

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 2006-105**

**A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA  
ON CERTAIN LANDS ON AIRPORT ROAD  
(MENALON PROPERTIES INC. – AIRPORT ROAD)**

**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. 2006-104 to rezone the subject lands to a "District Commercial Special Zone No. 74 (C4 Sp. 74)" to permit an auto and heavy machinery parts retail/wholesale operation and a portion of property for future commercial development.

**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 Part of Lot 20, Concession B, Parts 1, 2 & 3, Plan NR-806 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) 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 of North Bay and the North Bay-Mattawa Conservation Authority.
- 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 and provide for an appropriate buffer to Chippewa Creek. Said storm water management plan and any resulting alteration to the subject lands shall occur to the satisfaction of the City Engineer and North Bay-Mattawa Conservation Authority and at no expense to the City of North Bay or North Bay-Mattawa Conservation Authority.
- 4) As a condition of approval the owner acknowledges that the subject property lies within the area of jurisdiction for the North Bay-Mattawa Conservation Authority and agrees to obtain all necessary permits prior to construction or site alteration.
- 5) As a condition of approval the owner agrees to provide access to Airport Road that is in a location satisfactory to the City Engineer, and at no expense to the City of North Bay.
- 6) As a condition of approval the owner agrees to provide a "Traffic Generation Study" to the satisfaction of the City of North Bay and the Ministry of Transportation. Said Traffic

Generation Study and any resulting alteration to the subject lands shall occur to the satisfaction of the City Engineer and the Ministry of Transportation and at no expense to the City of North Bay or Ministry of Transportation.

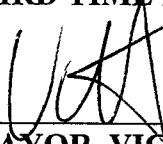
- 7) As a condition of approval the owner agrees to provide adequate water for fire fighting purposes to the satisfaction of, and at no expense to, the City of North Bay.
- 8) As a condition of approval of buildings and structures referred to in Section 2 hereof, no building or structure shall be erected, 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 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;
  - g) adequate water supply for fire fighting purposes.
- 9)
  - 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 \$500.00 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.

- 10) 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 427 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.
- 11) This By-law comes into force and effect upon being finally passed.

