

BY-LAW NO. 169-90

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL  
AREA ON CERTAIN LANDS ON CASSELLS STREET  
(MR. & MRS. A. GENTILE)

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. 168-90 to rezone the subject lands to a "General Commercial (Outer Core) Special Zone No. 31 (C.2 Sp.31)" to permit ground floor commercial and residential uses, together with residential uses on the upper floor.

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 No. 62, Lot 364 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, 4, 5 and 6, on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council provided that:
  - a) A two-storey building composed of three (3) residential units and a commercial-retail use shall be provided and maintained as set out as Item No. 1 on Schedule "B".
  - b) Open space shall be provided and maintained as set out as Item No. 2 on Schedule "B".
  - c) Asphalt parking areas having not less than three (3) parking spaces shall be provided and maintained as set out as Item No. 3 on Schedule "B".

- d) Ingress and egress including surfacing, drainage, snow plowing and snow storage of the laneway access westerly to Seventh Avenue to the satisfaction of the Director of Engineering and Works shall be provided and maintained as set out as Item No. 4 on Schedule "B".
  - e) A fence constructed of wood or an opaque material shall be provided and maintained as set out as Item No. 5 on Schedule "B";
  - f) An accessory building shall be provided and maintained as set out as Item No. 6 on Schedule "B".
- 3) As a condition of the approval of buildings and structures referred to in Section 2 hereof, no building or structures 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 and snow from the land and from any buildings or structures thereon.
- 4) 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.
- 5) 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.
- 6) This By-law comes into force and effect upon being finally passed.

READ A FIRST TIME IN OPEN COUNCIL THE 4TH DAY OF SEPT. 1990.  
READ A SECOND TIME IN OPEN COUNCIL THE 17TH DAY OF SEPTEMBER 1990.  
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 17TH DAY  
OF SEPTEMBER 1990.

