

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2007-072

**A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA
ON CERTAIN LANDS ON AIRPORT ROAD**

(FDM4 INTERNATIONAL 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. 2007-071 to rezone the subject lands to an “Industrial Business Park (MBP)” zone in order to consolidate the subject lands with an abutting parcel to permit an expansion to the existing office structure

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 Parcel 3637 WF 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, 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 to provide and maintain a vegetative buffer not less than three (3) metres wide adjacent to the residential zone along Little Down Lane.
- 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 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;

- 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 APRIL 2007.

READ A SECOND TIME IN OPEN COUNCIL THE 30th DAY OF APRIL 2007.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 30th DAY OF APRIL 2007.



MAYOR, VIC FEDELI



CITY CLERK, CATHERINE CONRAD

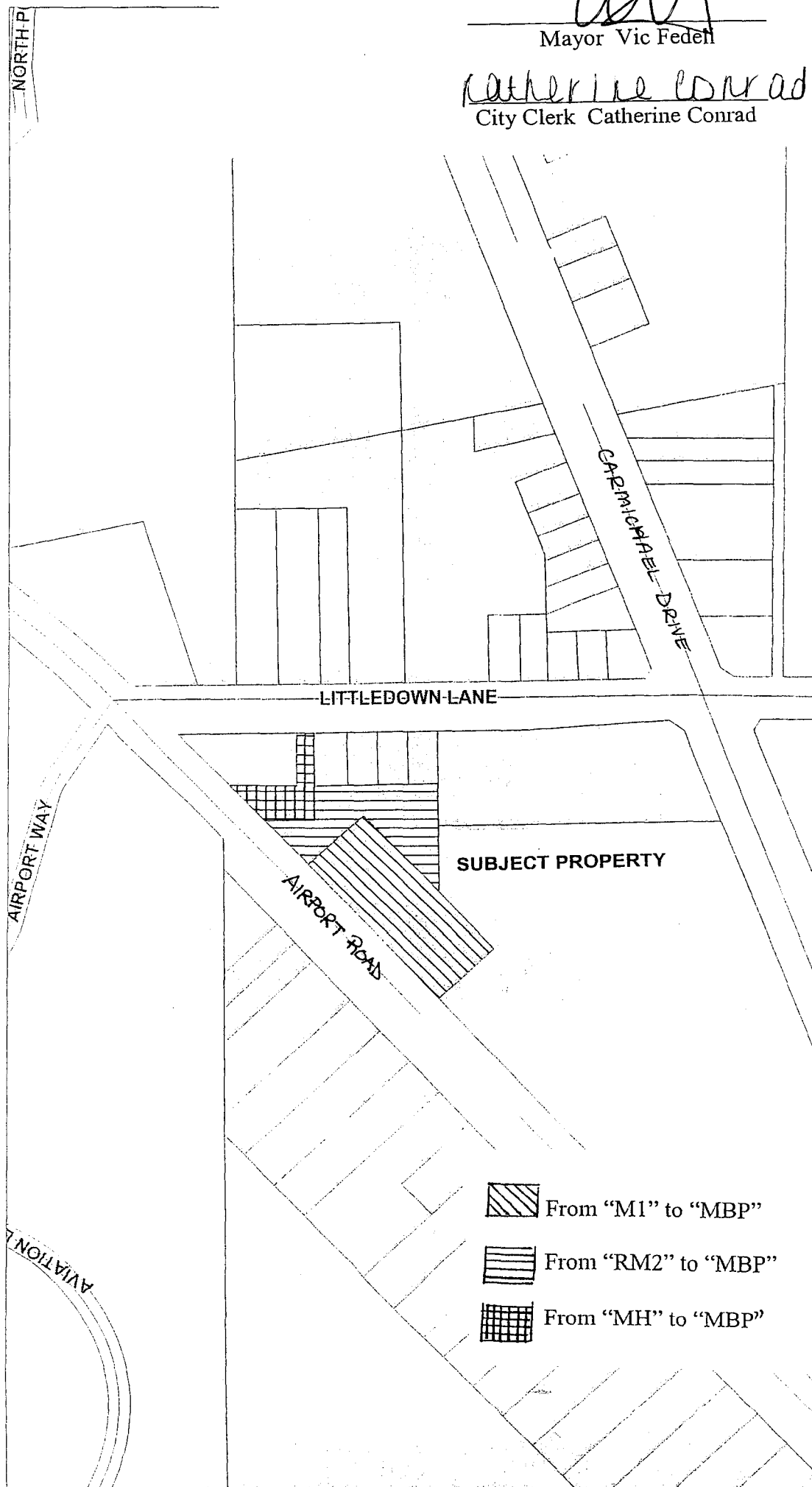
This is Schedule "A"

