

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 119-97

**A BY-LAW TO DESIGNATE A SITE PLAN
CONTROL AREA ON CERTAIN LANDS
SOUTH OF SURREY DRIVE
(LAURENTIAN HEIGHTS LTD.)**

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 Clerk the authority to enter into an agreement respecting the matters referred to herein;

AND WHEREAS Council intends to pass By-law No. 118-97 to rezone the subject lands to a "Residential First Density (R1)" zone, a "Residential First Density Holding (R1H)" zone, and a "Residential First Density Special Zone No. 71 (R1 Sp.71)" and a "Residential First Density Special Zone No. 73 (R1 Sp.73)" as part of a Registered Plan of Subdivision.

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

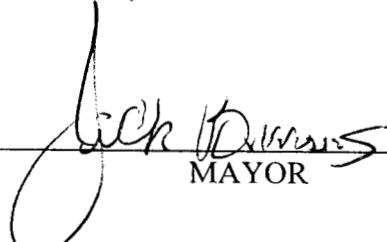
- 1) That certain parcel of land, composed of portions of Parcel 5962 W&F, Parcel 2929 W&F, Parcel 2100 W&F, the Remainder of Parcel 5589 W&F, and the northeast quarter of Parcel 10309 W&F, in the City of North Bay, which lands are more particularly described on Schedule "A" attached hereto, is hereby designated as a Site Plan Control Area.
- 2) As a condition 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 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;

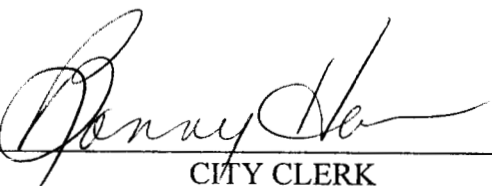
- f) grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon.
- 3) As a condition of approval, the owner agrees to prepare studies, at the owner's expense, to deal with City concerns regarding storm water management, hydrogeology and seismic activity, and traffic. Recommendations from these studies and any alterations to final design for lots and buildings on the subject property shall occur to the satisfaction of and at no expense to the Municipality.
- 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 \$500.00 upon the owner for preparation and registration of each 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 and heirs.
- b) The owner shall authorize 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 November
1997.

READ A SECOND TIME IN OPEN COUNCIL THE 19th DAY OF April
1999.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 19th DAY
OF April 1999.


MAYOR


CITY CLERK

This is Schedule " A "

