

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2006-30

**A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA
ON CERTAIN LANDS ON MCKEE DRIVE
(GIUSTRA – MCKEE DRIVE)**

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. 2006-029 to rezone the subject lands to a “Residential Second Density Special Zone No. 106 (R2 Sp. 106)” to permit a 13 unit Vacant Land Condominium.

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 C, Part Lot 17, Parcel 17973 W&F, 18492 W&F, and 12587 W&F) in the City of North Bay, which lands are more particularly described on Schedules “A” and “B” 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 the owner agrees to provide a storm water management plan which shall include a lot grading plan for the subject property. Said storm water management plan and any resulting alteration to the subject lands shall occur to the satisfaction of the City Engineer and at no expense to the City of North Bay.
- 4) As a condition of approval, the owner agrees that an Engineering Report shall be undertaken by a professional engineer regarding visibility, vehicular speed, pedestrian safety, etc. associated with the new entrance from the proposed development. The Report shall analyze these concerns and provide recommendations to mitigate any problems associated with the proposed access to the condominiums. Any recommendations forthcoming from requisite Engineering Report shall be incorporated into the final condominium site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality.
- 5) 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.
- 6) As a condition of approval 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.
- 7) 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.
- 8) 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.
- 9) This By-law comes into force and effect upon being finally passed.

READ A FIRST TIME IN OPEN COUNCIL THE 30TH DAY OF JANUARY 2006.

READ A SECOND TIME IN OPEN COUNCIL THE 30TH DAY OF JANUARY 2006.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THE 30TH DAY OF JANUARY 2006.



MAYOR, VIC FEDELI

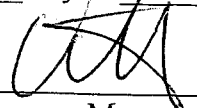


CITY CLERK, CATHERINE CONRAD

This is Schedule "A"

