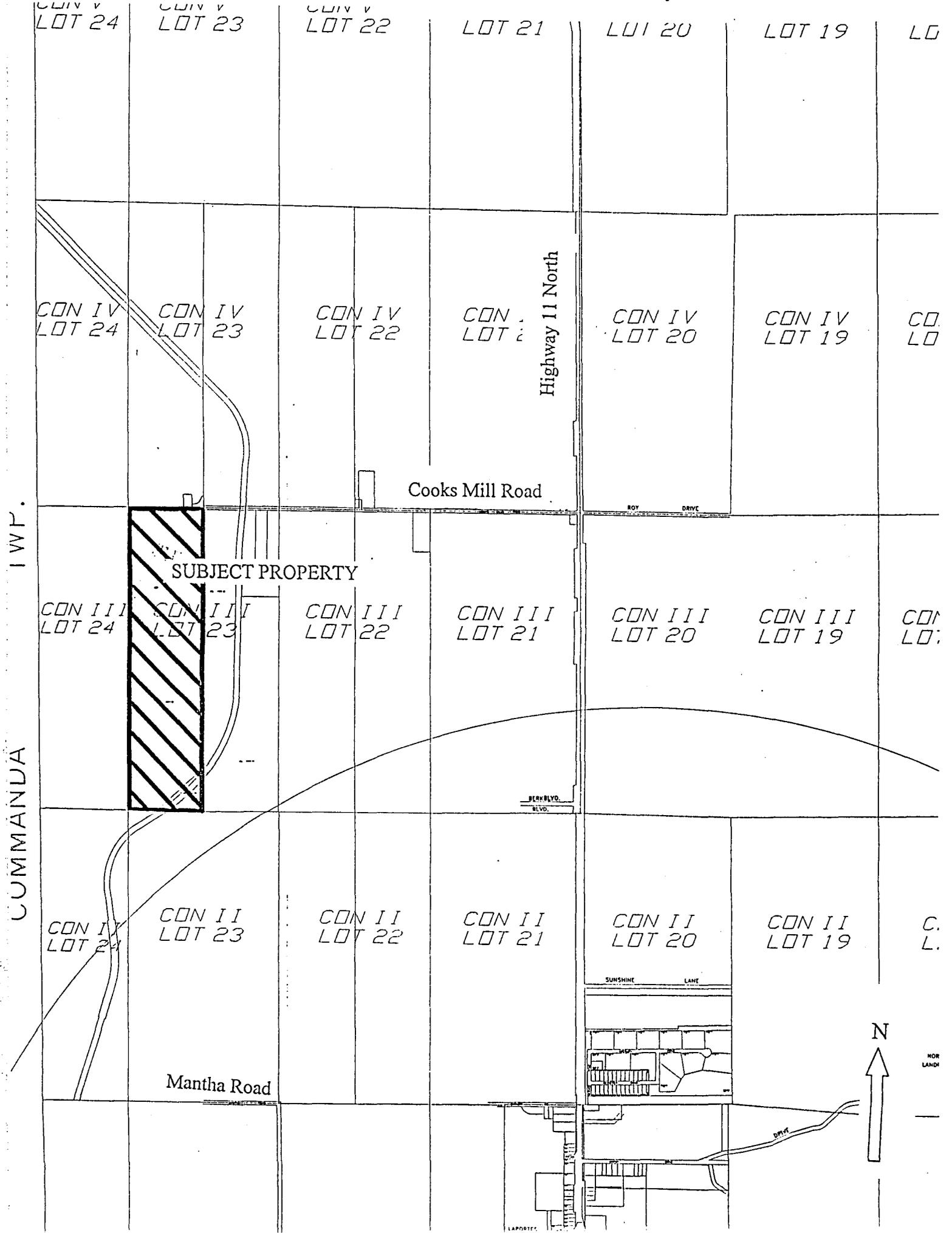
This is Schedule "A"

To By-Law No. 2004-26

Passed the 26th day of January  
2004.

