

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 111-88

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA ON CERTAIN LANDS ON AIRPORT ROAD (CUTSEY BUSINESS SYSTEMS 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 40 of The Planning Act;

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 the Council intends to pass By-Law No. 110-88 to rezone subject lands to a "Light Industrial One (M.1)" Zone to permit the construction of an industrial building;

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 Parcel 3542 W & F in The City of North Bay which lands are more particularly described on Schedule "A" attached hereto, is hereby designated as 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 1,2,3, & 4 on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council provided that:
 - (A) The construction of a one (1) storey industrial building shall be provided and maintained as set out as Item No. 1 on Schedule "B";
 - (B) Parking for employees and visitors consisting of not less than nineteen (19) spaces shall be provided and maintained as set out as Item No. 2 on Schedule "B";
 - (C) Vehicular ingress and egress for the subject property shall be provided and maintained as set out as Item No. 3 on Schedule "B";
 - (D) A four and five-tenths (4.5) metre coniferous and deciduous planting strip along the southerly and easterly property boundaries shall be provided and maintained as set out as Item No. 4 on Schedule "B".

3. As a condition of the approval of buildings and structures referred to in Section 2 hereof, no building or structure shall be erected, constructed or placed on the 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 provision, 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.

4. (A) The Mayor and Clerk are hereby authorized upon the recommendation of the Director of Planning and Development 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.

(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.

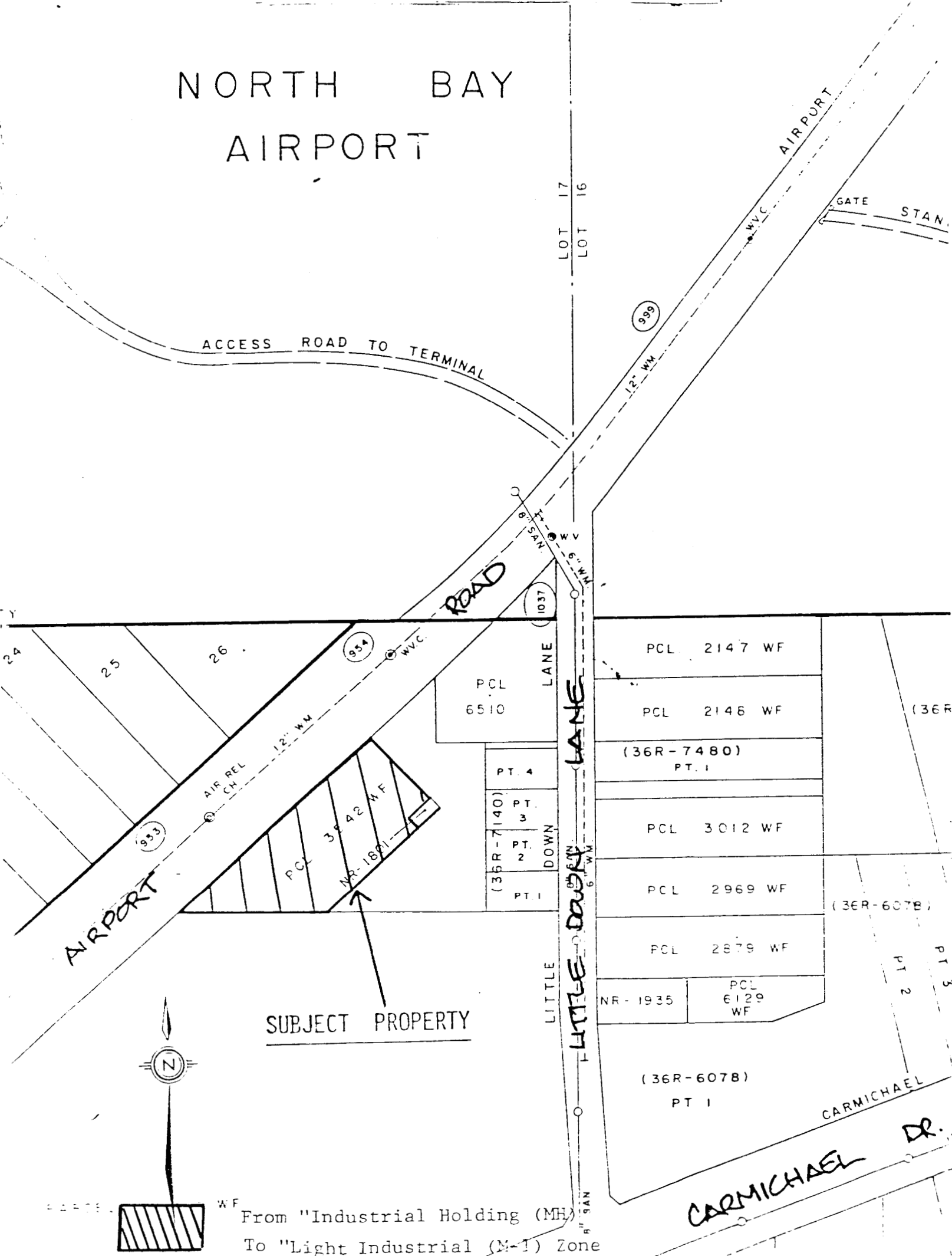
This is Schedule "A"

To By-law No. 111-88

Passed the 3RD day of OCTOBER 19 88.

