

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

**BY-LAW NO. 2009-08**

**BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA  
ON CERTAIN LANDS ON PEARCE STREET**

**(676585 ONTARIO INC. & 655099 ONTARIO LTD. – PEARCE STREET)**

**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. 2009-07 to rezone the subject property to a "Residential First Density Special No. 116 (R1 Sp.116)" zone and an “Open Space (O)” zone to permit a sixteen (16) lot single family dwelling subdivision;

**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 Concession B, Part of Lot 17, in the former Township of Widdifield, which lands are more particularly described on Schedule "A" attached hereto, is hereby designated as a Site Plan Control Area.
- 2) As a condition of 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.
- 3) 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) 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;
  - f) adequate water supply for fire fighting purposes; and
  - g) a front yard setback of a minimum of six (6) meters to a maximum of eight (8) meters.

- 4) 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 \$850.00 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.
- 5) 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.
- 6) This By-law comes into force and effect upon being finally passed.

**READ A FIRST TIME IN OPEN COUNCIL THE 2<sup>nd</sup> DAY OF FEBRUARY 2009.**

**READ A SECOND TIME IN OPEN COUNCIL THE 2<sup>nd</sup> DAY OF FEBRUARY 2009.**

**READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 2<sup>nd</sup> DAY OF FEBRUARY 2009.**

"original signature on file"

DEPUTY MAYOR PETER CHIRICO

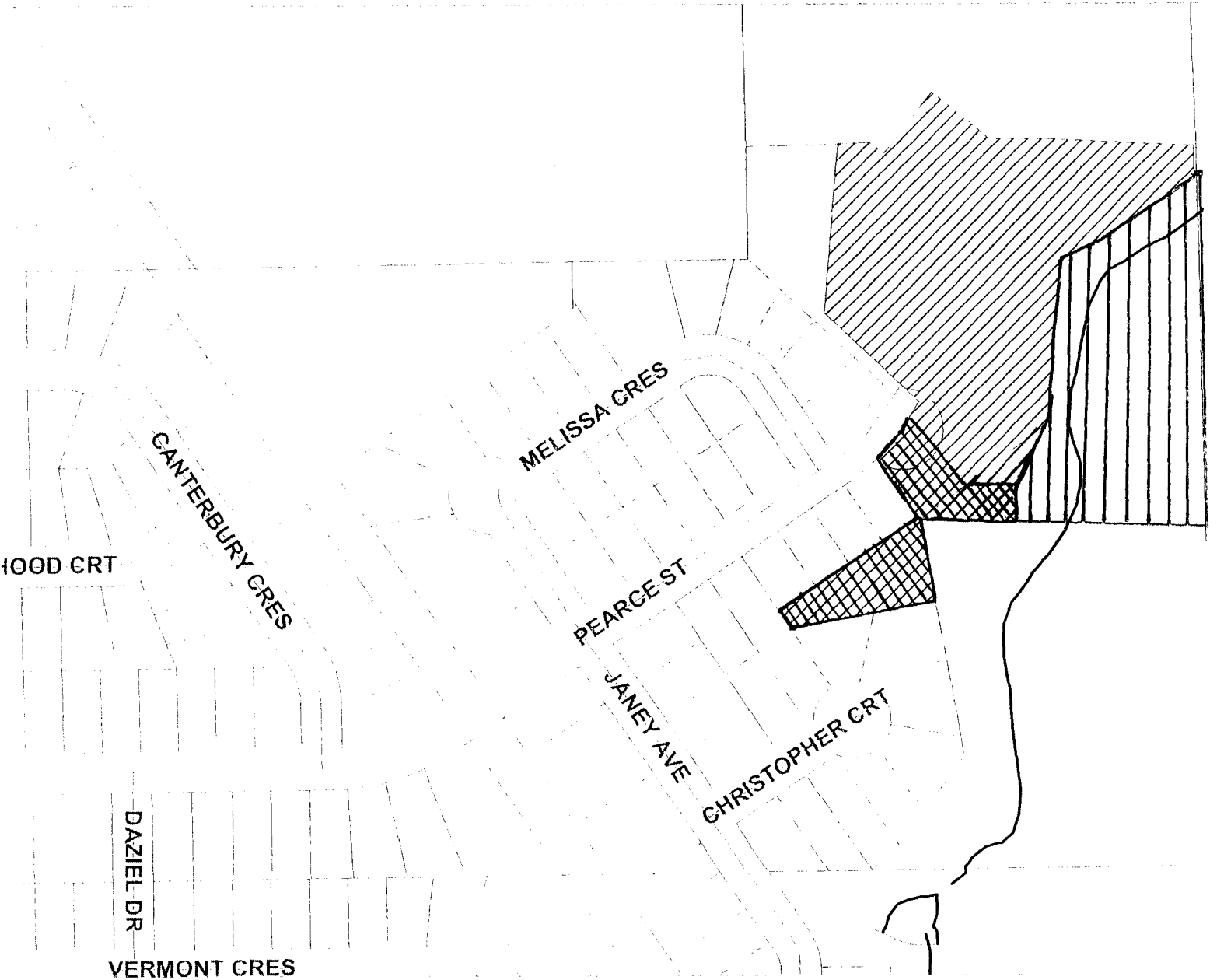
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CITY CLERK CATHERINE CONRAD

