

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2004-43

**A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA
ON CERTAIN LANDS ON HUTCHESON AVENUE
(TONY TIGNANELLI – 256 HUTCHESON AVENUE)**

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. 2004-42 to rezone the subject lands to a "Residential Multiple First Density Special Zone No.93 (RM1 Sp.93)" to permit the development of a double duplex dwelling.

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-177, Lots 289 and 290 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 No. 1, 2 and 3 on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council provided that:
 - a) the main building shall be maintained by the owner as set out as Item No. 1 on Schedule "B";
 - b) vehicular parking, consisting of not less than 8 parking spaces shall be maintained by the owner as set out as Item No. 2 on Schedule "B"; and
 - c) ingress and egress shall be provided and maintained by the owner as set out as Item No. 3 on Schedule "B".
- 3) As a condition of approval the owner agrees to provide a site plan identifying lot grading, drainage, parking and site servicing for the review and approval of, and at no cost to, the City of North Bay and the City Engineer.
- 4) As a condition of approval the owner agrees to provide adequate water for fire fighting purposes to the satisfaction of, and at no expense to, the City of North Bay.

- 5) 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) Parking facilities 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;
 - g) adequate water supply for fire fighting purposes.
- 6) 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 \$500.00 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.
- 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 MARCH 2004.

READ A SECOND TIME IN OPEN COUNCIL THE 8TH DAY OF MARCH 2004.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 8TH DAY OF MARCH 2004.



MAYOR



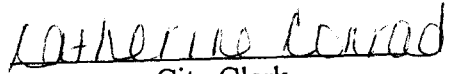
CITY CLERK

This is Schedule "A"

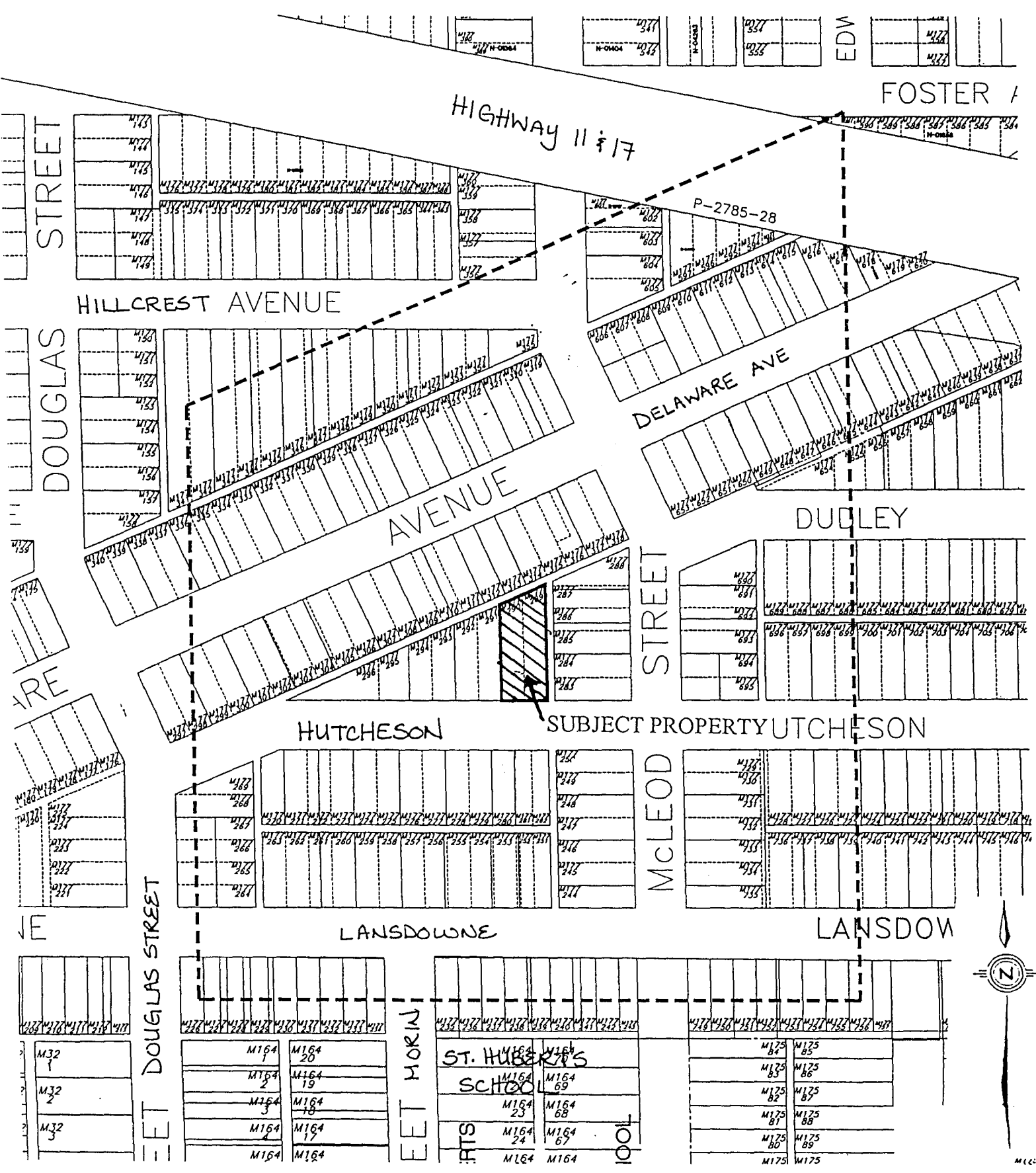
To By-law No. 2004-43

Passed the 8th day of March 20 04.