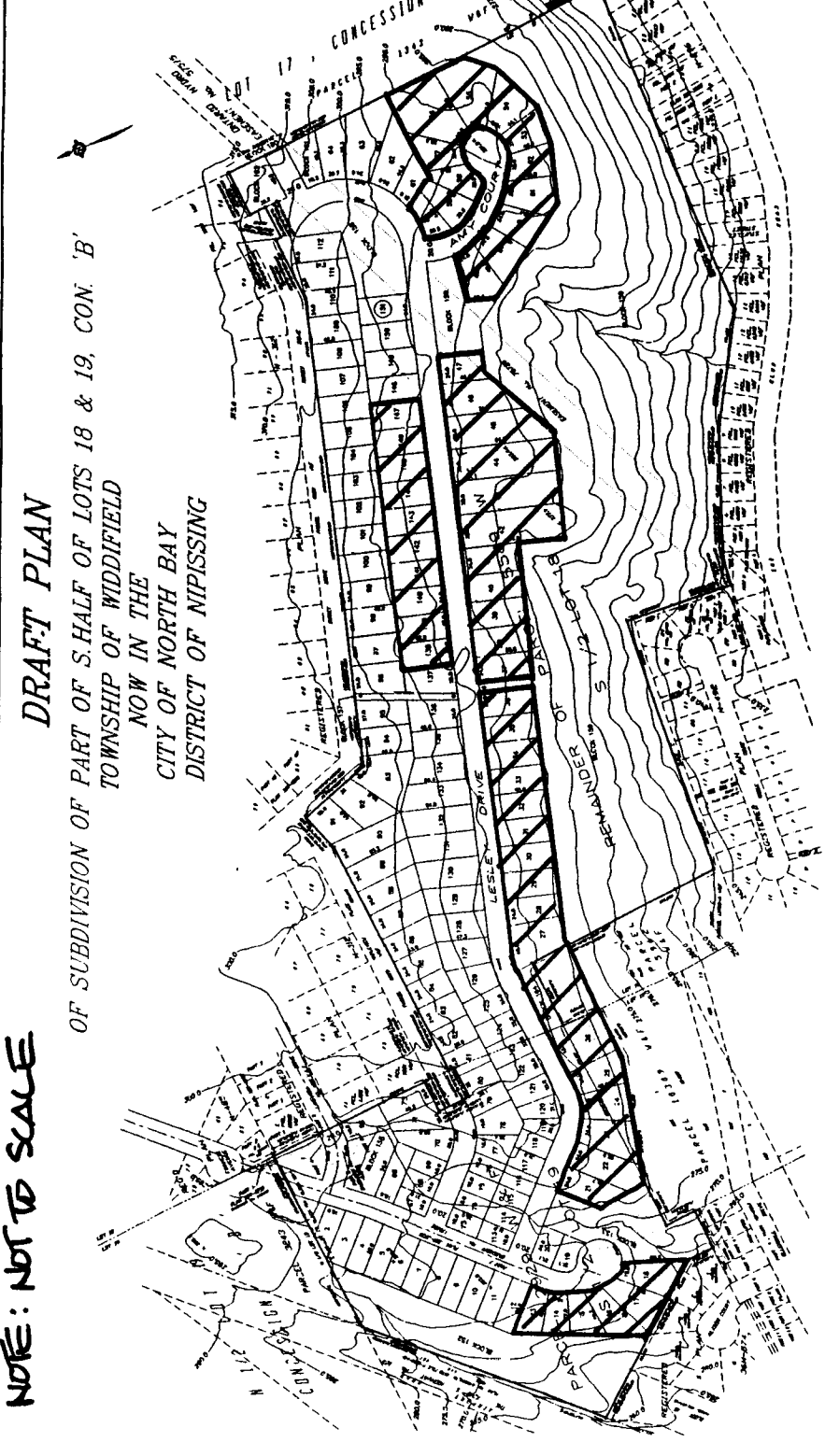
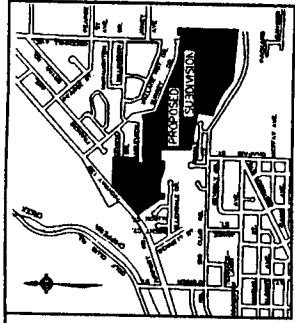
To By-law No. 119-97

Passed the 19th day of April

19 99 .

Jack Bennett
MAYOR

Shirley Ann
CITY CLERK



NOTE: NOT TO SCALE

DRAFT PLAN
OF SUBDIVISION OF PART OF S. HALF OF LOTS 18 & 19, CON 'B'
TOWNSHIP OF WIDDIFIELD
NOW IN THE
CITY OF NORTH BAY
DISTRICT OF NIPISSING

LAND USE ANALYSIS

INTENDED USE	LOT BLOCK NO.	AREA IN HA	ZONING
RESIDENTIAL SINGLE FAMILY	1 TO 131	17.28	R1
FUTURE RESIDENTIAL DEVELOPMENT	134, 135, 136, 138, 161, 162, 164	1.44	R1M
PARKS AND OPEN SPACE	132, 133, 136, 137	13.50	O
GLN RESERVE AND ROAD ALLOWANCE	163, 161	3.7	-
TOTAL AREA		36.0	

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(2)
THE PLANNING ACT, 1990.

LEGEND
 □ CITY OF NIPISSING
 □ CITY OF WIDDIFIELD

OWNER'S CERTIFICATE
 I HEREBY CONSENT TO THE FILING OF THIS PLAN FOR DRAFT PLAN APPROVAL.
 NORTH BAY, ONTARIO
 LAURENTIAN HEIGHTS LTD.

SURVEYORS CERTIFICATE
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO ADJOINING LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
 NORTH BAY, ONTARIO
 R.D. MILLER, O.L.S.
 FOR CLARE DORLAND & MILLER LTD.
 ONTARIO LAND SURVEYORS

LAURENTIAN HEIGHTS LTD.
DRAFT PLAN