

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

**BY-LAW NO. 2008-122**

**BY-LAW TO DESIGNATE A SITE PLAN CONTROL  
AREA ON CERTAIN LANDS ON LAKESHORE DRIVE**

**(DAVID & DEBRA GOODFELLOW – 465 TO 467 LAKESHORE 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. 2008-121 to rezone the subject property “Residential Multiple Second Density Special No.114 (RM2 Sp.114)” zone to permit the renovation and conversion of the existing motel operation into twelve (12) long-term rental units;

**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 Plan M-211, Lots 38 to 40 and Lots 139 to 141 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 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 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) adequate parking facilities, walkways and access driveways and the surfacing of such areas;
  - b) snow storage and removal from the subject property;
  - c) facilities for lighting, including floodlighting;
  - d) retaining walls, fences, hedges, trees or shrubs, or other groundcover or facilities for the landscaping of the lands;
  - e) 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;
  - f) repair and ongoing maintenance of existing breakwall on Lake Nipissing; and
  - g) adequate water supply and access for fire fighting purposes.

- 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 \$680.00 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.
- 5) 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.
- 6) This By-law comes into force and effect upon being finally passed.

READ A FIRST TIME IN OPEN COUNCIL THE 12<sup>th</sup> DAY OF MAY 2008.

READ A SECOND TIME IN OPEN COUNCIL THE 12<sup>th</sup> DAY OF MAY 2008.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 12<sup>th</sup> DAY OF MAY 2008.

"original signature on file"

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

"original signature on file"

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

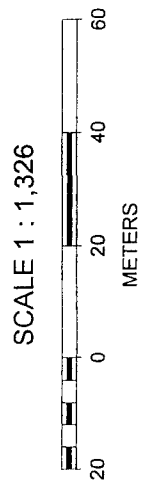
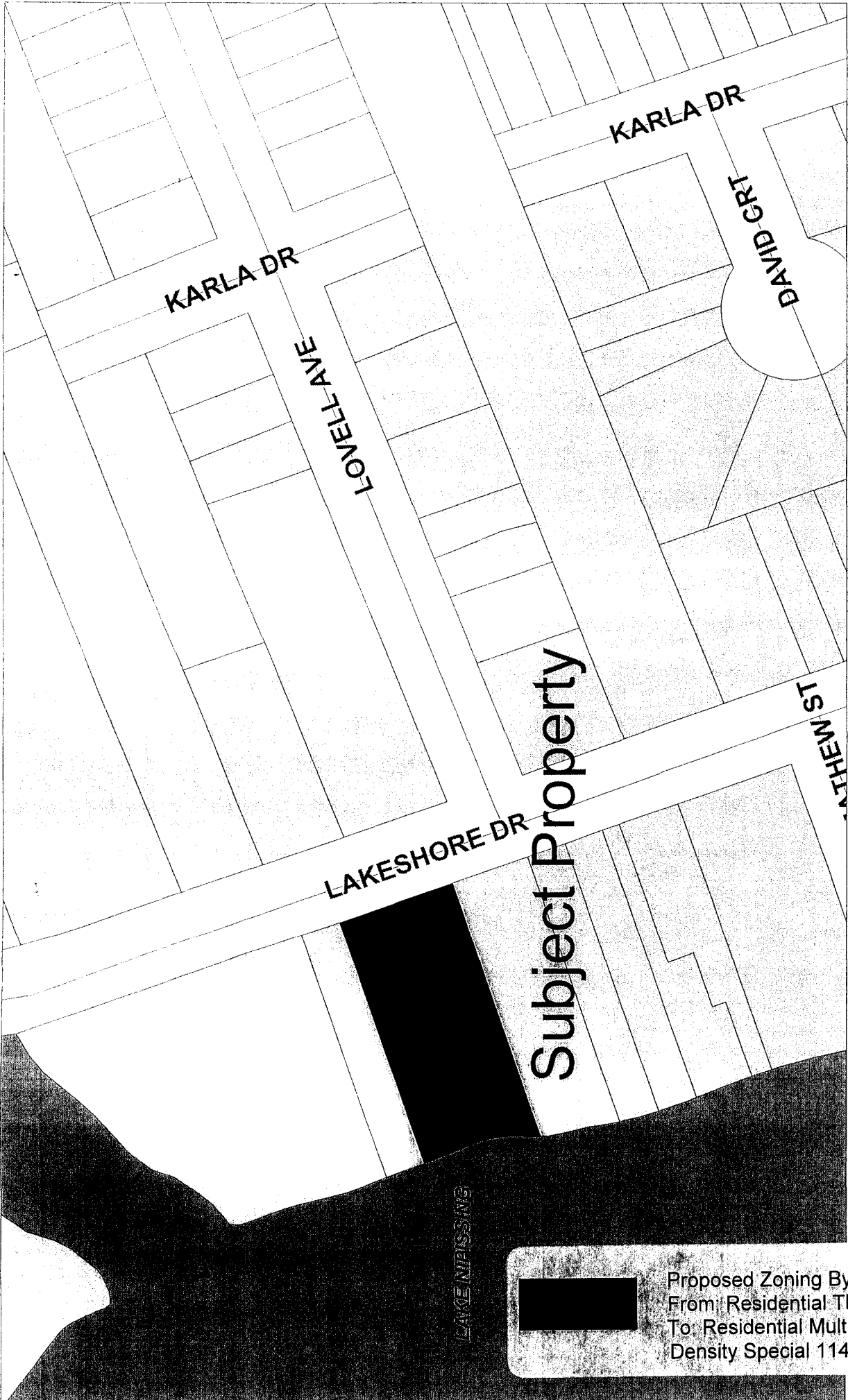
This is Schedule "A"

