

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 177-89

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL
AREA ON CERTAIN LANDS ON TROUT LAKE ROAD
(PLAZA ONE DEVELOPMENTS)

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 By-law No. 28-80 zones the property "District Commercial (C.4)" which will allow a retail commercial plaza.

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 through 12 inclusive and Parts 15 and 16 Plan 36R-8152; Parcels 3041 W&F, 3045 W&F and 4710 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, 4 and 5 on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council provided that:
 - (a) A one (1) storey retail commercial plaza shall be provided and maintained as set out as Item No. 1 on Schedule "B";
 - (b) Parking consisting of not less than one hundred ninety-six (196) parking spaces shall be provided and maintained as set out as Item No. 2 on Schedule "B";

(c) Ingress and egress shall be provided and maintained as set out as Item No. 3 on Schedule "B";

(d) A fence constructed of an opaque material shall be provided and maintained as set out as Item No. 4 on Schedule "B" and

(e) Areas for the storage of garbage bins shall be provided and maintained as set out as Item No. 5 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 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;

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 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.

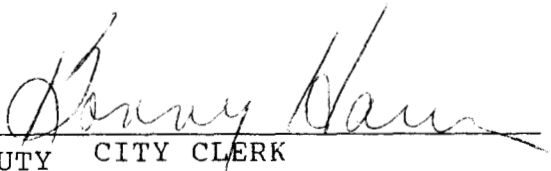
READ A FIRST TIME IN OPEN COUNCIL THE 18TH DAY OF SEPT. 1989.

READ A SECOND TIME IN OPEN COUNCIL THE 2ND DAY OF OCT. 1989.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 2ND DAY

OF OCTOBER 1989.


MAYOR


DEPUTY CITY CLERK

This is Schedule " A "

