

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

**BY-LAW NO. 18-95**

**A BY-LAW TO DESIGNATE A SITE PLAN CONTROL  
AREA ON CERTAIN LANDS ON FISHER STREET  
( BELISLE INVESTMENTS / 512013 ONTARIO INC.)**

**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;

**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** Council intends to pass By-Law No. 17-95 to rezone the subject lands to an "Industrial Commercial Special Zone No. 25 (MCSP. 25)", an "Industrial Commercial Special Zone No. 34 (MCSP. 34)", and an "Industrial Commercial Special Zone No. 35 (MCSP. 35)", in order to permit a variety of industrial commercial uses.

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:**

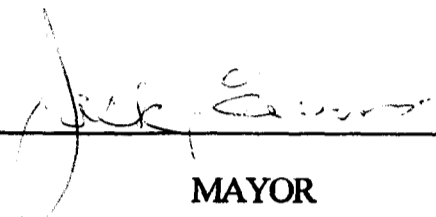
- 1) That certain parcel of land, composed of Lots 26,34,35 and Part of Lots 36,38,39,41,42,43 Plan 76 and Lots 479, 480, 481, and Parts of Lots 476, 477 and 478 Plan M-189 along Fisher Street in the City of North Bay which lands are more particularly described on Schedule "A" attached hereto, is hereby designated as a Site Plan Control Area.
- 2) 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, and 3 on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council provided that:
  - a) Industrial - Commercial buildings shall be provided and maintained as set out as Item No. 1 on Schedule "B";
  - b) Ingress and Egress shall be provided and maintained as set out as Item No. 2 on Schedule "B";
  - c) Parking shall be provided and maintained as set out as Item No. 3 on Schedule "B";
- 3) As a conditions 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 provision, to the satisfaction of and at no expense to the Municipality of the following matters:

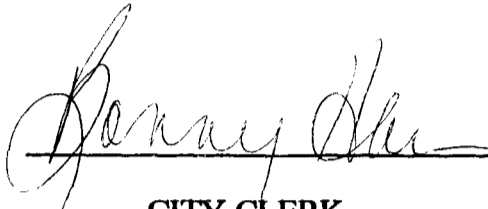
- a) **Parking facilities, both covered and uncovered, and access driveways and the surfacing of such areas and driveways;**
  - b) **Walkways and the surfacing thereof;**
  - c) **Facilities for lighting, including floodlighting;**
  - d) **Walls, fences, hedges, trees or shrubs, or other groundcover 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 Chief Administrative Officer 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 \$250.00 upon the owner for preparation and registration of the agreement.**
  - 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.**
- 5.
- a) **The said Agreement shall be binding on the Owner, its successors and assigns.**
  - b) **The Owner shall authorized 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.**
6. **This By-Law comes into force and effect upon being finally passed.**