**READ A FIRST TIME IN OPEN COUNCIL THE 23<sup>rd</sup> DAY OF MAY 2006.**

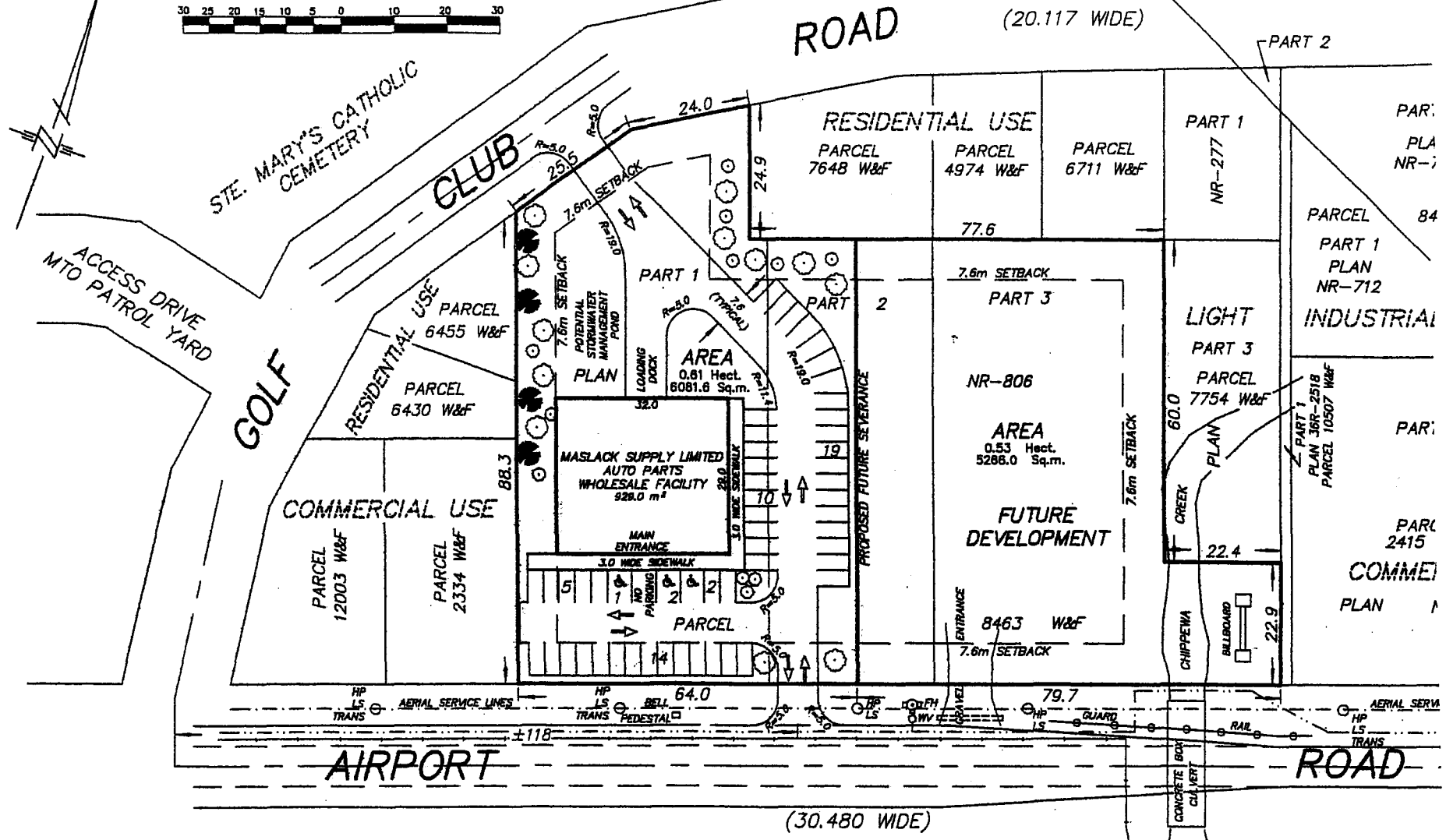
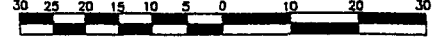
**READ A SECOND TIME IN OPEN COUNCIL THE 23<sup>rd</sup> DAY OF MAY 2006.**

**READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 23<sup>rd</sup> DAY OF MAY 2006.**

  
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MAYOR, VIC FEDELI

  
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CITY CLERK, CATHERINE CONRAD

PART OF LOT 20, CONCESSION B, TOWNSHIP OF WIDDIFIELD  
**CITY OF NORTH BAY**  
 DISTRICT OF NIPISSING



**PARKING**  
 50 PARKING SPACES - 3.0m X 6.0m  
 3 WHEELCHAIR ACCESSIBLE SPACES  
 TOTAL PARKING = 53 SPACES  
 LOT COVERAGE = 15.3%

**LIGHTING**  
 ALL SITE LIGHTING TO BE  
 DIRECTIONAL, ORIENTED  
 AWAY FROM AREAS MARKED  
 RESIDENTIAL HEREON

**LEGEND**

---	AERIAL UTILITY LINES
----	250mm WATERMAIN
----	200mm SANITARY SEWER
HP	HYDRO POLE
LS	LIGHT STANDARD
TRANS	TRANSFORMER
WV	WATER VALVE
FH	FIRE HYDRANT

**GOODRIDGE PLANNING**  
 LAND USE PLANNING & DEVELOPMENT  
 248 LABRECHE DRIVE, NORTH BAY, ON P1A 4

This is Schedule "A"  
 To By-law No. 2006-105  
 Passed the 23 day of May 2006

*Catherine Conrad*  
 City Clerk, Catherine Conrad

*W. A. Fedeli*  
 Mayor, Vic Fedeli