

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 88-98

**A BY-LAW TO DESIGNATE A SITE PLAN CONTROL
AREA ON CERTAIN LANDS ON REGINA STREET
(ONTARIO NORTHLAND TRANSPORTATION
COMMISSION - 1333 REGINA 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 Clerk the authority to enter into an agreement respecting the matters referred to herein;

AND WHEREAS Council intends to pass By-law No. 87-98 to rezone the subject lands to a "Light Industrial Three (M3)" zone to permit a variety of light industrial uses;

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 Plan M-189, Part Lots 639 to 641, Part Lot 645 and Lot 646, Plan 36R-2858, Part 3, part of the laneway abutting Lots 639 and 640, Plan M-189 and Plan 81, Part Lots 82 and 83 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 1 and 2 on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council provided that:
 - a) ingress and egress shall be provided and maintained as set out as Item No. 1 on Schedule "B";
 - b) a privacy fence being not less than 2.5 metres in height shall be provided and maintained as set out as Item No. 2 on Schedule "B".
- 3) As a condition of approval the owner agrees to prepare a stormwater management plan for the subject lands. Said stormwater management plan and any resulting alterations to the subject property shall occur to the satisfaction of and at no expense to the Municipality.
- 4) As a condition of approval the owner agrees to prepare a lot grading plan. Said lot grading plan and any resulting alterations to the subject property shall occur to the satisfaction of and at no expense to the Municipality.

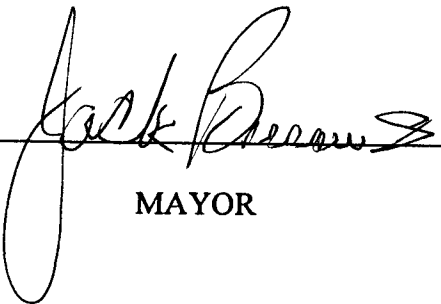
- 5) As a condition of approval of buildings and structures referred to in Section 2 hereof, no building or structure shall be erected, constructed, or placed on said Site Plan Control Area until the owner of the Site Plan Control Area has entered into an agreement with The Corporation of the City of North Bay respecting the provisions, to the satisfaction of and at no expense to the Municipality 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) improvement of water supply to meet current Fire Code standards for firefighting capacity.
- 6) 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 \$250.00 upon the owner for preparation and registration of the agreement.
- 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 and The Land Titles Act against any and all subsequent owners of the land.
- 7) a) The said Agreement shall be binding on the owner, its successors and assigns.

8) This By-law comes into force and effect upon being finally passed.

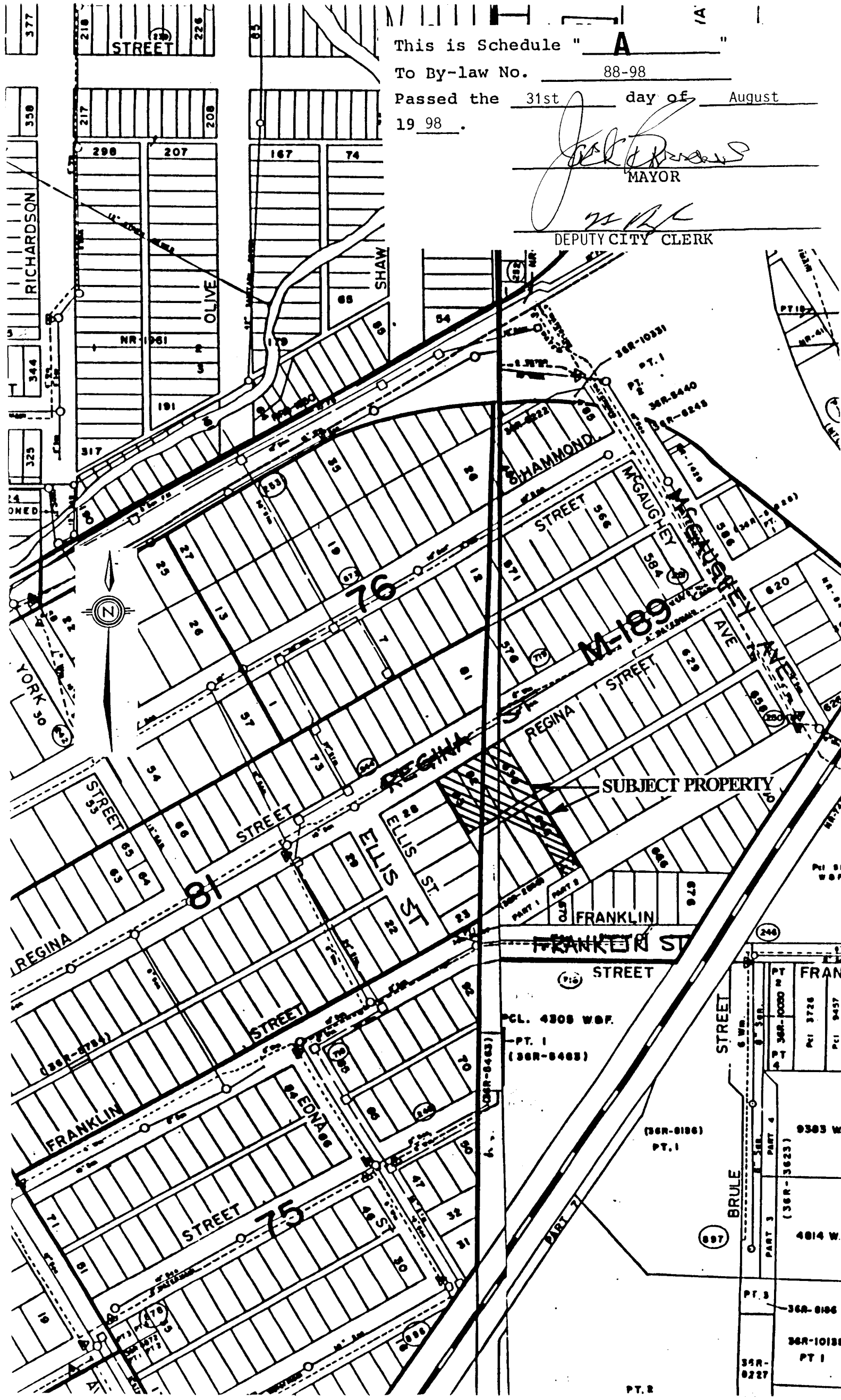
READ A FIRST TIME IN OPEN COUNCIL THE 13th DAY OF July
199 8.