To By-law No. 2008-122

Passed the 12<sup>th</sup> day of May 2008

\_\_\_\_\_  
Mayor, Vic Fedeli

\_\_\_\_\_  
City Clerk, Catherine Conrad



Proposed Zoning By-law Amendment  
From: Residential Third Density (R3)  
To: Residential Multiple Second  
Density Special 114 (RM2 Sp.114)

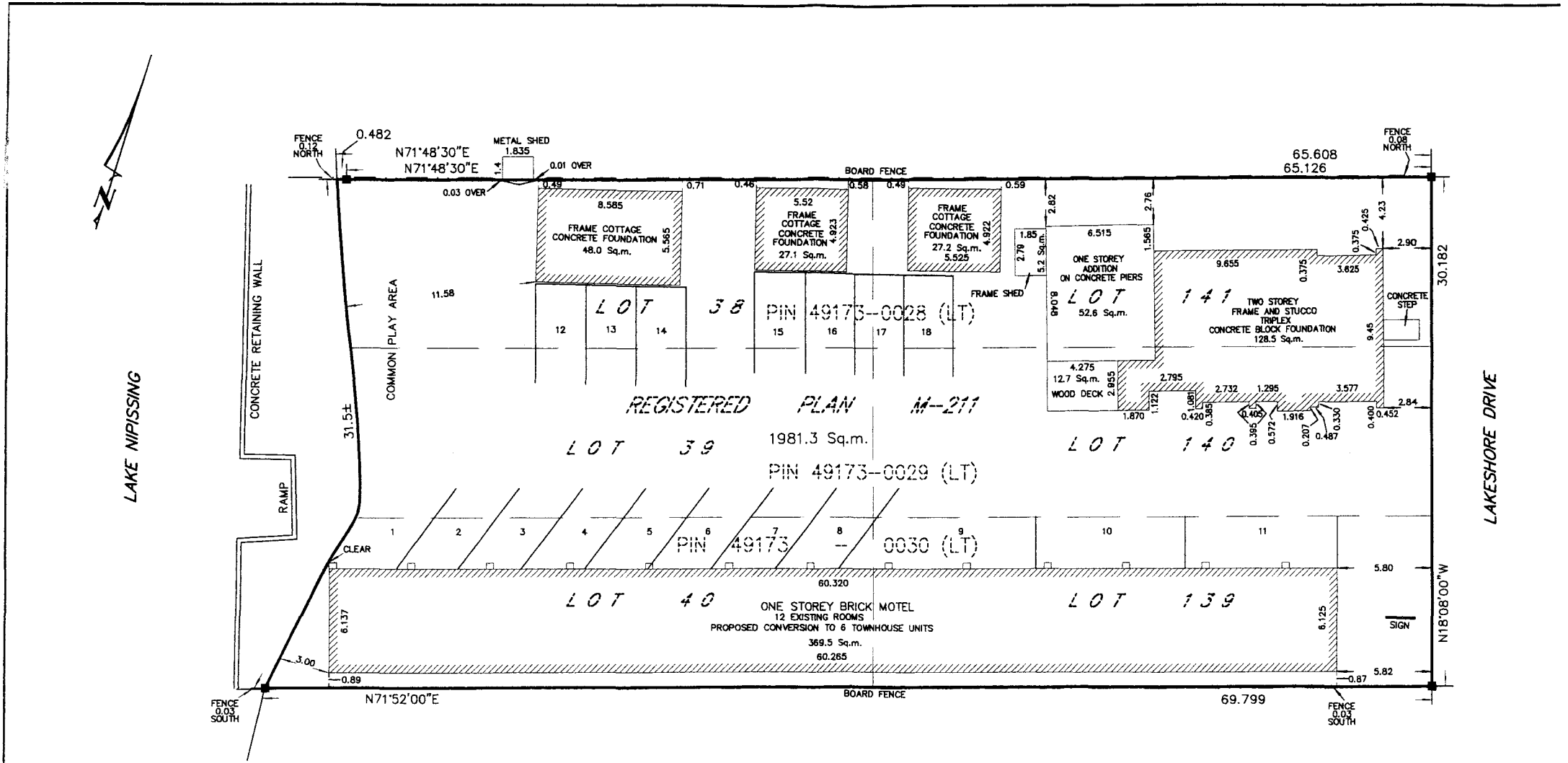
This is Schedule "B"

To By-law No. 2008-122

Passed the 12<sup>th</sup> day of May 2008

Mayor, Vic Fedeli

City Clerk, Catherine Conrad



SITEPLAN OF  
 ALL OF LOTS 38, 39, 40, 139, 140 and 141  
 REGISTERED PLAN M-211  
 CITY OF NORTH BAY  
 DISTRICT OF NIPISSING

0 5 10m  
 SCALE 1 : 250  
 Miller & Urso Surveying Inc.

**LOT COVERAGE**

AREA OF PROPERTY = 1981.3 Sq.m.  
 AREA OF MOTEL = 369.5 Sq.m.  
 AREA OF FRAME DWELLING = 181.1 Sq.m.  
 AREA OF FRAME COTTAGES = 102.3 Sq.m.  
 AREA OF FRAME SHED = 5.2 Sq.m.  
 LOT COVERAGE = 33.2%

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

© COPYRIGHT 2008, Miller & Urso Surv

**Miller & Urso Surveying**  
 Ontario Land Surveyors + Canada Land  
 Planning Consultants

CLIENT: DAVE GOODFELLOW

1501 SEYMOUR STREET  
 NORTH BAY ONT, P1B 8C4  
 TEL: (71  
 FAX: (71