

BY-LAW NO. 1780.

BEING A BY-LAW OF the Corporation of the City of North Bay to establish a policy respecting the future development of vacant lands within the limits of the City of North Bay whether subdivided or unsubdivided.

WHEREAS it is desirable that a policy be determined respecting the development of vacant lands in the City of North Bay in respect to the method of providing payment for the cost of servicing the said lands.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF NORTH BAY ENACTS AS FOLLOWS:

1. That any new Sub-division planned but not opened which makes available ~~Two~~ (2) lots or more upon which ~~Two~~ (2) or more homes may be built, the Subdivider shall enter into an agreement with the City of North Bay respecting the payment for the cost of providing essential services.
2. That any Builder, Contractor, Developer or other person or persons desiring to construct homes on any subdivided area of ~~Two~~ (2) lots or more upon which ~~Two~~ (2) homes or more may be built in accordance with the Zoning and Building By-laws of the City of North Bay shall enter into an agreement with the City of North Bay respecting the payment for the cost of providing essential services.
3. That nothing in this By-law shall affect the provisions of By-law No. 1446, the Zoning By-law as amended, or By-law No. 1416 the Building By-law.
4. That the essential services referred to in this By-law shall mean (1) Gravelled Roads properly graded, gravelled and ditched with road drainage culverts as determined necessary by the Engineer of the Corporation, (2) Storm Sewers, (3) Sanitary Sewers, (4) Watermains, (5) Driveway Culverts for property or lot access.
5. That all such essential Public Services shall be installed strictly in accordance with the Corporation's specifications and all such installations shall be made throughout under the supervision of the City Engineer or by an engineering firm approved by the City Engineer.
6. That the Subdivider, Builder, Contractor, Developer or other person or persons of subdivided or newly subdivided lands shall:-
 - (a) Assume the full cost of gravelled roads, properly graded, gravelled and ditched with road drainage culverts as determined necessary by the City Engineer of the City of North Bay.
 - (b) Assume the full cost of Storm Sewers and appurtenance as determined necessary by the City Engineer of the City of North Bay for the immediate area.
 - (c) Assume the full cost of Sanitary Sewers and appurtenances up to twelve (12) inches in diameter as determined necessary by the City Engineer of the City of North Bay, unless the subdivider, Builder, Contractor, Developer, or other person or persons requires larger Sanitary Sewers for the immediate area to be developed.
 - (d) Assume the full cost of Watermains, Hydrants and appurtenances up to six (6) inches in diameter as determined necessary by the City Engineer of the City of North Bay, unless the Subdivider, Builder, Contractor, Developer, or other person or persons requires a larger Watermain.
 - (e) Assume the full cost of Driveway Culverts to give access to each home or lot as determined necessary by the City Engineer.

7. That all By-laws of the City of North Bay inconsistent with this By-law are hereby repealed.

8. That this By-law shall come into full force and effect on the date of final passing thereof.

READ A FIRST TIME IN OPEN COUNCIL THIS 21st. DAY OF NOVEMBER 1955.

READ A SECOND TIME IN OPEN COUNCIL THIS 21st. DAY ON NOVEMBER 1955.

RULES OF ORDER WERE SUSPENDED AND BY-LAW READ A THIRD TIME SHORT AND PASSED THIS 21st. DAY OF NOVEMBER 1955.

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MAYOR

CITY MANAGER