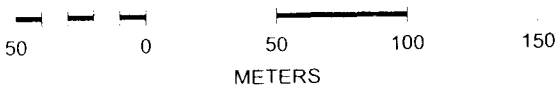
This is Schedule "A"  
To By-law No. 2009-08  
Passed the 2nd day of February 2009




Deputy Mayor Peter Chirico

City Clerk Catherine Conrad



SCALE 1 : 2,924



-  Proposed Zoning By-law Amendment  
From: "Residential Holding (RH)"  
To: "Residential First Density  
Special No. 116 (R1 Sp.116)"
-  Proposed Zoning By-law Amendment  
From: "Residential Holding (RH)"  
To: "Open Space (O)"
-  Proposed Zoning By-law Amendment  
From: "Open Space (O)"  
To: "Residential First Density  
Special No. 116 (R1 Sp.116)"



This is Schedule "B"

To By-law No. 2009-08

Passed the 2nd day of February 2009

Deputy Mayor Peter Chirico

City Clerk Catherine Conrad

DRAFT PLAN OF SUBDIVISION OF PART OF LOT 17 CONCESSION "B" TOWNSHIP OF WOODFIELD NOW IN THE CITY OF NORTH BAY DISTRICT OF NIPISSING

SCALE 1 : 1000



Miller & Uzee Surveying Inc.

NOTES

DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NEIGHBORLY NOTES

NEIGHBORS ARE IDENTIFIED AND ARE REFERRED TO THE NORTH LINE OF BLOCK 17, AS SHOWN ON REGISTERED PLAN 358-585, HAVING A WIDTH OF 100.00 METRES.

LAND USE ANALYSIS

LOT ON BLOCK	INTENDED USE	NO. OF LOTS	AREA (HECTARES)
LOTS 1 TO 16	RESIDENTIAL	16	2.1 HA
BLOCK 17	PARK LAND	1	2.0 HA
BLOCK 18	0.5m RESERVE	1	0.09 HA
BLOCK 19	ADDITION TO ADJACENT LANDS	1	0.2 HA
BLOCK 20	ADDITION TO ADJACENT LANDS	1	0.1 HA
BLOCK 21	ADDITION TO ADJACENT LANDS	1	0.2 HA
STREETS	STREETS		0.3 HA
TOTAL			5.0 HA

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 61 (17) OF THE ONTARIO PLANNING ACT

- (A) AS SHOWN ON THE FACE OF THE PLAN
- (B) AS SHOWN ON THE FACE OF THE PLAN
- (C) AS SHOWN ON THE FACE OF THE PLAN
- (D) THE PURPOSE FOR WHICH THE LOTS ARE TO BE USED AND:
  - LOTS 1 TO 16 SINGLE FAMILY RESIDENTIAL, BLOCK 17 PARK LAND, BLOCK 18 0.5 METRE RESERVE & BLOCKS 19, 20, 21 LOT ADDITIONS TO ADJACENT PROPERTY.
- (E) THE EXISTING USES OF THE ADJACENT PROPERTIES AND:
  - NORTH - VACANT RESIDENTIAL LANDS
  - EAST - VACANT LAND, JOHNSON CREEK
  - SOUTH - APPROVED VACANT LAND DEVELOPMENT
  - WEST - DEVELOPED LOW DENSITY RESIDENTIAL SUBDIVISION
- (F) AS SHOWN ON THE FACE OF THE PLAN
- (G) AS SHOWN ON THE FACE OF THE PLAN
- (H) MANIPALLY OWNED AND OPERATED PIPED WATER SYSTEM
- (I) THE NATURE AND POROSITY OF THE SOIL IS SANDY LOAM
- (J) 0.5 METRE CONTOUR INTERVALS SHOWN ON THE FACE OF THE PLAN
- (K) THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LANDS AND:
  - MUNICIPAL SERVICES - POLICE, FIRE, AMBULANCE
  - MANIPAL SERVICES - PIPED WATER, PIPED SANITARY, TRANSIT, GARBAGE, RECYCLING, ROAD MAINTENANCE, SCHOOL BUSES, SNOW REMOVAL
  - PUBLIC SERVICES - GAS, ELECTRICITY, TELEPHONE, CABLE, INTERNET
- (L) THERE IS AN EASEMENTS APPROVED:
  - PART 48 PLAN 358-10484 LT 38832 IN FAVOR OF THE CITY OF NORTH BAY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO  
S008

S.A. MILLER  
ONTARIO LAND SURVEYOR  
FOR MILLER & UZEE SURVEYING INC.

