

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 14-86

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL
AREA ON CERTAIN LANDS AT BOOTH ROAD AND
FERRIS DRIVE (CITY INDUSTRIAL PARK)

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, R.S.O. 1980, Chapter 379;

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 Blocks 1, 2, 3, 4, 5 and 6, Plan M-540, in the City of North Bay, which lands are more particularly described in Schedule "A" and "B" 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 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; and
 - (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.

3. (a) The Site Plan Control Agreement shall include plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided in conjunction therewith and of all facilities required under Section 2 hereof.
- (b) The said drawings shall show the plan elevation and cross section views for each building to be erected sufficient to display,
 - (i) the massing and conceptual design of the proposed building;
 - (ii) the relationship of the proposed building to adjacent buildings, streets and exterior areas to which members of the public have access; and
 - (iii) the provision of interior walkways, stairs and elevators to which members of the public have access from streets, open spaces and interior walkways in adjacent buildings, but which exclude the layout of interior areas other than the interior walkways, stairs, elevators and escalators as referred to above, the colour, texture and type of materials, window detail, construction details, architectural detail and interior design.
4. The Council hereby delegates approval of the Site Plan Control Agreement and the said plans and drawings to the Chief Administrative Officer of the City of North Bay.
5. If the Chief Administrative Officer does not execute a Site Plan Control Agreement within ten (10) days of its submission to him, the Site Plan Control Agreement may be referred to the Council at its next regular meeting by the applicant.


6. 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.
(b) The Owner shall authorize the City to exercise the provisions of Section 325 of the Municipal Act, R.S.O. 1980, Chapter 302 as amended, in the event of a breach by the Owner of a condition of this Agreement.
8. This by-law comes into force and effect upon being finally passed.

READ A FIRST TIME IN OPEN COUNCIL THE 20TH DAY OF JANUARY , 1986 .

READ A SECOND TIME IN OPEN COUNCIL THE 17TH DAY OF FEBRUARY , 1986 .

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 17TH DAY OF FEBRUARY , 1986 .

