

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2002-26

**A BY-LAW TO DESIGNATE A SITE PLAN CONTROL
AREA ON CERTAIN LANDS ON JANICE STREET
(BOYER – 189 JANICE STREET)**

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. 2002-25 to rezone the subject lands to a “Neighbourhood Commercial Special Zone No. 61 (C5 Sp.61)” to permit a commercial building.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:

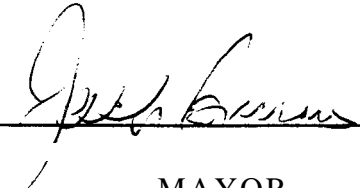
- 1) That certain parcel of land, composed of Concession “B”, Part Lot 19, Rem. Parcel **4202** W&F in the City of North Bay, which lands are more particularly described on Schedule “A” attached hereto, is hereby designated as a Site Plan Control Area.
- 2) No building or structure shall be erected, 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, 3** and **4** on Schedule “B” attached hereto, and which Schedule “B” is hereby approved by the Council provided that:
 - a) a commercial building shall be permitted and maintained by the owner as set out as Item No. **1** on Schedule “B”;
 - b) vehicular parking consisting of not less than six (6) parking spaces shall be provided and maintained by the owner as set out as Item No. **2** on Schedule “B”;
 - c) ingress and egress shall be provided and maintained by the owner as set out as Item No. **3** on Schedule “B”;
 - d) privacy fencing being not less than 1.8 metres in height shall be provided and maintained by the owner as set out as Item No. **4** on Schedule “B”.
- 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) 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;
 - g) adequate water supply 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 \$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.
- 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 **326** of The Municipal Act, R.S.O. 1990, Chapter M.45, 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.

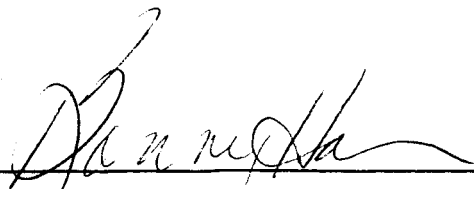
READ A FIRST TIME IN OPEN COUNCIL THE 8TH DAY OF APRIL 2002.

READ A SECONDTIME IN OPEN COUNCIL THE 22nd DAY OF **Apri** 1 2002.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 22nd DAY OF APRIL 2002.



 MAYOR



 CITY CLERK

This is Schedule "A"

To By-Law No. 2002-26

Passed the 22nd day of April

20 02.

[Signature]
Mayor
[Signature]
City Clerk



4844-050-078-60200

4844-050-078-60400

U/O-00000

SKI CLUB ROAD

SUBJECT PROPERTY

4844-050-078-59000	4844-050-078-58800	4844-050-078-58600	4844-050-078-58200	4844-050-078-58800	4844-050-078-57800	4844-050-078-57600	4844-050-078-57000	078-56810	4844-050-078-56800	4844-050-078-69800	4844-050-078-70000	4844-050-078-68800	4844-050-078-68600	4844-050-078-68400	4844-050-078-68200	4844-050-078-68000	4844-050-078-67800	4844-050-078-66400	4344-050-078-66600	4844-050-078-66800	4844-050-078-67000	4844-050-078-67200	4844-050-078-67400	4844-050-078-67600	4844-050-078-56200		
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078-47400	4844-050-078-47200	4844-050-078-47000	4844-050-078-46901	4844-050-078-46900	4844-050-078-46898	4844-050-078-46896	4844-050-078-46894	4844-050-078-69600	4844-050-078-69800	4844-050-078-70000	4844-050-078-70400	4844-050-078-70200	4844-050-078-70000	4844-050-078-70000	4844-050-078-70000	4844-050-078-70000	4844-050-078-70000	4844-050-078-70000	4844-050-078-70000	4844-050-078-70000	4844-050-078-70000	4844-050-078-70000	4844-050-078-70000	4844-050-078-70000	4844-050-078-70000	4844-050-078-70000	4844-050-078-70000

JANICE STREET

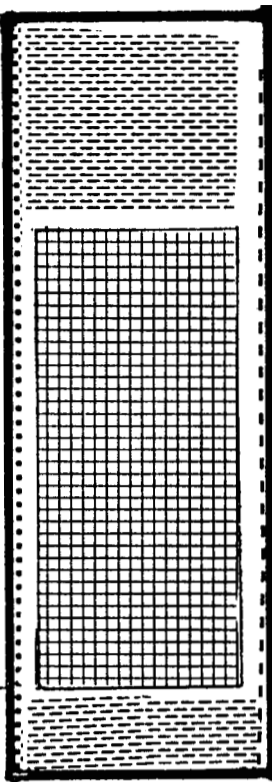
McKEOWN

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M177 1281	M177 1282	M177 1283	M177 1284	M177 1285	M177 1286	M177 1287	M177 1288	M177 1289	M177 1290	M177 1291	M177 1292	M177 1293	M177 1294	M177 1295	M177 1296	M177 1297	M177 1298	M177 1299	M177 1300	M177 1301	M177 1302	M177 1303	M177 1304	M177 1305	M177 1306

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078-56810

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1 INCH = 30 FEET



JANICE STREET

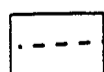
STIRREET



item No. 1



Item No. 2



Item No. 3



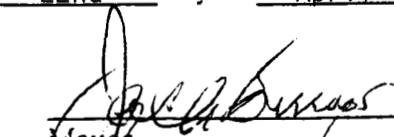
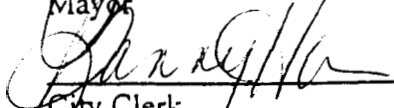
Item No. 4

This is Schedule "B"

To By-Law No. 2002-26

Passed the 22nd day of April

20 02.


Mayor

City Clerk