

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 171-87

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA ON CERTAIN LANDS ON UNOPENED MCKEOWN AVENUE (GOLDEN ESTATES - MCKEOWN AVE.)

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;

AND WHEREAS the Council deems it desirable to delegate to the Clerk the authority to enter into an agreement respecting the matters referred to herein;

AND WHEREAS Council intends to pass By-law No. _____ to rezone the subject lands to a "Residential Multiple Third Density Special Zone No. 25 (RM3 Sp.25)" ; a "Residential Multiple Fourth Density Special Zone No. 26 (RM4 Sp.26)"; a "Residential Multiple Second Density (RM2)" Zone and a "District Commercial (C.4)" Zone to permit the construction of townhouse and apartment units and commercial floor space.

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 Blocks 99, 102 and 103 and part of Blocks 96, 97, 98 and 101 Plan M-517 and part of Block A Plan M-456 and part of unopened Caroline Street 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, 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, both covered and uncovered, 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.

3. (a) The Mayor and Clerk are hereby authorized upon the recommendation of the Chief Administrative Officer, 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.
- (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 and The Land Titles Act against any and all subsequent owners of the land.
4. (a) The said Agreement shall be binding on the Owner, its successors and assigns.
- (b) The Owner shall authorize the City to exercise the provision 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.
5. This By-Law comes into force and effect upon being finally passed.

READ A FIRST TIME IN OPEN COUNCIL THIS 26TH DAY OF OCTOBER 1987 .
READ A SECOND TIME IN OPEN COUNCIL THIS 7TH DAY OF DECEMBER 1987 .
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS
7TH DAY OF DECEMBER , 1987 .


MAYOR


CITY CLERK

This is Schedule " A "

To By-law No. 171-87

Passed the 7th day of December,
19 87.

Stan D. Lawlor
MAYOR

A. J. Carter
CITY CLERK