Mayor


City Clerk

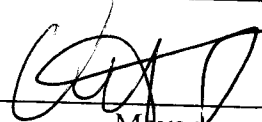
SCALE 1:2000



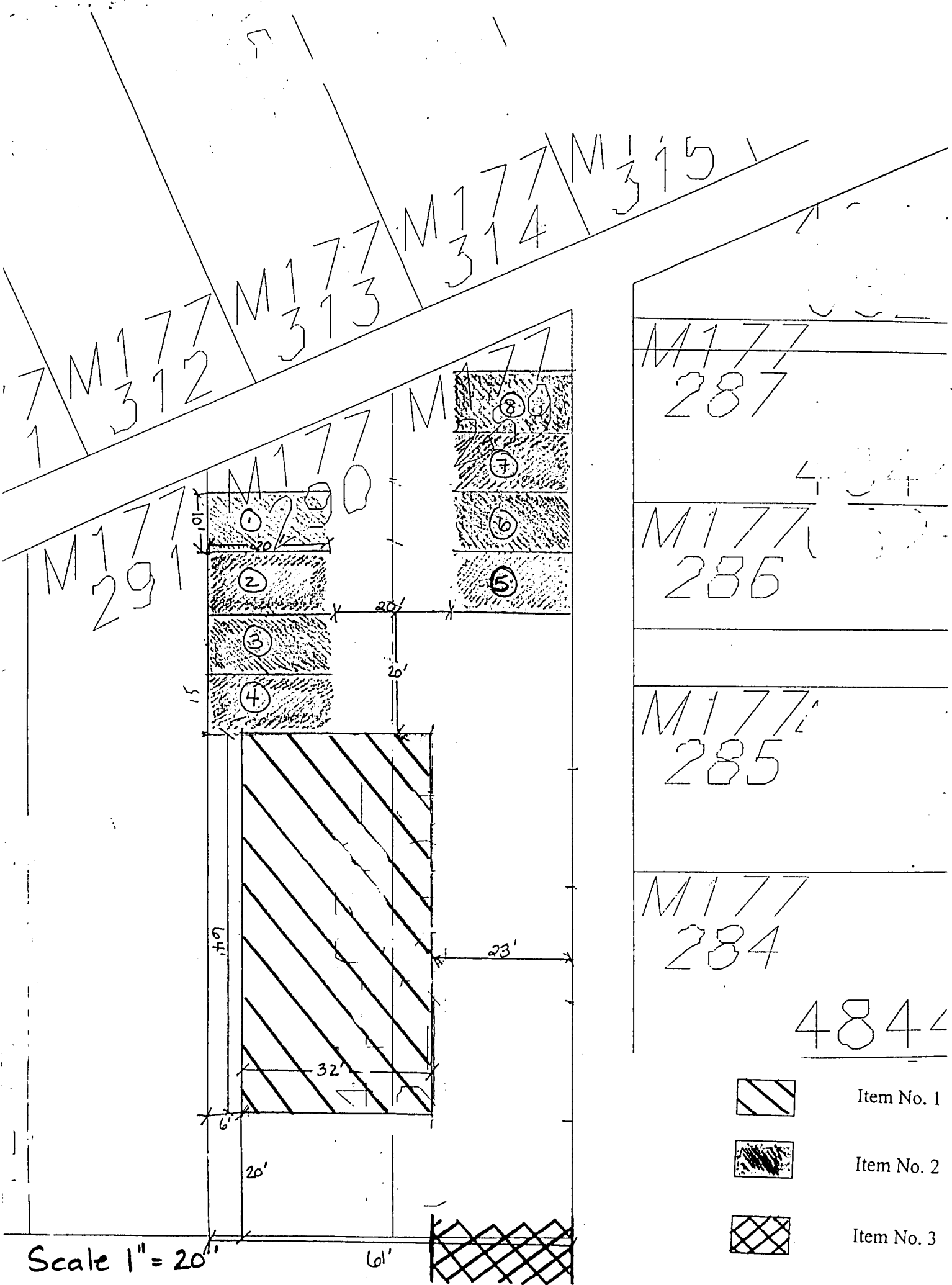
This is Schedule "B"

To By-law No. 2004-43

Passed the 8th day of MARCH 20 04.


Mayor

Catherine Conrad
City Clerk



Scale 1" = 20'



Item No. 1



Item No. 2



Item No. 3