

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 36-82

BEING A BY-LAW TO DESIGNATE A SITE PLAN
CONTROL AREA IN THE CITY OF NORTH BAY
(NORTHGATE SQUARE)

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. 35-82, to zone the subject lands for a Regional Shopping Centre Use in order to permit an expansion of the Northgate Square Shopping Centre.

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 Parts 1 to 46 inclusive, Plan 36R-5084; Parts 1 to 8 inclusive, Plan 36R-5419; and Parts 1 to 3 inclusive, Plan 36R-5650 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 shall be provided and maintained along the limits of the property as set out as Item No. 1 on Schedule "B";
 - (ii) the addition to the existing Northgate Square Shopping Centre shall not exceed 16,258M² in total new Gross Leaseable Area as set out as Item No. 2 on Schedule "B";
 - (iii) a landscaped strip of not less than 7.6 M shall be provided on either side of the watercourse which passes through the property as set out as Item No. 3 on Schedule "B";
 - (iv) an asphalt parking area having not less than two thousand, three hundred and eighty (2380) parking spaces shall be provided and maintained as set out as Item No. 4 on Schedule "B";

2. (v) a second major vehicular access to the property shall be provided from the south side of Trout Lake Road at the point where it is currently intersected by Laurentian Avenue together with such intersection improvements, signalization, and signing as is required as set out on Schedule "C";
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 or Agreements with The Corporation of the City of North Bay respecting the provision, and at no expense to the municipality, of the following matters:
 - (a) facilities to provide vehicular access to and from the land;
 - (b) loading areas, parking areas, and access driveways and the surfacing of such areas and driveways;
 - (c) walkways for pedestrian access and the surfacing thereof;
 - (d) facilities for the lighting, including flood lighting, of the land or of any buildings or structures thereon;
 - (e) walls, fences, hedges, trees or shrubs or other ground-cover or facilities for the landscaping of the lands;
 - (f) collection areas and other facilities and enclosures for the storage of garbage and other waste material on the land;
 - (g) easements to be conveyed to the municipality, if required, for the construction, maintenance, or improvement of water courses, ditches, land drainage works, water supply or sanitary sewage disposal on the land; and
 - (h) grading or alteration in elevation or contour of the land and for the provision for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon.
4. The said agreements 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.
5. (a) The said agreements shall be binding on the Owners, its successors and assigns.

5. (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.

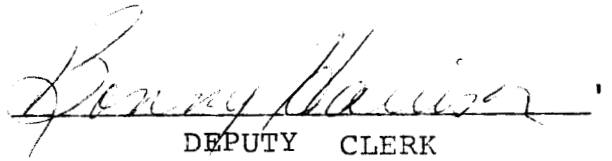
READ A FIRST TIME IN OPEN COUNCIL THE 15th DAY OF February, 1982.

READ A SECOND TIME IN OPEN COUNCIL THE 11th DAY OF March, 1982.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
THIS 15th DAY OF March, 1982.



MAYOR



DEPUTY CLERK

This is Schedule " B "

