

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 112-82

BEING A BY-LAW TO DESIGNATE A SITE PLAN
CONTROL AREA IN THE CITY OF NORTH BAY.

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 40 of the Planning Act, R.S.O., 1980, Chapter 379.

AND WHEREAS the owner of the subject lands has submitted concept plans of the proposed buildings and structures for the approval of Council.

AND WHEREAS Council has passed By-Law No. 70-81, to zone the subject lands for a Residential Multiple Fourth Density Use to permit an apartment building.

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 Lots 324, 326, 327 and 390 and all of Lot 325 according to Registered Plan 21, 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. No building or structure shall be erected, constructed or placed on the said Site Plan Control Area except in accordance with the location, massing and conceptual design of the buildings and structures set out as Items 1, 2 and 3 of Schedule "B" attached hereto and which Schedule "B" is hereby approved by the Council, provided that:
 - (i) a fence constructed of an opaque material shall be provided and maintained along the easterly and southerly limit of the property set out as Item No. 1 on Schedule "B";
 - (ii) the apartment building set out as Item No. 2 on Schedule "B" shall not exceed three (3) levels or twenty-four (24) units; and
 - (iii) a parking area having not less than thirty (30) parking spaces shall be provided and maintained as set out on Schedule "B" as Item No. 3.
3. As a condition of the approval of buildings and structures referred to in section 2 hereof, no building or structure shall be erected, constructed or placed on the 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 provision, to the satisfaction of and at no expense to the municipality, 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 the 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.
4. 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, any and all subsequent owners of the land.
5. (a) The said agreement shall be binding on the Owners, its successors and assigns.
- (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 14th DAY OF June, 1982
READ A SECOND TIME IN OPEN COUNCIL THE 28th DAY OF June, 1982
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
THIS 28th DAY OF June, 1982.



MAYOR

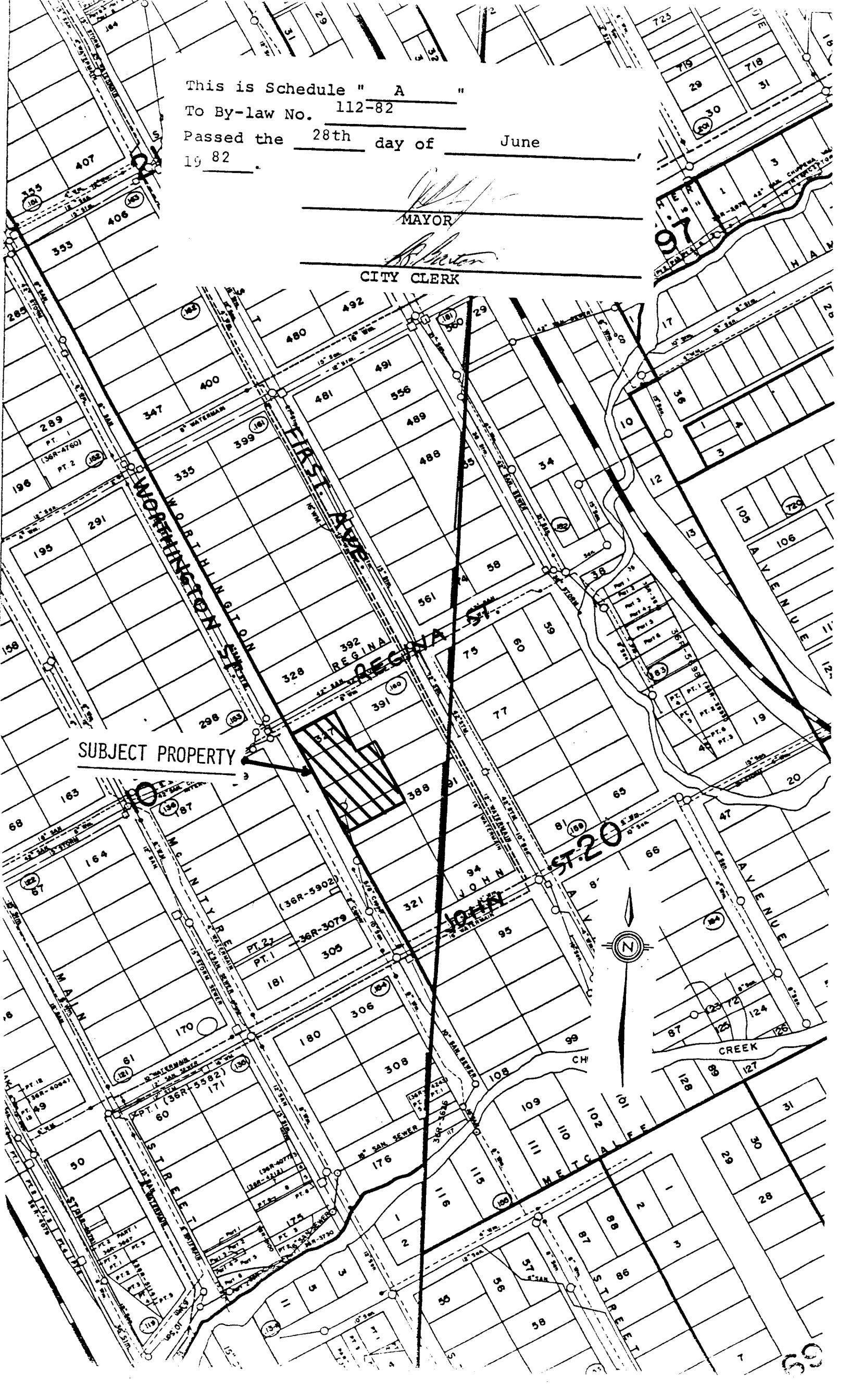


CITY CLERK

This is Schedule " A "
To By-law No. 112-82
Passed the 28th day of June
19 82

MAYOR

CITY CLERK




SUBJECT PROPERTY




This is Schedule " B "

To By-law No. 112-82

Passed the 28th day of June
19 82 .



MAYOR



CITY CLERK