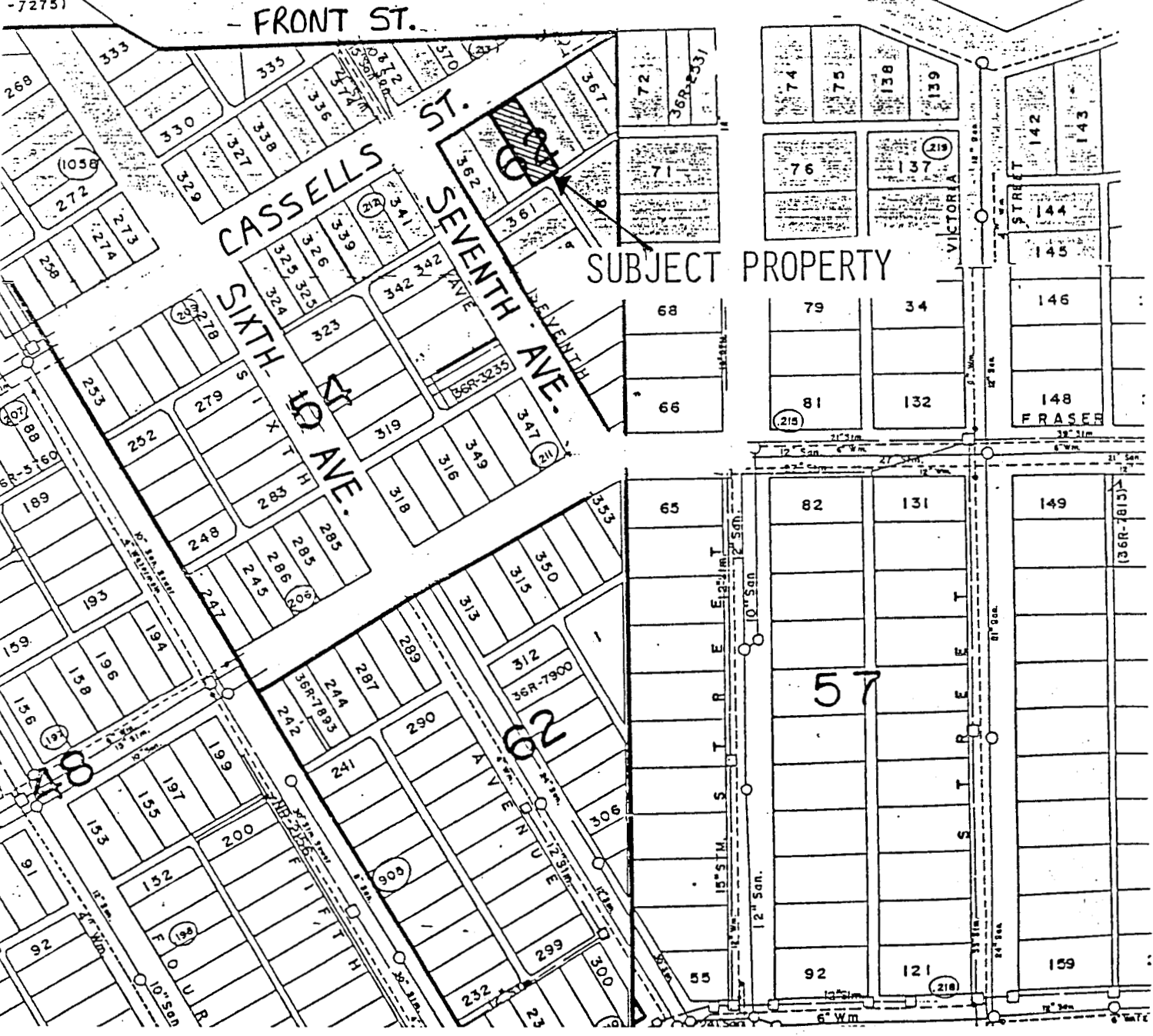
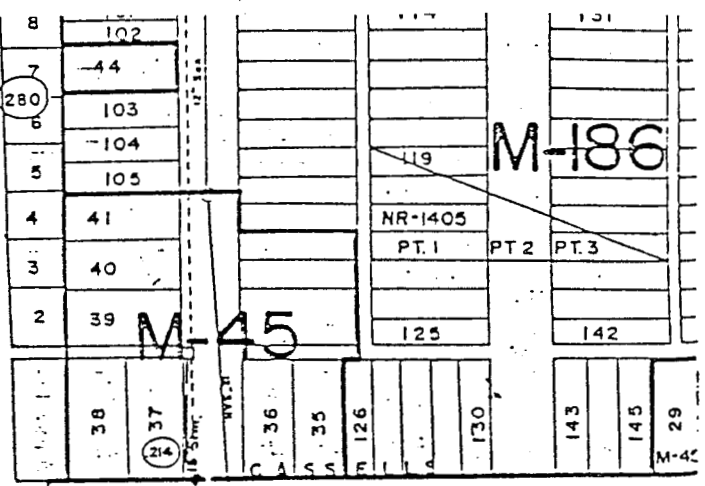
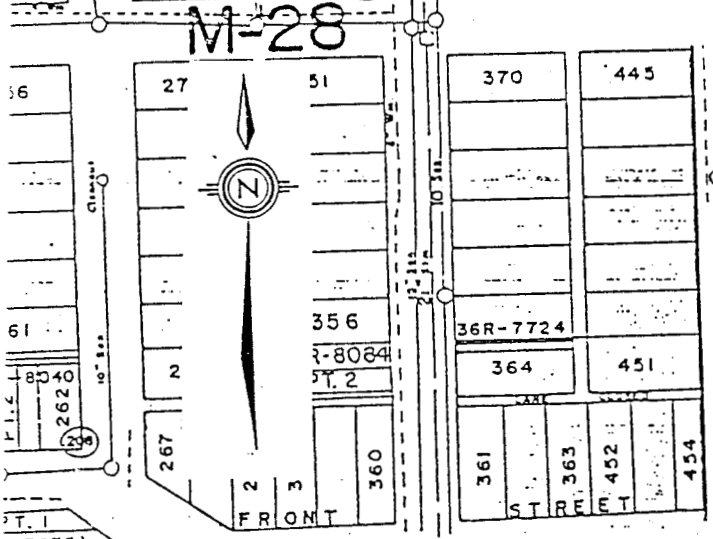
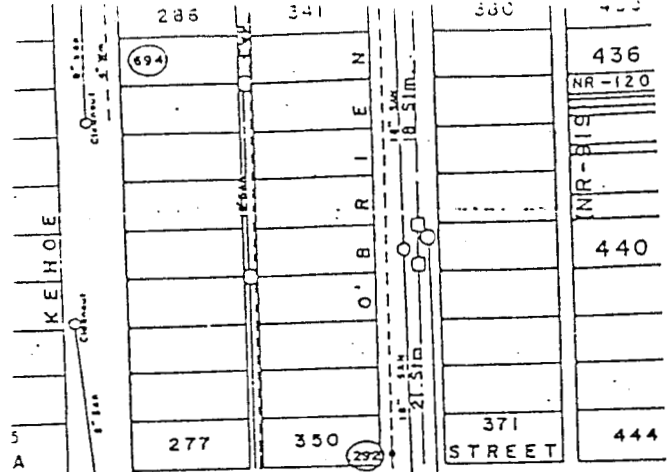
  