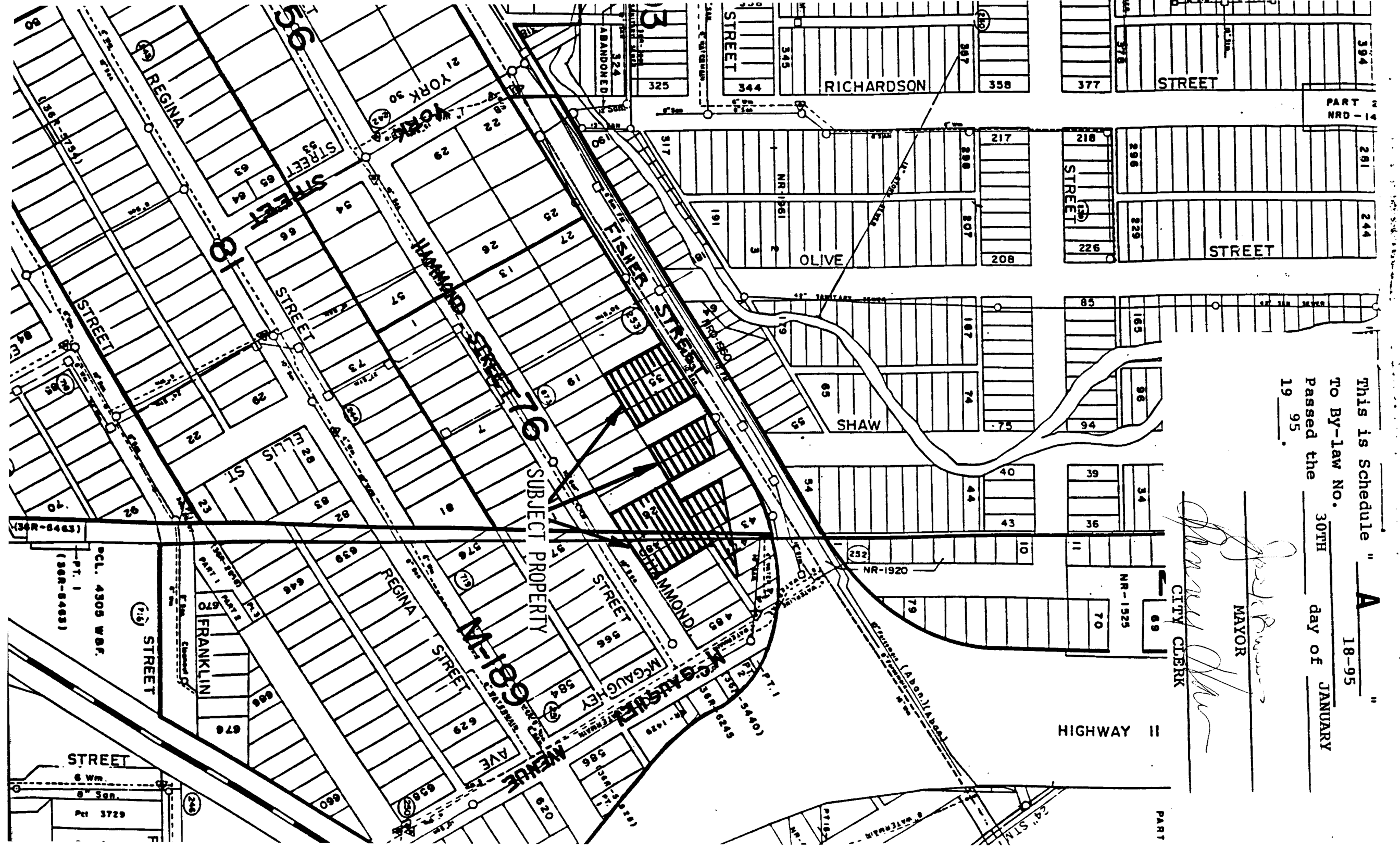
READ A FIRST TIME IN OPEN COUNCIL THE 3RD DAY OF JANUARY 19 95

READ A SECOND TIME IN OPEN COUNCIL THE 30TH DAY OF JANUARY 19 95

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 30TH DAY OF  
JANUARY 19 95.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK



This is Schedule " **A** " 18-95  
 To By-Law No. 30TH day of JANUARY  
 passed the 19 95 .

*[Signature]*  
 MAYOR  
*[Signature]*  
 CITY CLERK

HIGHWAY 11

**NO SUBJECT PROPERTY**

**MT-180**

PART NRD-14

PART

CL. 4305 W.B.F.

PT. 1 (388-8483)

STREET

6 Wm. 6 Sen. Pct 3729

STREET

FRANKLIN

ELLIS ST

REGINA STREET

STREET

AVE

McGAUGHEY

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

REGINA

STREET

STREET

STREET

STREET

SHAW

OLIVE

FISHER STREET

HAMMOND STREET

YORK

REGINA

RICHARDSON

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET

STREET




STREET

STREET

STREET

This is Schedule " **B** "  
To By-law No. 18-95  
Passed the 30TH day of JANUARY  
19 95.

*[Signature]*  
MAYOR  
*[Signature]*  
CITY CLERK

-  ITEM NO. 1
-  ITEM NO. 2
-  ITEM NO. 3