To By-law No. 36-82

Passed the 15th day of March

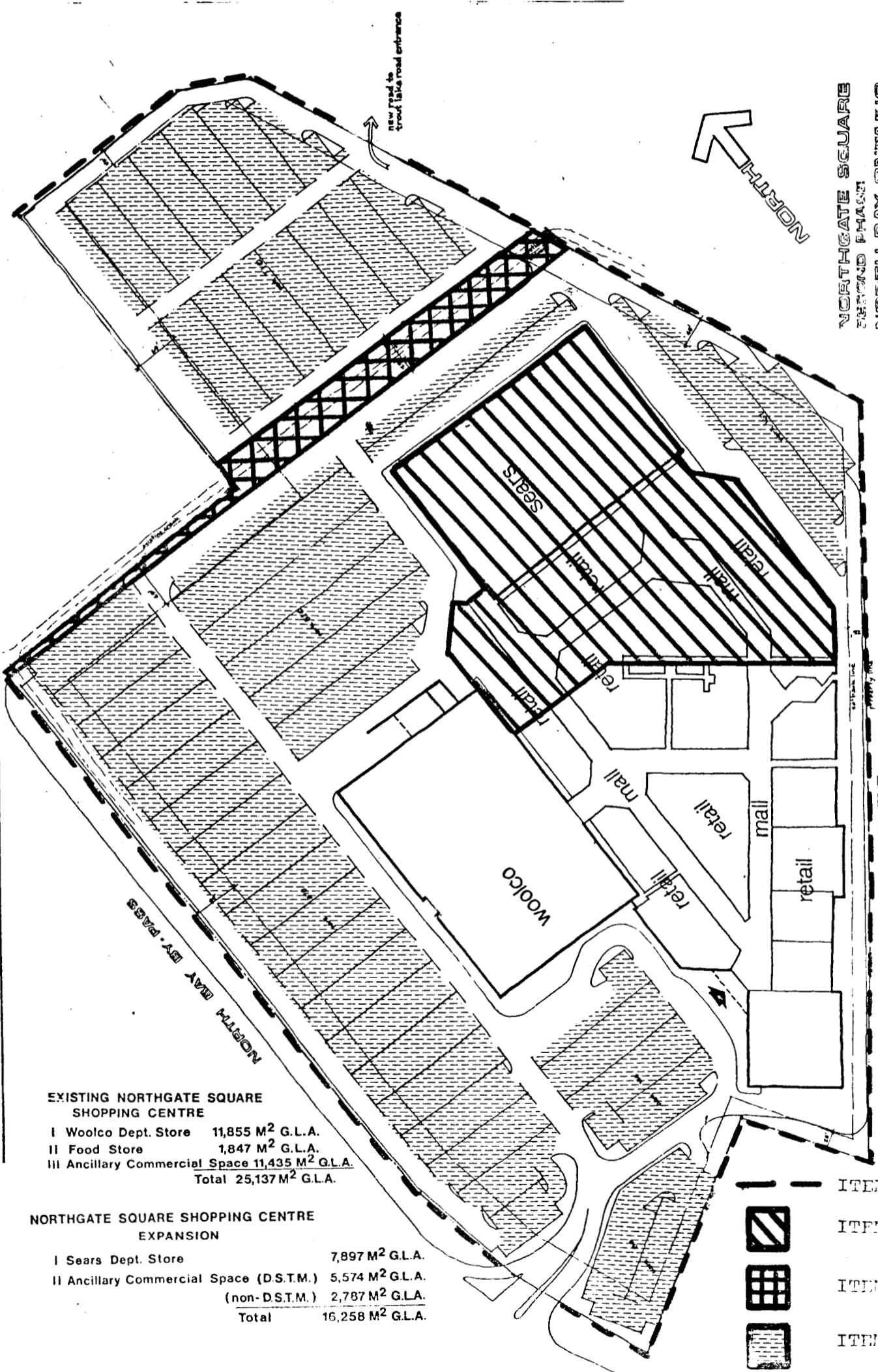
19 82 .

[Signature]

 MAYOR

[Signature]

 DEPUTY CLERK



NORTHGATE SQUARE
 SECOND PHASE
 NORTH BAY, ONTARIO
 SITE PLAN
 1.8.1982
 SCAFFOLD & ASSOCIATES
 ARCHITECTS

EXISTING NORTHGATE SQUARE SHOPPING CENTRE

I Woolco Dept. Store	11,855 M ² G.L.A.
II Food Store	1,847 M ² G.L.A.
III Ancillary Commercial Space	11,435 M ² G.L.A.
Total	25,137 M² G.L.A.