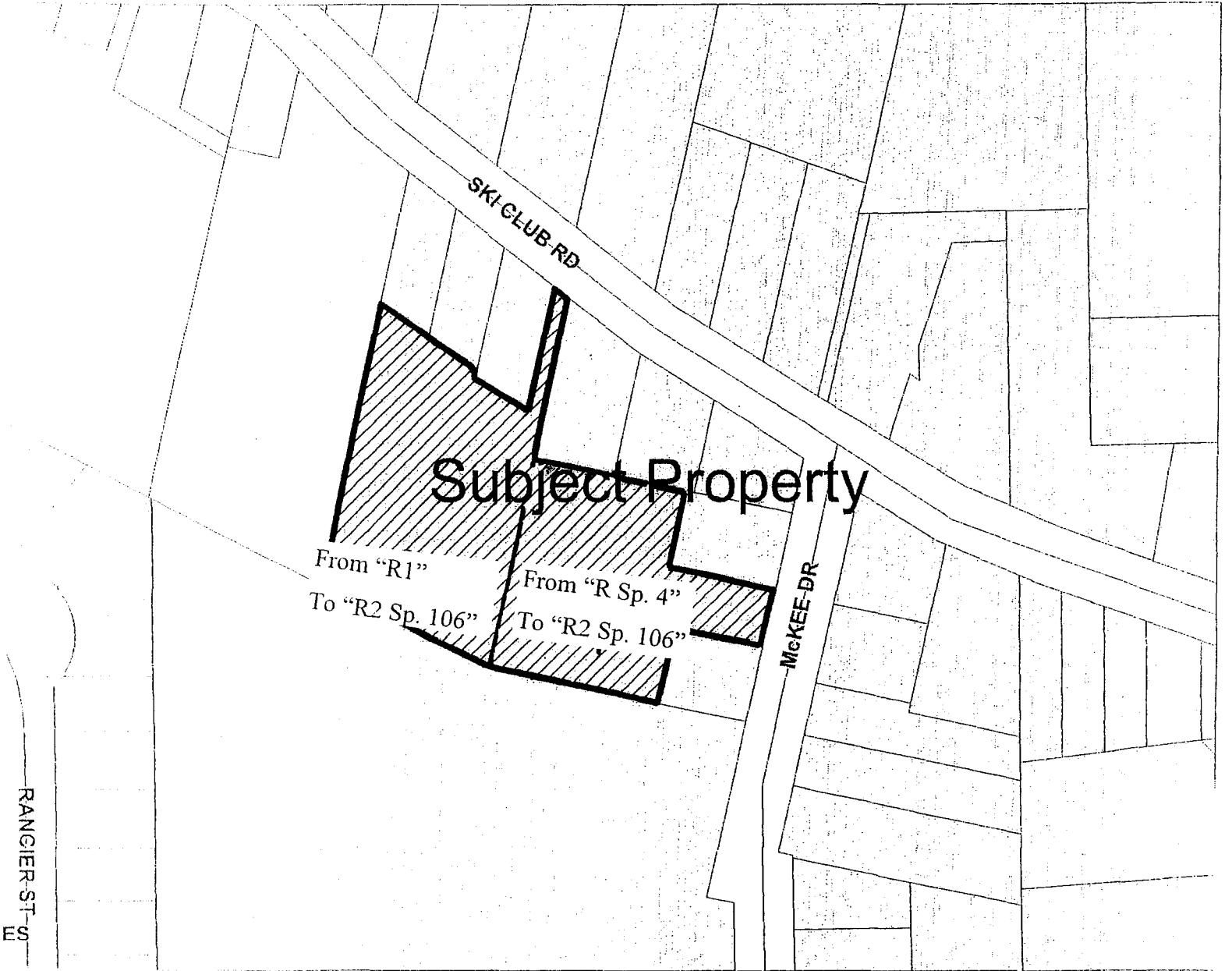
To By-law No. 2006-30

Passed the 30 day of January 2006.

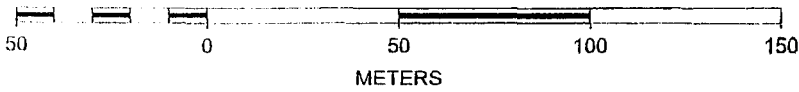


Mayor

Catherine Conrad
City Clerk



SCALE 1 : 2,000



[Signature]
Mayor

Catherine Conrad
City Clerk

This is Schedule to "Residential Second Density Special Zone No. 106 (R2 Sp. 106)"

DRAFT PLAN OF CONDOMINIUM
PART OF LOT 17
CONCESSION 'C'
TOWNSHIP OF WIDDIF
NOW IN THE
CITY OF NORTH BAY
DISTRICT OF NIPISSING

SCALE 1:100
MILLER & USDO SURVING INC.

BEARING NOTE:
BEARINGS AND DISTANCES ARE REFERENCED TO THE NORTH
LIST OF BEARINGS AND DISTANCES IS THE PROPERTY PLAN NUMBER
AS SHOWN ON THE PLAN.

LEGEND:
DASHED LINE FOR THE BOUNDARY OF THE CONVEYANCE AND
OTHER CONVEYANCE TO BE SET BY THE PLAN.