To By-law No. 177-89

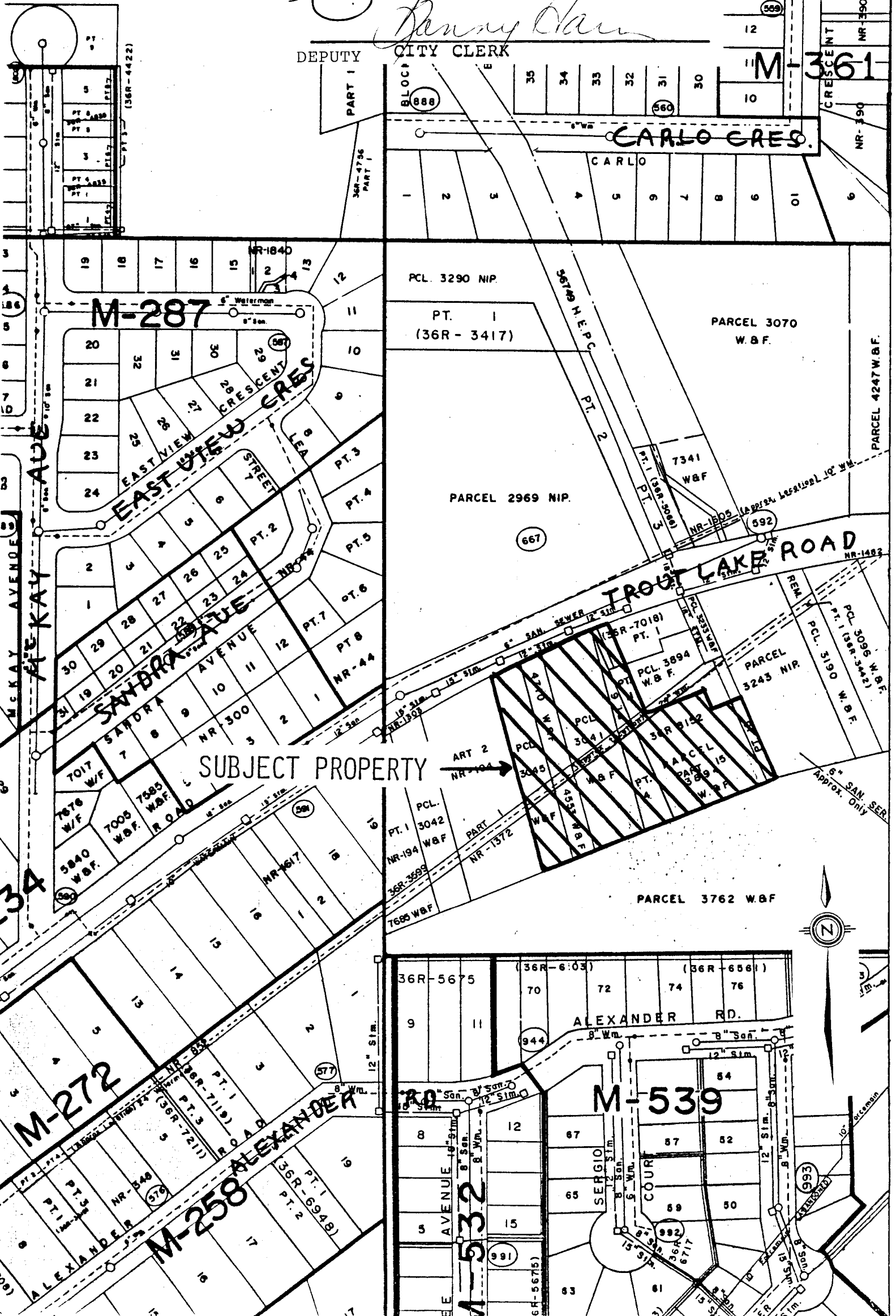
Passed the 2nd day of October

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Stan D. Lawley
MAYOR

Denny Dan
DEPUTY CITY CLERK



M-287

M-361

SUBJECT PROPERTY

M-539

M-272

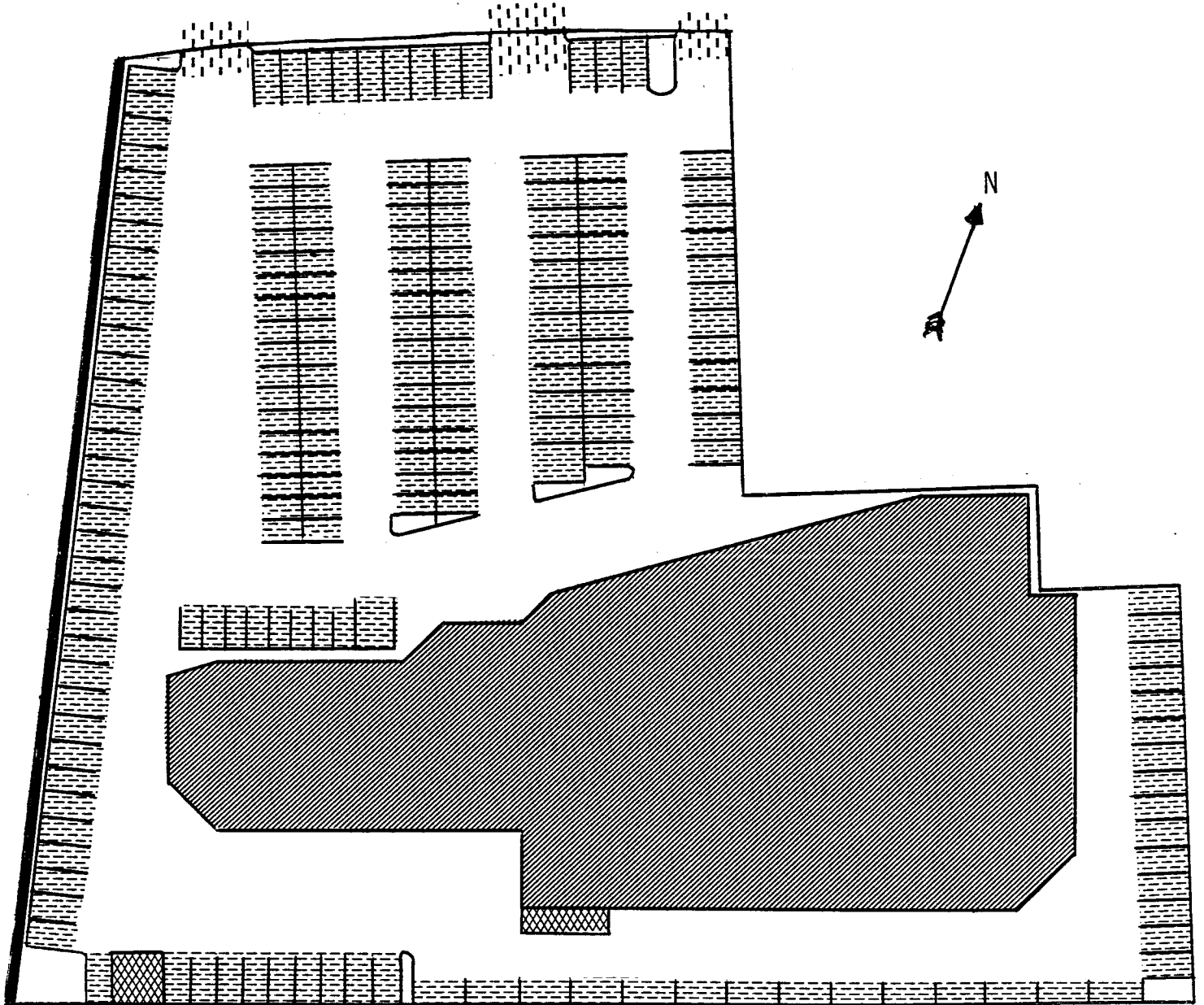
M-258

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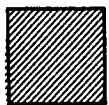
This is Schedule " B "
To By-law No. 177-89
Passed the 2nd day of October
19 89 .

May D. Lawley
MAYOR
Benny Van
DEPUTY CITY CLERK

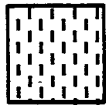
TROUT LAKE ROAD



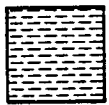
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FEET



ITEM NO. 1



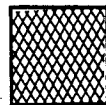
ITEM NO. 3



ITEM NO. 2



ITEM NO. 4



ITEM NO. 5