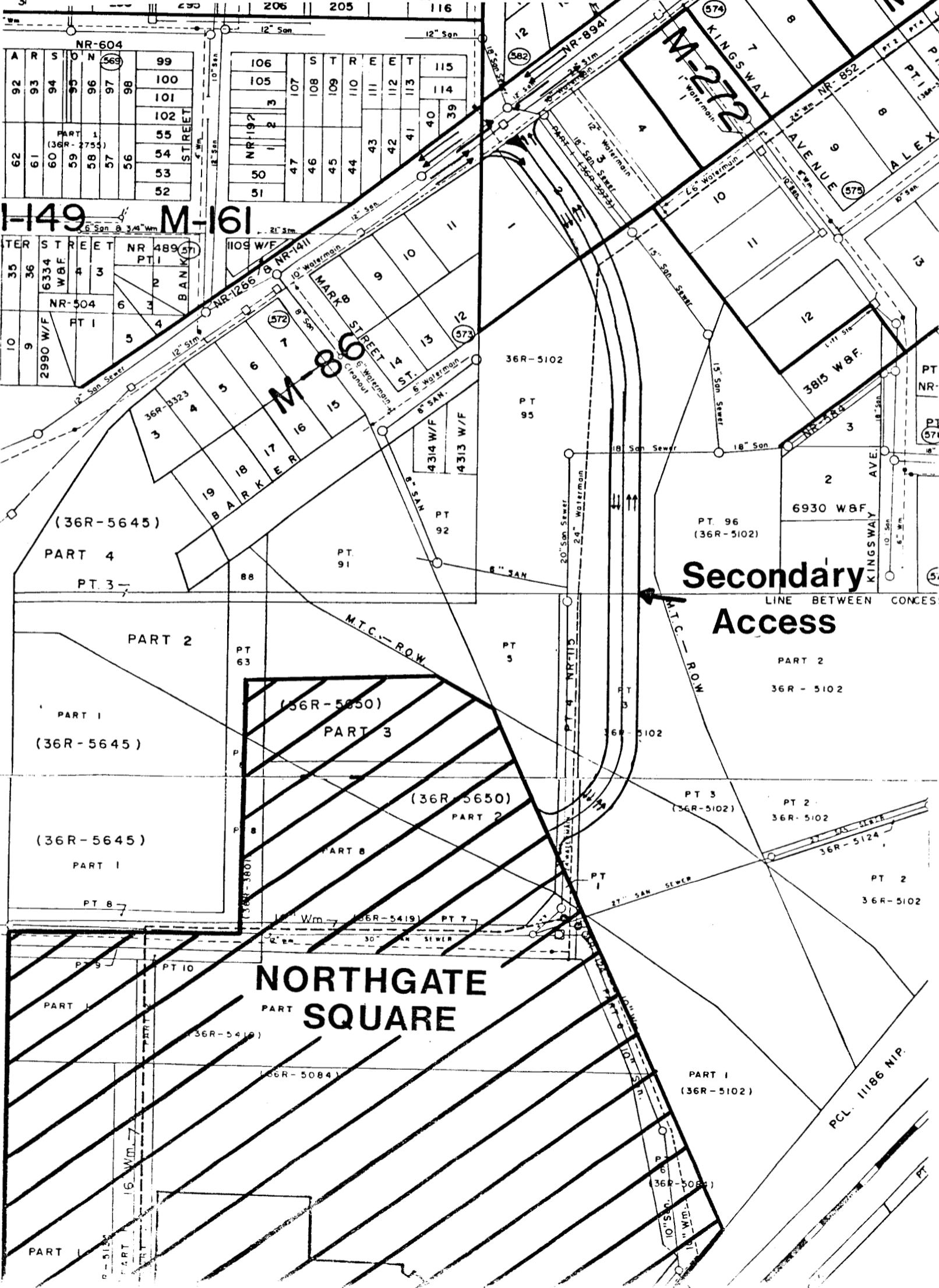
NORTHGATE SQUARE SHOPPING CENTRE EXPANSION

I Sears Dept. Store	7,897 M ² G.L.A.
II Ancillary Commercial Space (D.S.T.M.)	5,574 M ² G.L.A.
(non-D.S.T.M.)	2,787 M ² G.L.A.
Total	16,258 M² G.L.A.

- ITEM NO. 1
- ITEM NO. 2
- ITEM NO. 3
- ITEM NO. 4

This is Schedule " C "
To By-law No. 36-82
Passed the 15th day of March
19 82.

[Signature]
MAYOR
[Signature]
DEPUTY CLERK



NORTHGATE SQUARE

Secondary Access

M-23

M-2

M-272

H-49 M-161

M-86

PCL 11186 NIP