LEGEND:
1. UNREGISTERED CONVEYANCE
2. REGISTERED CONVEYANCE
3. UNREGISTERED CONVEYANCE
4. REGISTERED CONVEYANCE
5. UNREGISTERED CONVEYANCE
6. REGISTERED CONVEYANCE
7. UNREGISTERED CONVEYANCE
8. REGISTERED CONVEYANCE
9. UNREGISTERED CONVEYANCE
10. REGISTERED CONVEYANCE
11. UNREGISTERED CONVEYANCE
12. REGISTERED CONVEYANCE
13. UNREGISTERED CONVEYANCE
14. REGISTERED CONVEYANCE
15. UNREGISTERED CONVEYANCE
16. REGISTERED CONVEYANCE
17. UNREGISTERED CONVEYANCE
18. REGISTERED CONVEYANCE
19. UNREGISTERED CONVEYANCE
20. REGISTERED CONVEYANCE
21. UNREGISTERED CONVEYANCE
22. REGISTERED CONVEYANCE
23. UNREGISTERED CONVEYANCE
24. REGISTERED CONVEYANCE
25. UNREGISTERED CONVEYANCE
26. REGISTERED CONVEYANCE
27. UNREGISTERED CONVEYANCE
28. REGISTERED CONVEYANCE
29. UNREGISTERED CONVEYANCE
30. REGISTERED CONVEYANCE
31. UNREGISTERED CONVEYANCE
32. REGISTERED CONVEYANCE
33. UNREGISTERED CONVEYANCE
34. REGISTERED CONVEYANCE
35. UNREGISTERED CONVEYANCE
36. REGISTERED CONVEYANCE
37. UNREGISTERED CONVEYANCE
38. REGISTERED CONVEYANCE
39. UNREGISTERED CONVEYANCE
40. REGISTERED CONVEYANCE
41. UNREGISTERED CONVEYANCE
42. REGISTERED CONVEYANCE
43. UNREGISTERED CONVEYANCE
44. REGISTERED CONVEYANCE
45. UNREGISTERED CONVEYANCE
46. REGISTERED CONVEYANCE
47. UNREGISTERED CONVEYANCE
48. REGISTERED CONVEYANCE
49. UNREGISTERED CONVEYANCE
50. REGISTERED CONVEYANCE
51. UNREGISTERED CONVEYANCE
52. REGISTERED CONVEYANCE
53. UNREGISTERED CONVEYANCE
54. REGISTERED CONVEYANCE
55. UNREGISTERED CONVEYANCE
56. REGISTERED CONVEYANCE
57. UNREGISTERED CONVEYANCE
58. REGISTERED CONVEYANCE
59. UNREGISTERED CONVEYANCE
60. REGISTERED CONVEYANCE
61. UNREGISTERED CONVEYANCE
62. REGISTERED CONVEYANCE
63. UNREGISTERED CONVEYANCE
64. REGISTERED CONVEYANCE
65. UNREGISTERED CONVEYANCE
66. REGISTERED CONVEYANCE
67. UNREGISTERED CONVEYANCE
68. REGISTERED CONVEYANCE
69. UNREGISTERED CONVEYANCE
70. REGISTERED CONVEYANCE
71. UNREGISTERED CONVEYANCE
72. REGISTERED CONVEYANCE
73. UNREGISTERED CONVEYANCE
74. REGISTERED CONVEYANCE
75. UNREGISTERED CONVEYANCE
76. REGISTERED CONVEYANCE
77. UNREGISTERED CONVEYANCE
78. REGISTERED CONVEYANCE
79. UNREGISTERED CONVEYANCE
80. REGISTERED CONVEYANCE
81. UNREGISTERED CONVEYANCE
82. REGISTERED CONVEYANCE
83. UNREGISTERED CONVEYANCE
84. REGISTERED CONVEYANCE
85. UNREGISTERED CONVEYANCE
86. REGISTERED CONVEYANCE
87. UNREGISTERED CONVEYANCE
88. REGISTERED CONVEYANCE
89. UNREGISTERED CONVEYANCE
90. REGISTERED CONVEYANCE
91. UNREGISTERED CONVEYANCE
92. REGISTERED CONVEYANCE
93. UNREGISTERED CONVEYANCE
94. REGISTERED CONVEYANCE
95. UNREGISTERED CONVEYANCE
96. REGISTERED CONVEYANCE
97. UNREGISTERED CONVEYANCE
98. REGISTERED CONVEYANCE
99. UNREGISTERED CONVEYANCE
100. REGISTERED CONVEYANCE

OWNER'S CERTIFICATE:
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS PLAN IS TRUE AND
CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED PLAN:
M-396

MILLER & USDO SURVING INC.
Chartered Land Surveyors
1000 Lakeshore Blvd. West
Windsor, Ontario N9A 6K6
Phone: 519-253-1111
Fax: 519-253-1112