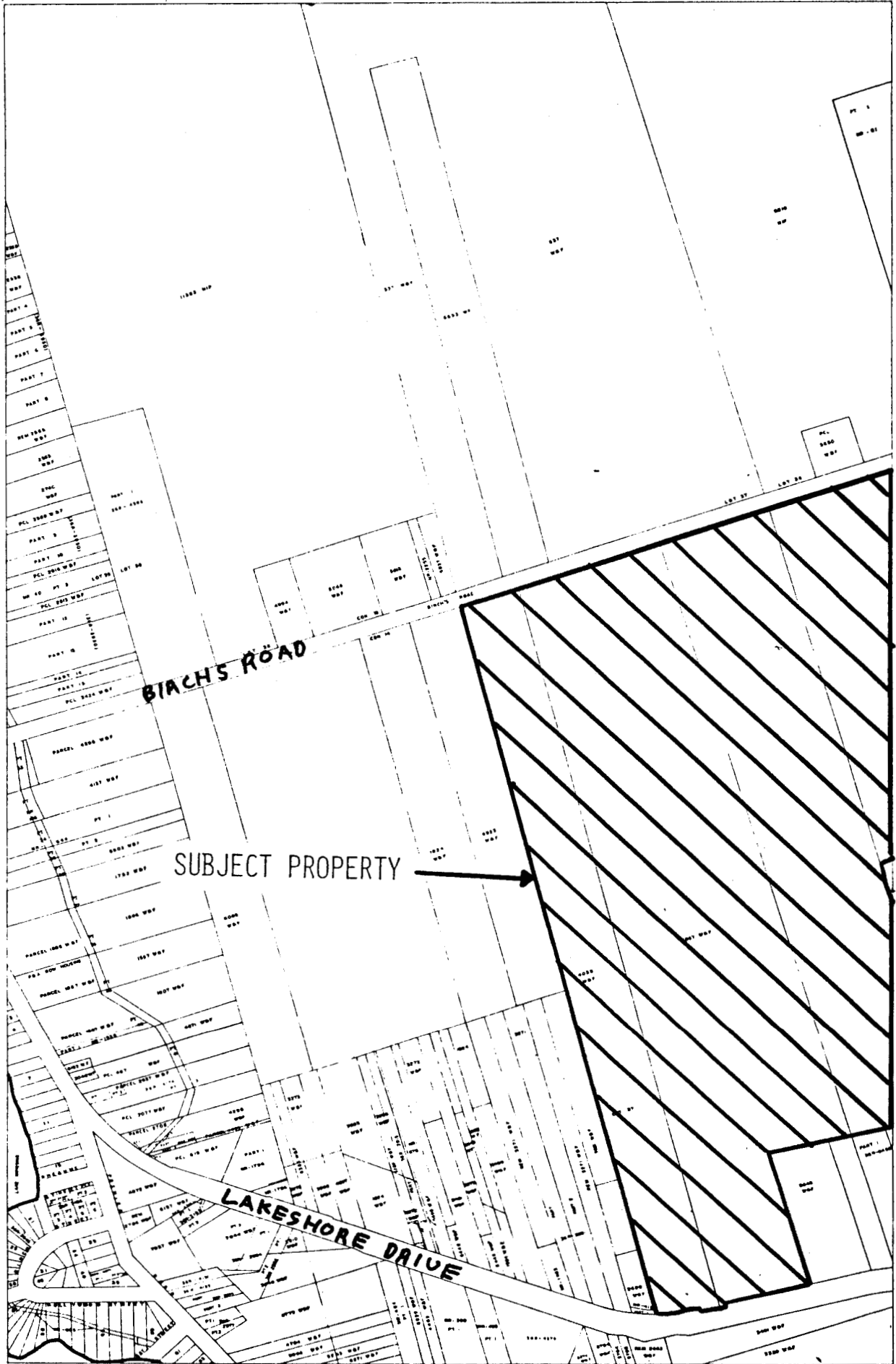

MAYOR


CITY CLERK

This is Schedule " A "
To By-law No. 14-86
Passed the 17th day of February ,
19 86 .

Stan D. Lawlor
MAYOR

A. Butler
CITY CLERK



This is Schedule " B "

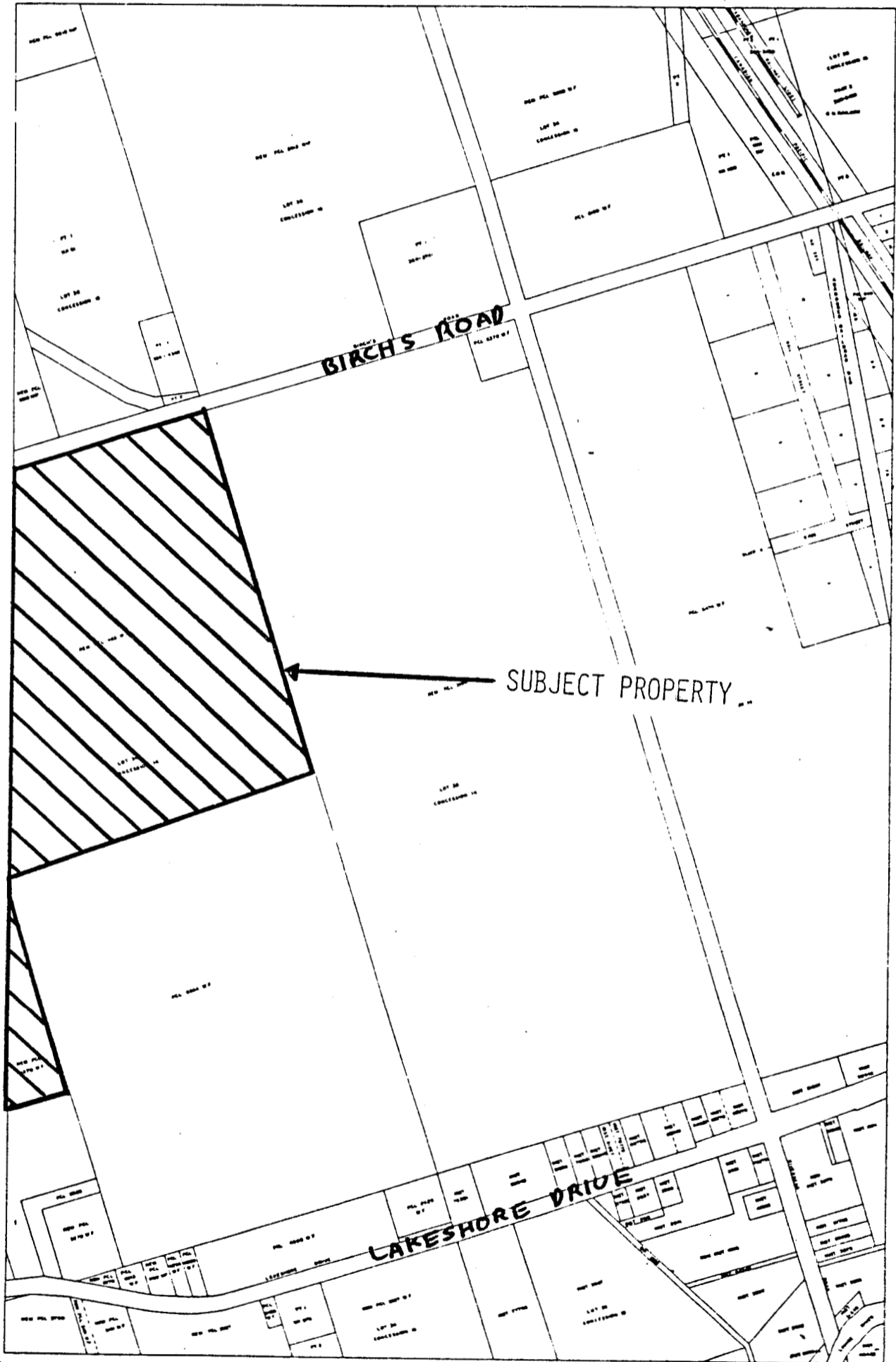
To By-law No. 14-86

Passed the 17th day of February

19 86.

Stan D. Lawlor
MAYOR

[Signature]
CITY CLERK



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