To By-law No. 2007-072

Passed the 30th day of April 2007


Mayor Vic Fedeli

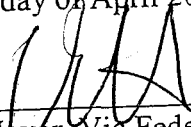

City Clerk Catherine Conrad

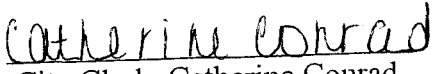


This is Schedule "B"

To By-law No. 2007-072

Passed the 30th day of April 2007

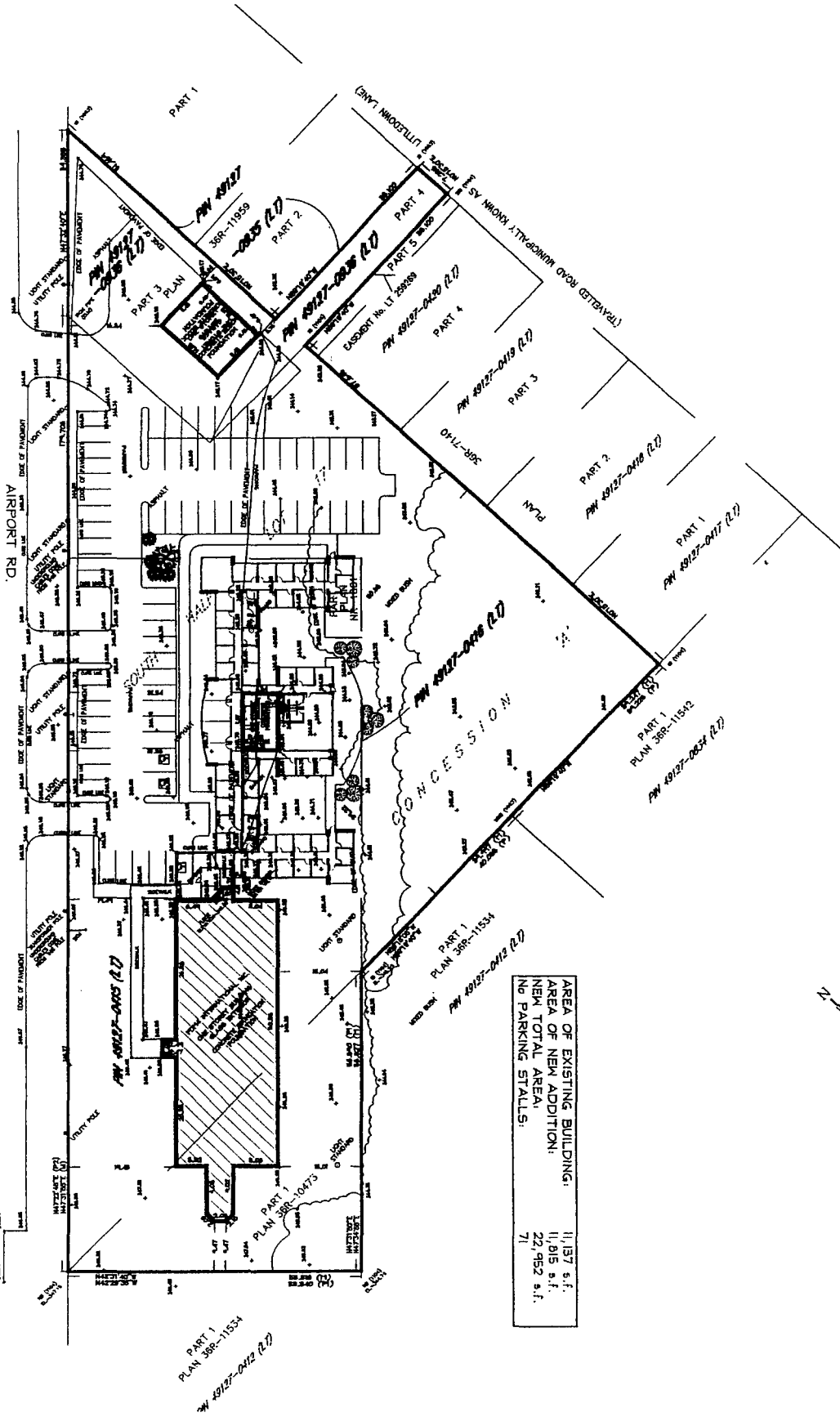

Mayor Vic Fedeli


City Clerk Catherine Conrad

PROPOSED SITE PLAN
SCALE: 1:500

TRANSFERRED TO THE CORPORATION OF THE CITY OF NORTH BAY BY ORDER-IN-COUNCIL OC 197/70
EFFECTIVE FEBRUARY 21st, 1970 - PART 1, PLAN H-1548 (MISC. 36) (MTO FILE P-2500-27)
PW 49127-0412 (L2)

AIRPORT ROAD



AREA OF EXISTING BUILDING:	11,137 s.f.
AREA OF NEW ADDITION:	11,815 s.f.
NEW TOTAL AREA:	22,952 s.f.
NO. PARKING STALLS:	71



DATE	NO.	DESCRIPTION
10/1/07	1	ISSUED FOR PERMITTING
08/1/07	2	REVISED PER CITY ENGINEER COMMENTS
07/1/07	3	REVISED PER CITY ENGINEER COMMENTS
06/1/07	4	REVISED PER CITY ENGINEER COMMENTS
05/1/07	5	REVISED PER CITY ENGINEER COMMENTS
04/1/07	6	REVISED PER CITY ENGINEER COMMENTS
03/1/07	7	REVISED PER CITY ENGINEER COMMENTS