MAYOR

  
CITY CLERK

This is Schedule "     A     "  
 To By-law No.     169-90      
 Passed the     17TH     day of     SEPTEMBER      
 19    90    .

*Stan J. Taylor*  
 MAYOR

*B. Barton*  
 CITY CLERK



FROM A "GENERAL COMMERCIAL (OUTER CORE) (C.2)" ZONE  
 TO A "GENERAL COMMERCIAL (OUTER CORE) SPECIAL ZONE  
 NO. 31 (C.2SP.31)".

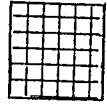
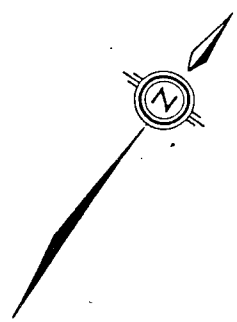
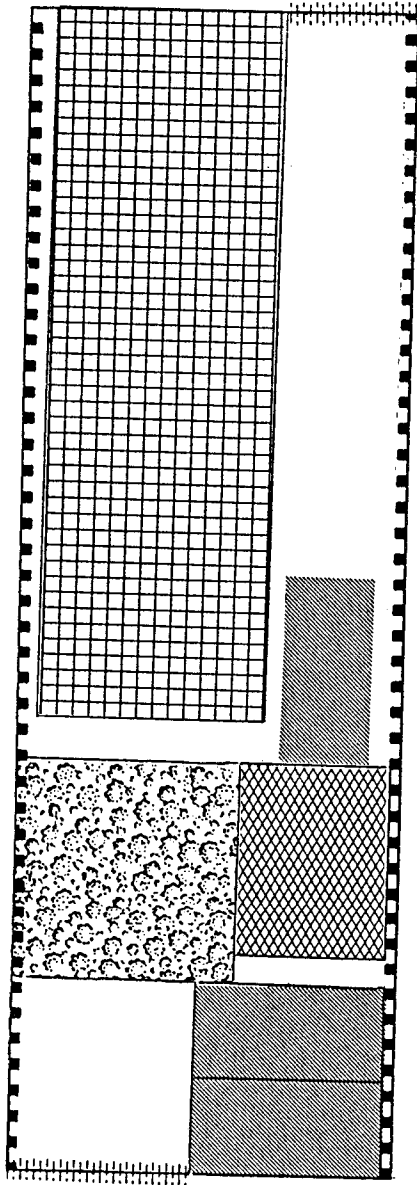
This is Schedule "     B     "

To By-law No.     169-90    

Passed the     17TH     day of     SEPTEMBER      
19     90     .

*Stan D. Lawler*  
MAYOR  
*B. Burton*  
CITY CLERK

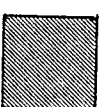
CASSELLS STREET



ITEM NO. 1



ITEM NO. 2



ITEM NO. 3



ITEM NO. 4



ITEM NO. 5



ITEM NO. 6

0      20  
FEET