Mayor 

Catherine Conrad  
City Clerk



This is Schedule "B"

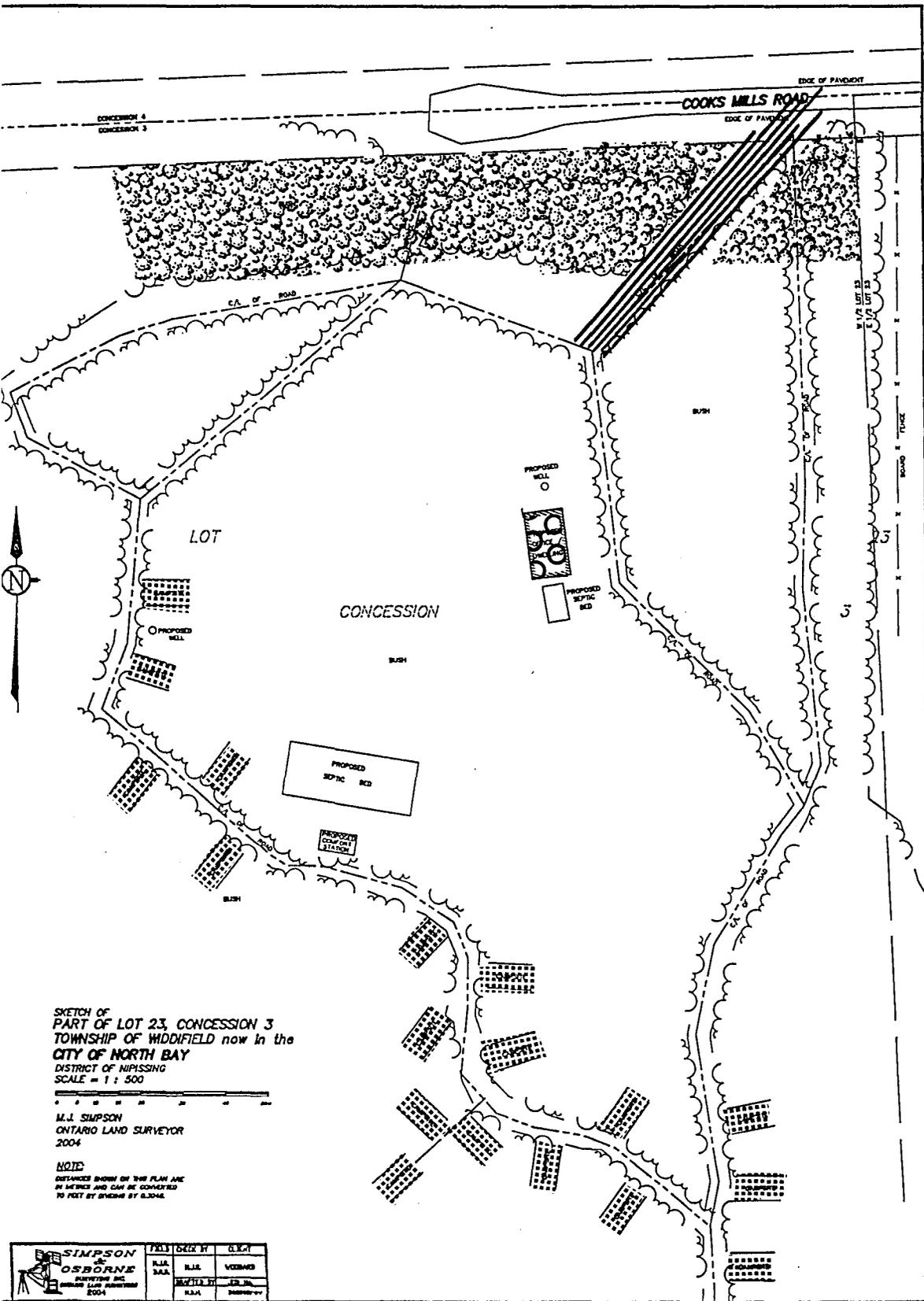
To By-Law No. 2004-26

Passed the 26th day of January

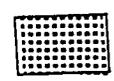
2004.

Mayor

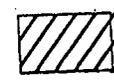
Catherine Conrad  
City Clerk



Item No. 1



Item No. 2



Item No. 3



Item No. 4