02/1/07	8	REVISED PER CITY ENGINEER COMMENTS
01/1/07	9	REVISED PER CITY ENGINEER COMMENTS
12/1/06	10	REVISED PER CITY ENGINEER COMMENTS
11/1/06	11	REVISED PER CITY ENGINEER COMMENTS
10/1/06	12	REVISED PER CITY ENGINEER COMMENTS
09/1/06	13	REVISED PER CITY ENGINEER COMMENTS
08/1/06	14	REVISED PER CITY ENGINEER COMMENTS
07/1/06	15	REVISED PER CITY ENGINEER COMMENTS
06/1/06	16	REVISED PER CITY ENGINEER COMMENTS
05/1/06	17	REVISED PER CITY ENGINEER COMMENTS
04/1/06	18	REVISED PER CITY ENGINEER COMMENTS
03/1/06	19	REVISED PER CITY ENGINEER COMMENTS
02/1/06	20	REVISED PER CITY ENGINEER COMMENTS
01/1/06	21	REVISED PER CITY ENGINEER COMMENTS
12/1/05	22	REVISED PER CITY ENGINEER COMMENTS
11/1/05	23	REVISED PER CITY ENGINEER COMMENTS
10/1/05	24	REVISED PER CITY ENGINEER COMMENTS
09/1/05	25	REVISED PER CITY ENGINEER COMMENTS
08/1/05	26	REVISED PER CITY ENGINEER COMMENTS
07/1/05	27	REVISED PER CITY ENGINEER COMMENTS
06/1/05	28	REVISED PER CITY ENGINEER COMMENTS
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06/1/99	100	REVISED PER CITY ENGINEER COMMENTS