

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2005-190

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

(STEVE LANDSBERG – 671 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. 2005-178 to rezone the subject lands to a "Tourist Commercial Special Zone No.71 (C7Sp.71)" to permit the redevelopment of the subject lands.

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-203, Part Lots 134 to 137 and Lots 148 to 151 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) That prior to the redevelopment of the subject property, the services available shall be reviewed by the City of North Bay. Should upgrades be required, the associated works and costs shall be negotiated with the developer and City of North Bay.
- 4) The owner shall construct and maintain a retaining wall above the elevation of 648.0 feet C.G.D. to the continuing satisfaction of the North Bay-Mattawa Conservation Authority.
- 5) The owner shall obtain all necessary permits from the North Bay-Mattawa Conservation Authority or appropriate Provincial Authority prior to any site alteration activity.
- 6) That all habitable dwelling be flood proofed to the continuing satisfaction of the City of North Bay and North Bay-Mattawa Conservation Authority.
- 7)
 - 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.
- 8) This By-law comes into force and effect upon being finally passed.

READ A FIRST TIME IN OPEN COUNCIL THE 8TH DAY OF AUGUST 2005.

READ A SECOND TIME IN OPEN COUNCIL THE 8TH DAY OF AUGUST 2005.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 8TH DAY OF AUGUST 2005.

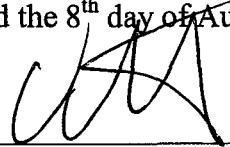


MAYOR VIC FEDLI



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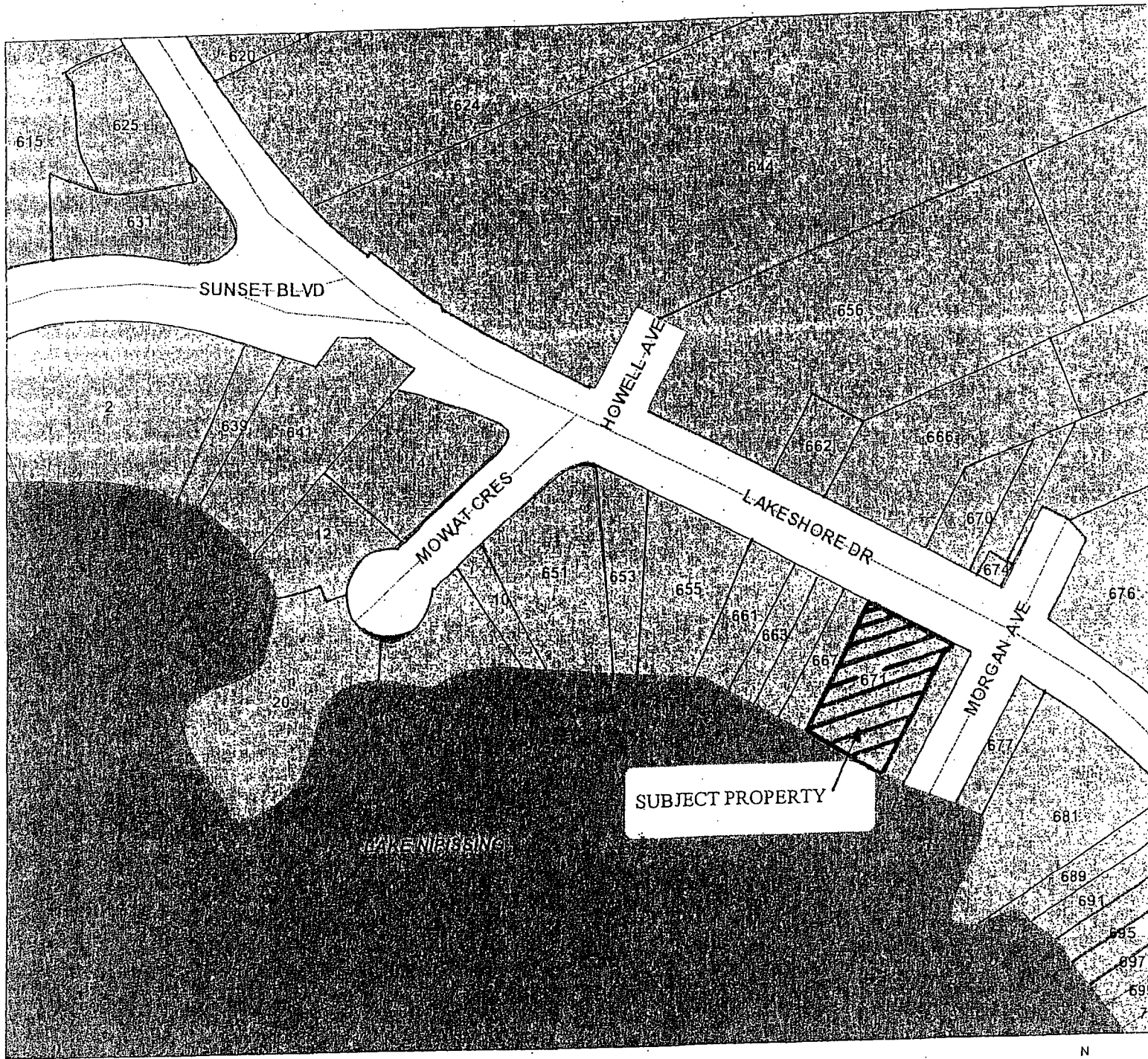
This is Schedule "A"
To By-Law No. 2005-190
Passed the 8th day of August 2005.



Mayor Vic Fedeli



Deputy Clerk Terry Ringler



SCALE 1 : 2,000