OWNER'S CERTIFICATE

I HEREBY CONSENT TO THE PLAN OF THIS DRAFT PLAN FOR DRAFT APPROVAL.

NORTH BAY, ONTARIO  
S008

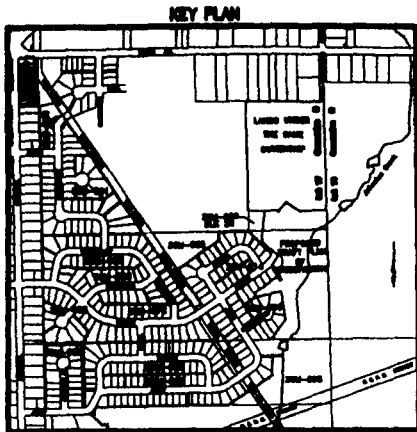
SHORE ONTARIO LTD  
DAVID ALMOND - PRESIDENT  
REGISTERED OWNER OF  
PN 48134-0382 (L.T.) & 481374-0382 (L.T.)

OWNER'S CERTIFICATE

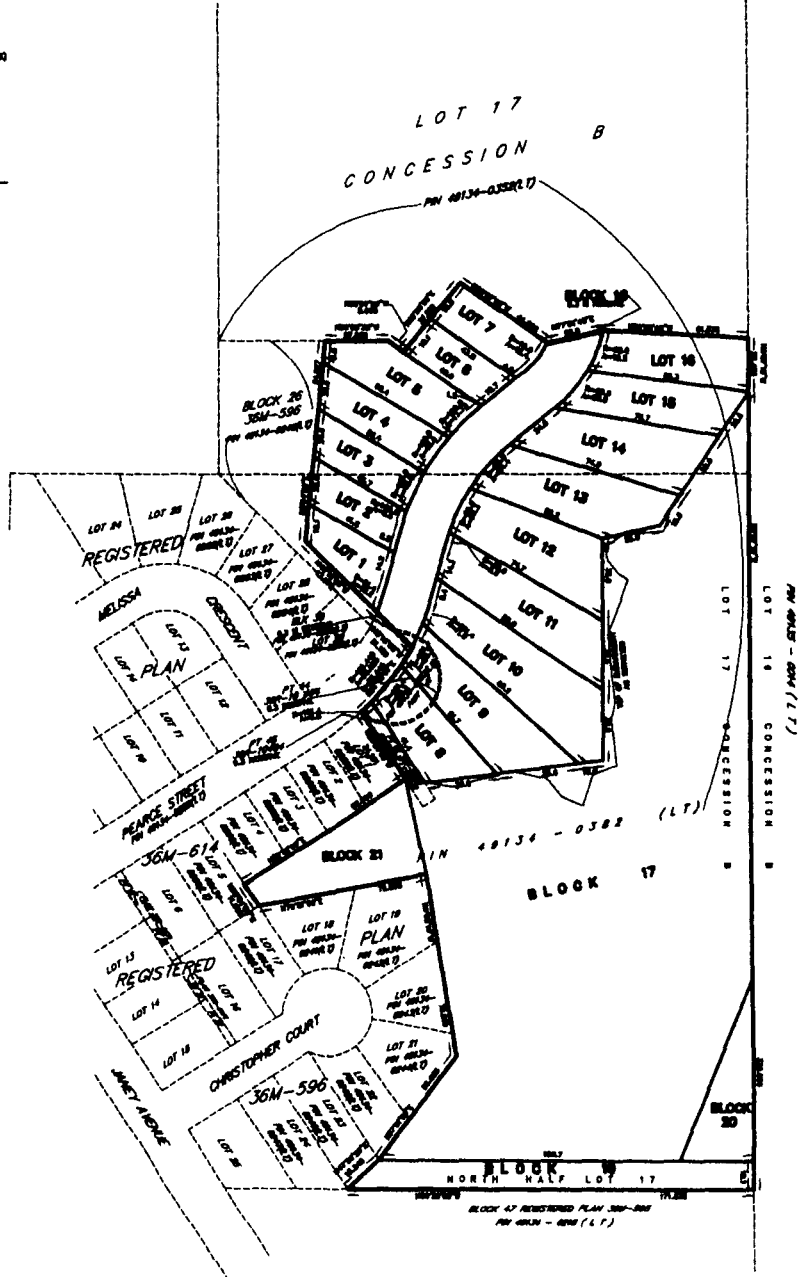
I HEREBY CONSENT TO THE PLAN OF THIS DRAFT PLAN FOR DRAFT APPROVAL.

NORTH BAY, ONTARIO  
S008

SHORE ONTARIO INC.  
DAVID ALMOND  
REGISTERED OWNER OF  
PN 48134-0382 (L.T.) & 481374-0382 (L.T.)



SCALE 1 : 20,000



**Miller & Uzee Surveying Inc.**  
 Ontario Land Surveyors & Registered Land Surveyors  
 Planning Consultants

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 WWW.MILLER-UZEE.COM