

The Corporation of the City of North Bay

By Law No. 2015-119

A By-law to Designate a Site Plan Control Area on Certain Lands on Thompson Avenue

Nu-North Development Ltd.

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. 2015-118 to rezone portions of the subject lands to a "Residential Sixth Density (R6)" zone and a "Residential Multiple First Density (RM1)" zone to permit the construction of residential units.

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

- 1) That certain parcel of land which is more particularly described in Appendix "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 the owner agrees to provide a storm water management plan which shall include a lot grading plan for the subject property. Said storm water management plan and any resulting alteration to the subject lands shall occur to the satisfaction of the City Engineer and at no expense to the City.

- 4) 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 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) 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; and
 - g) adequate water supply for fire fighting purposes.
- 5)
 - 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 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 \$1,800 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.
- 6)
 - 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

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 owner of a condition of this agreement.

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

Read a First Time in Open Council the 19th Day of October 2015.

Read a Second Time in Open Council the 19th Day of October 2015.

Read a Third Time in Open Council and Passed this 19th Day of October 2015.

Mayor, Allan McDonald

Deputy City Clerk Karen McIsaac

C01 / SPCA BY-LAW #2015-119 / 2015 ZBLA File #859 / 0 Thompson Avenue / Nu-North Development Ltd.

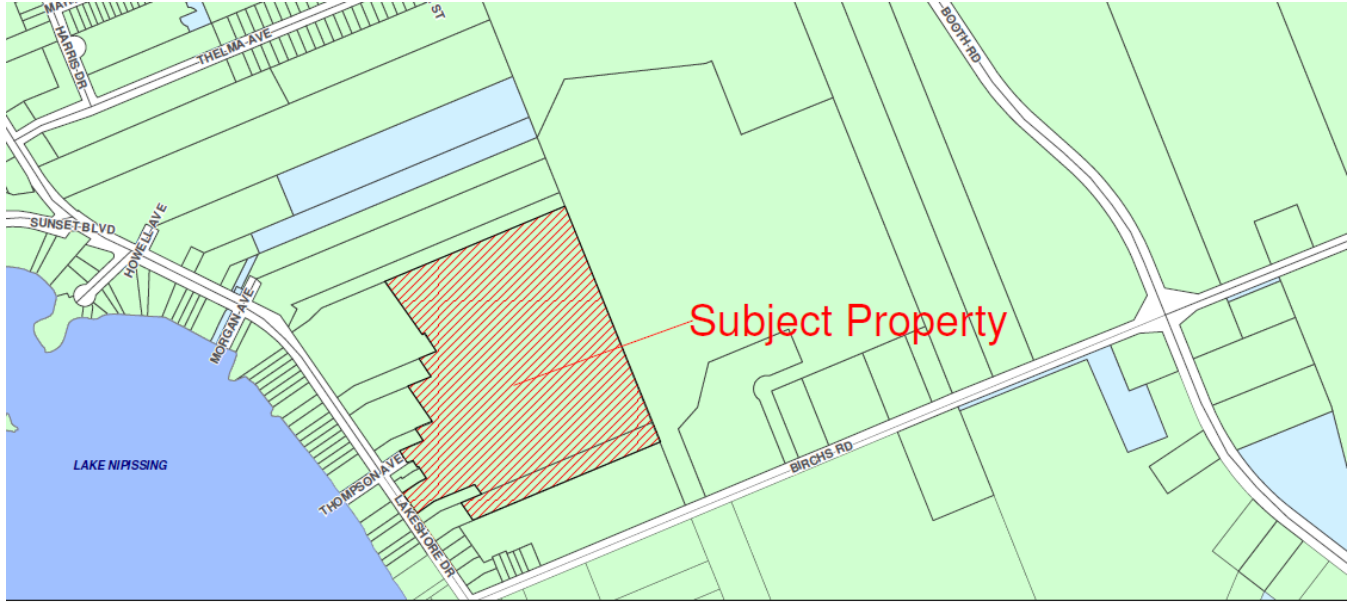
Schedule A

This is Schedule "A"
To By-law No. 2015-119

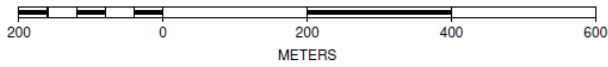
Passed the 19th Day of October, 2015

Mayor Allan McDonald

Deputy City Clerk Karen Mclsaac



SCALE 1 : 7,181



N



Appendix A

PIN # 49175-0096

Parcel 13468 Widdifield & Ferris
Part Lot 39, Concession 15
West Ferris
designated as Parts 5, 6, 7 & 8 on Plan 36R3950
North Bay
District of Nipissing

PIN # 49175-0101

Parcel 2565 Widdifield & Ferris
Part Lot 39, Concession 15
West Ferris, as in LT50936, Except LT72085, S/T LT95914 as amended by LT319115
North Bay
District of Nipissing

PIN # 49175-0103

Parcel 2555 Widdifield & Ferris
Part Lot 39, Concession 15
West Ferris, as in LT50801, Except Part 1 on Plan 36R6129, S/T LT95914 as amended
by LT319115
North Bay
District of Nipissing

PIN # 49175-0104

Parcel 2740 Widdifield & Ferris
Part Lot 39, Concession 15
West Ferris, as in LT52645, Except Part 2 on Plan 36R6129, S/T LT95914 as amended
by LT319115
North Bay
District of Nipissing

PIN # 49175-0106

Parcel 14399 Widdifield & Ferris
Part Lot 39, Concession 15
West Ferris, Parts 2, 3 & 4 on Plan 36R4722, S/T LT98658 as amended by LT319115
North Bay
District of Nipissing

PIN # 49175-0108

Parcel 13351 Widdifield & Ferris
Part Lot 39, Concession 15
West Ferris, Parts 9, 10 & 11 Plan 36R3950, S/T Part 11, 36R3950 as in LT169486 S/T
Part 1 Plan NR459 as in
LT92922 and LT140499 S/T LT95919 as amended by LT319115
North Bay
District of Nipissing

PIN # 49175-0111

Parcel 2916 Widdifield & Ferris
Firstly: Lot 327, Plan M203, West Ferris
Lot 328, Plan M203 West Ferris
Secondly: Part Lot 39, Concession 15 West Ferris
as in LT53972, Except LT54309, Parts 1 & 2 on Plan NR40
& SRO LT56976, S/T LT96384 as amended by LT319115
North Bay
District of Nipissing

PIN # 49175-0442

Part Lot 328, Plan M203, West Ferris
Part Lot 329, Plan M203 West Ferris
Part Lot 330, Plan M203 West Ferris
Part of Lot 39, Concession 15 West Ferris
S/T LT98442 as amended by LT319115
North Bay
District of Nipissing

PIN # 49175-0115

Parcel 13352 Widdifield & Ferris
Part Lot 39, Concession 15
West Ferris
designated as Part 12 on Plan 36R3950 S/T LT98443
as amended by LT319115
North Bay,
District of Nipissing

PIN # 49175-0440

Lot 331, Plan M203 West Ferris
Part Lot 39, Concession 15
West Ferris
As in LT53423 Except Part 6 on Plan 36R13416 &
SRO LT56976 S/T LT97134 as amended by LT319115
North Bay,
District of Nipissing