

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

**BY-LAW NO. 2006-47**

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

**(MARSHALL PARK DEVELOPMENTS 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 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. 2006-46 to rezone the subject lands to a "Residential Third Density (R3)" zone, a "Residential Multiple Second Density (RM2)" zone and an "Floodplain and Erosion Special Zone No. 4 (O2 Sp. 4)" to permit the development of low-density residential 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 Concession 16, Lot 37, 36R-7257, Part 1, Parcels 5258 & 16951 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, 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 an archaeological assessment of the entire development property and mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. No demolition, grading or other soil disturbances shall take place on the subject property prior to the approval authority and the Ministry of Culture confirming that all archaeological resource concerns have met licensing and resource conservation requirements. Any recommendations forthcoming from the Archaeological Assessment shall be incorporated into the final condominium site design and agreement and implemented to the ongoing satisfaction of, and at no expense to, the Municipality and the North Bay-Mattawa Conservation Authority.

- 5) As a condition of approval the Owner agrees to maintain a 30 setback along the boundaries of S2, S5 and M11 communities to maintain the integrity of these habitats, as shown on Schedule B attached hereto.
- 6) As a condition of approval, the Owner(s) agree to obtain the necessary permits from the North Bay-Mattawa Conservation Authority and the City of North Bay.
- 7) 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.
- 8) 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;
  - 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.
- 9)
  - 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.

- 10) 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.
- 11) This By-law comes into force and effect upon being finally passed.

READ A FIRST TIME IN OPEN COUNCIL THE 27<sup>th</sup> DAY OF FEBRUARY 2006.

READ A SECOND TIME IN OPEN COUNCIL THE 27<sup>th</sup> DAY OF FEBRUARY 2006.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 27 DAY OF FEBRUARY 2006.

  
\_\_\_\_\_  
MAYOR, VIC FEDELI

  
\_\_\_\_\_  
CITY CLERK, CATHERINE CONRAD

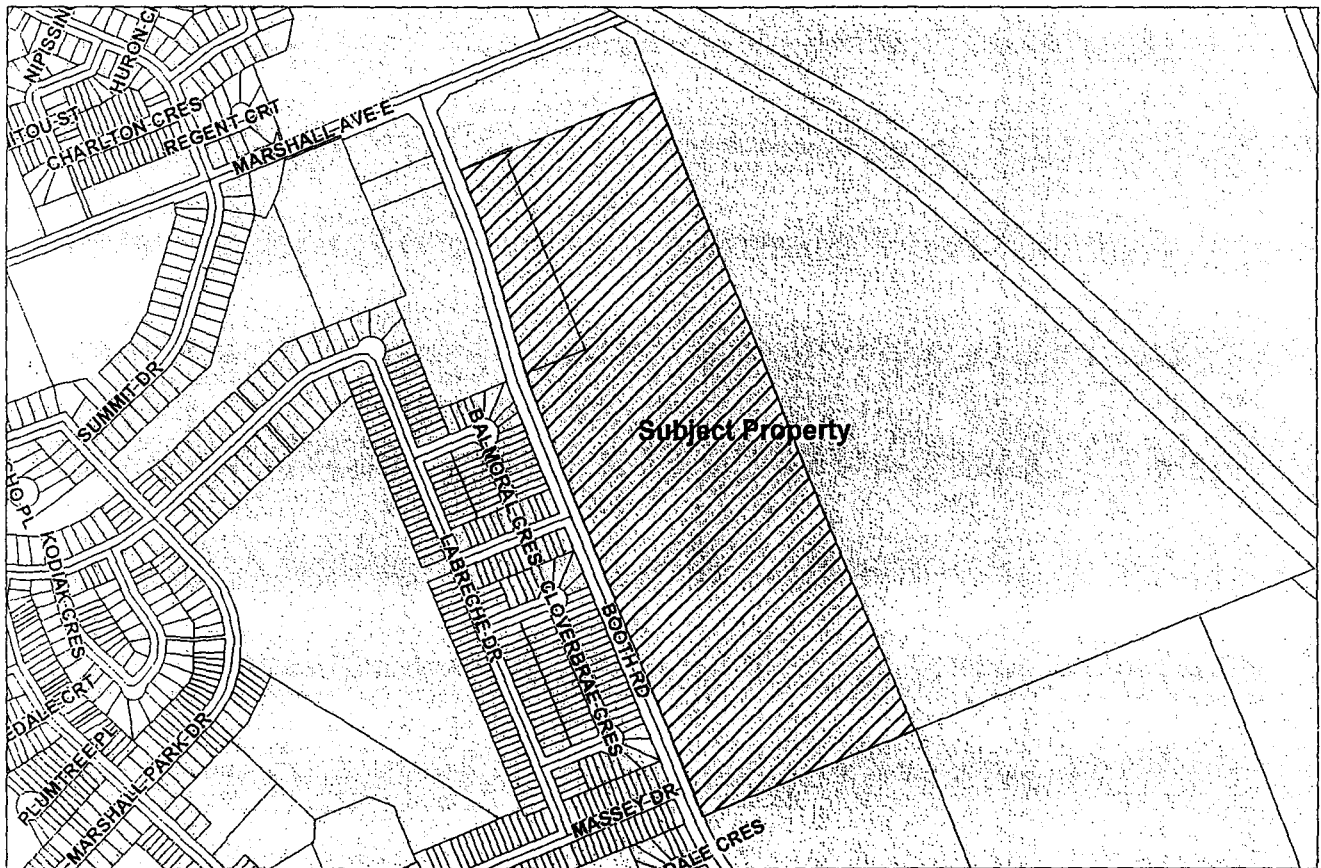
This is Schedule "A"