READ A SECOND TIME IN OPEN COUNCIL THE 31st DAY OF August
1998.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 31st DAY
OF August 199 8.


MAYOR


DEPUTY CITY CLERK



This is Schedule " A "

To By-law No. 88-98

Passed the 31st day of August 19 98 .

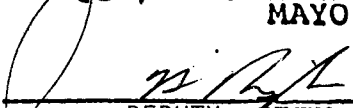
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MAYOR

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DEPUTY CITY CLERK

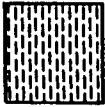
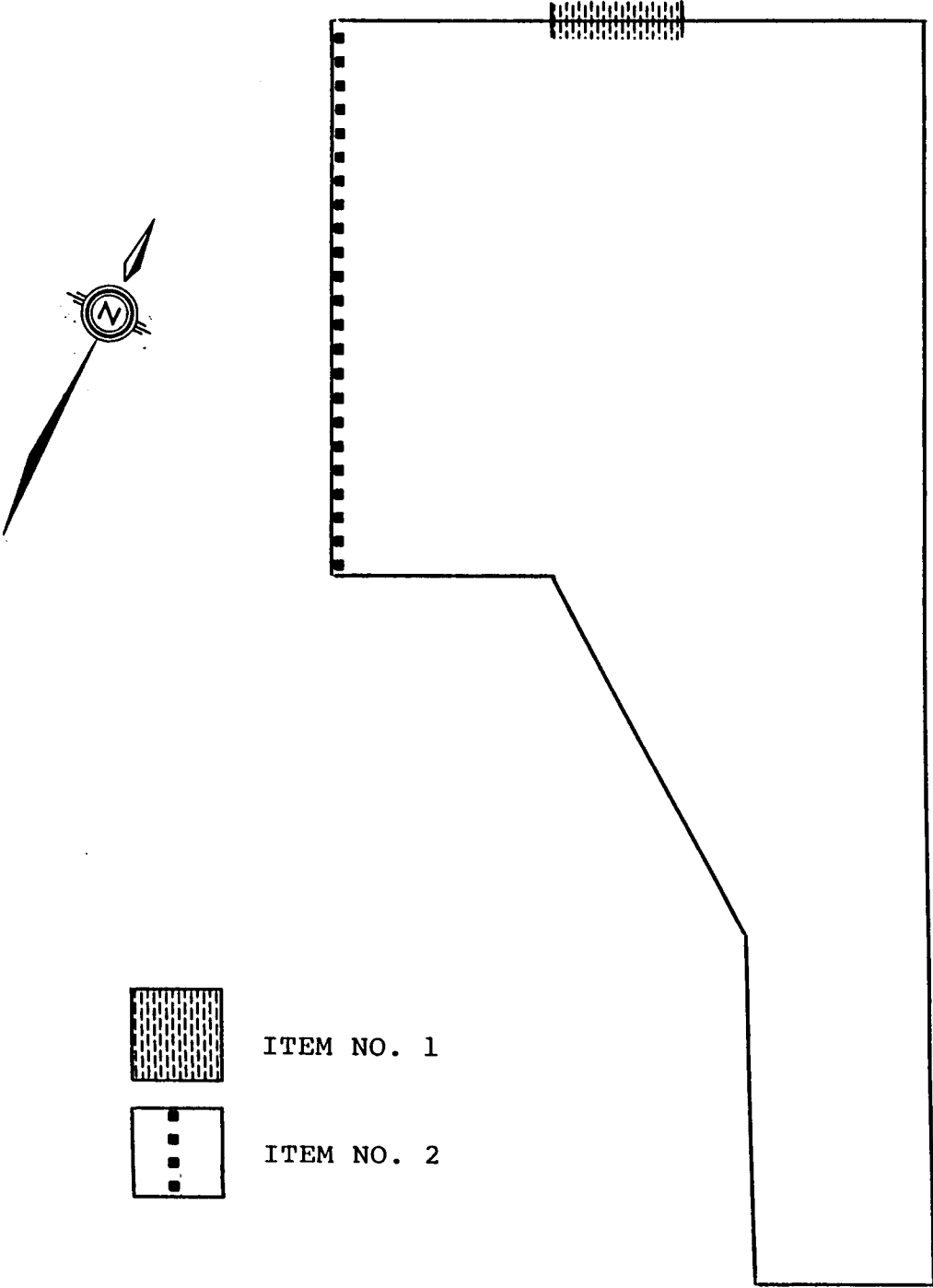
This is Schedule " B "

To By-law No. 88-98

Passed the 31st day of August
19 98.


MAYOR

DEPUTY CITY CLERK

REGINA STREET



ITEM NO. 1



ITEM NO. 2

0 40
FEET