S. J. Lowley
MAYOR
B. Blanton
CITY CLERK

NORTH BAY AIRPORT



SUBJECT PROPERTY



WF From "Industrial Holding (MH)"
To "Light Industrial (M-1) Zone"

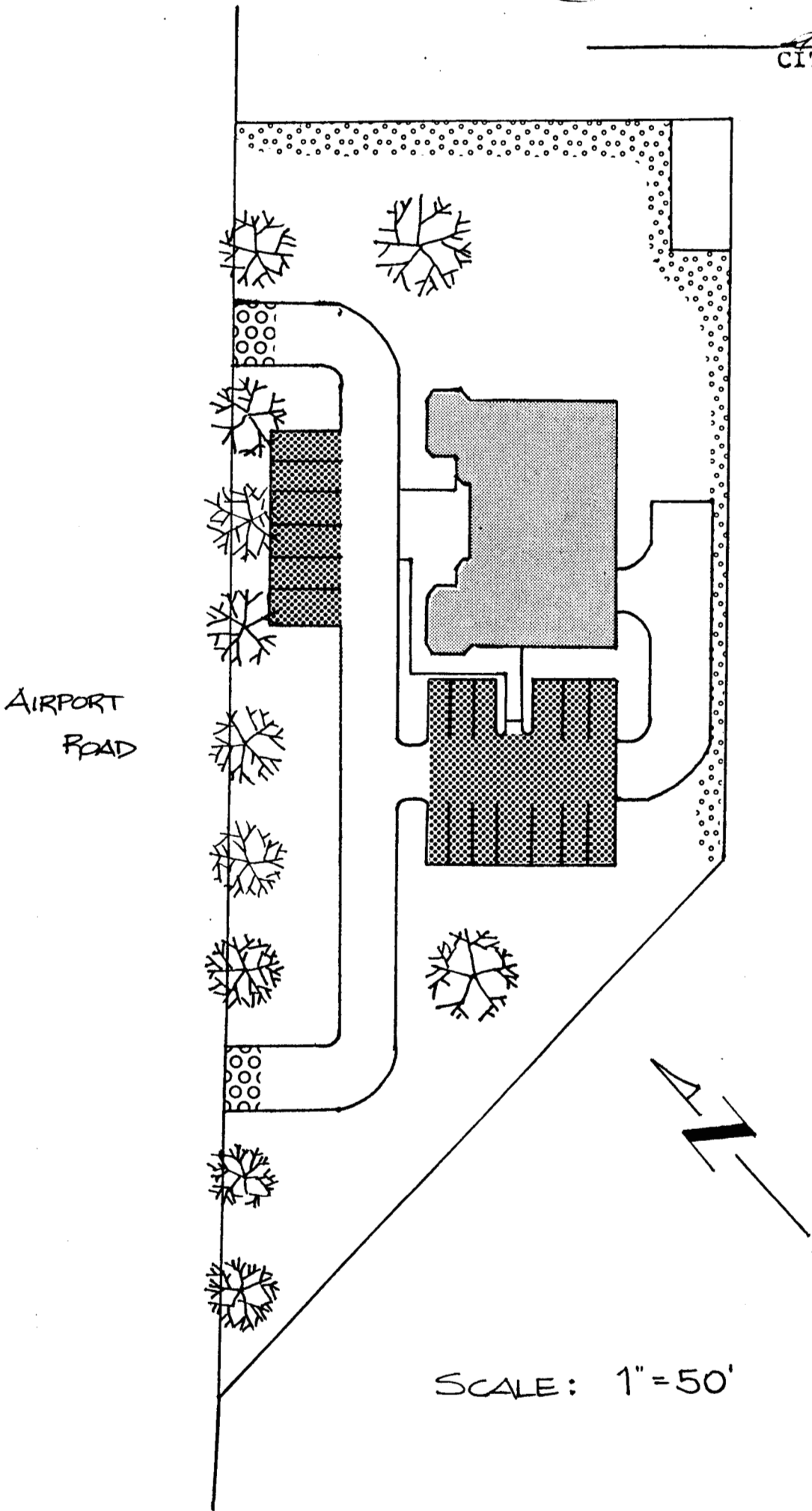
This is Schedule " B "

To By-law No. 111-88

Passed the 3RD day of OCTOBER
19 88 .


MAYOR


CITY CLERK



ITEM NO. 1



ITEM NO. 2



ITEM NO. 3



ITEM NO. 4