To By-law No. 2006-47,

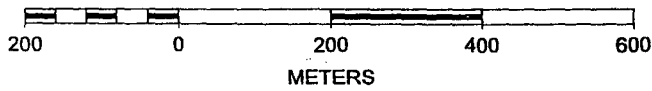
Passed the 27 day of February 20 06.

  
\_\_\_\_\_  
Mayor

Catherine Conrad  
City Clerk



SCALE 1 : 10,000



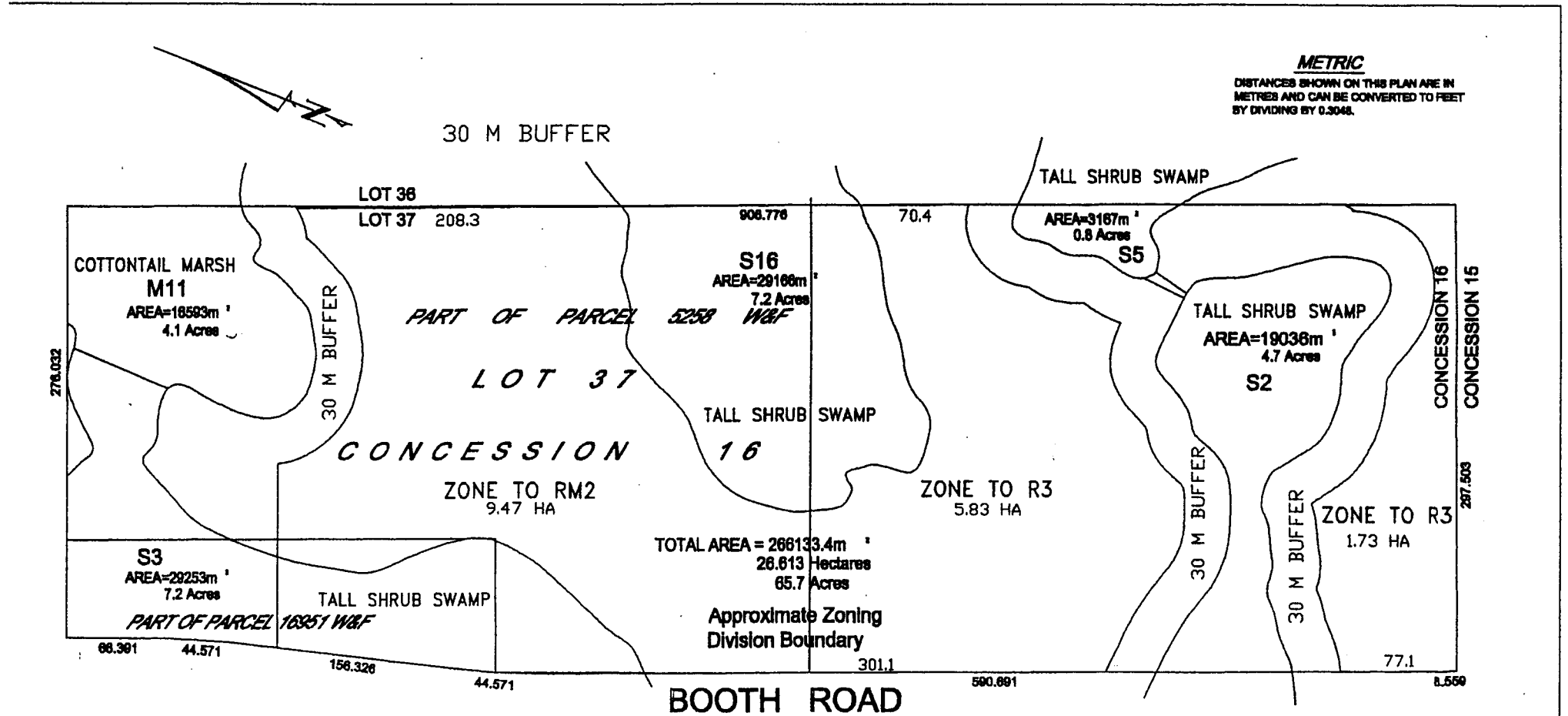
This is Schedule "B"

To By-law No. 2006-47

Passed the 27 day of February 20 06.

*[Signature]*  
Mayor

*Catherine Conrad*  
City Clerk



SKETCH SHOWING  
PART OF LOT 37  
CONCESSION 16

**CITY OF NORTH BAY**  
DISTRICT OF NIPISSING

Miller & Urso Surveying Inc.  
Boundaries approximated from FRI's Impact Study

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<b>Miller &amp; Urso Surveying Inc.</b> Ontario Land Surveyors/Canada Land Surveyors Planning Consultants		
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