

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 64-86

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL
AREA ON CERTAIN LANDS AT LABRECHE DRIVE
(MARSHALL PARK-LABRECHE DRIVE EXTENSION)

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;

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

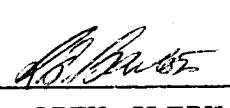
1. That certain parcel of land composed of Part of Parcel 11425 W&F in The City of North Bay, which lands are more particularly described in Schedule "A" attached hereto, is hereby designated as a Site Plan Control Area.
2. No building or structure shall be erected, constructed or placed on the said Site Plan Control Area 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 ground-cover 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; and
 - (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.

- 3. Pursuant to Section 34(1)5 of The Planning Act, no person shall use land or erect or use a building or structure in such Site Plan Control Area shown on Schedule "A" attached hereto unless such building or structure, designed for human habitation has no opening such as a door, window, vent, passageway or any other opening below the Canadian Geodetic Datum elevation of one hundred ninety-eight and one-tenth (198.1) metres.
- 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 1st DAY OF APRIL 1986.
 READ A SECOND TIME IN OPEN COUNCIL THE 12th DAY OF MAY 1986.
 READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
 THE 12th DAY OF MAY 1986.



 DEPUTY MAYOR



 CITY CLERK

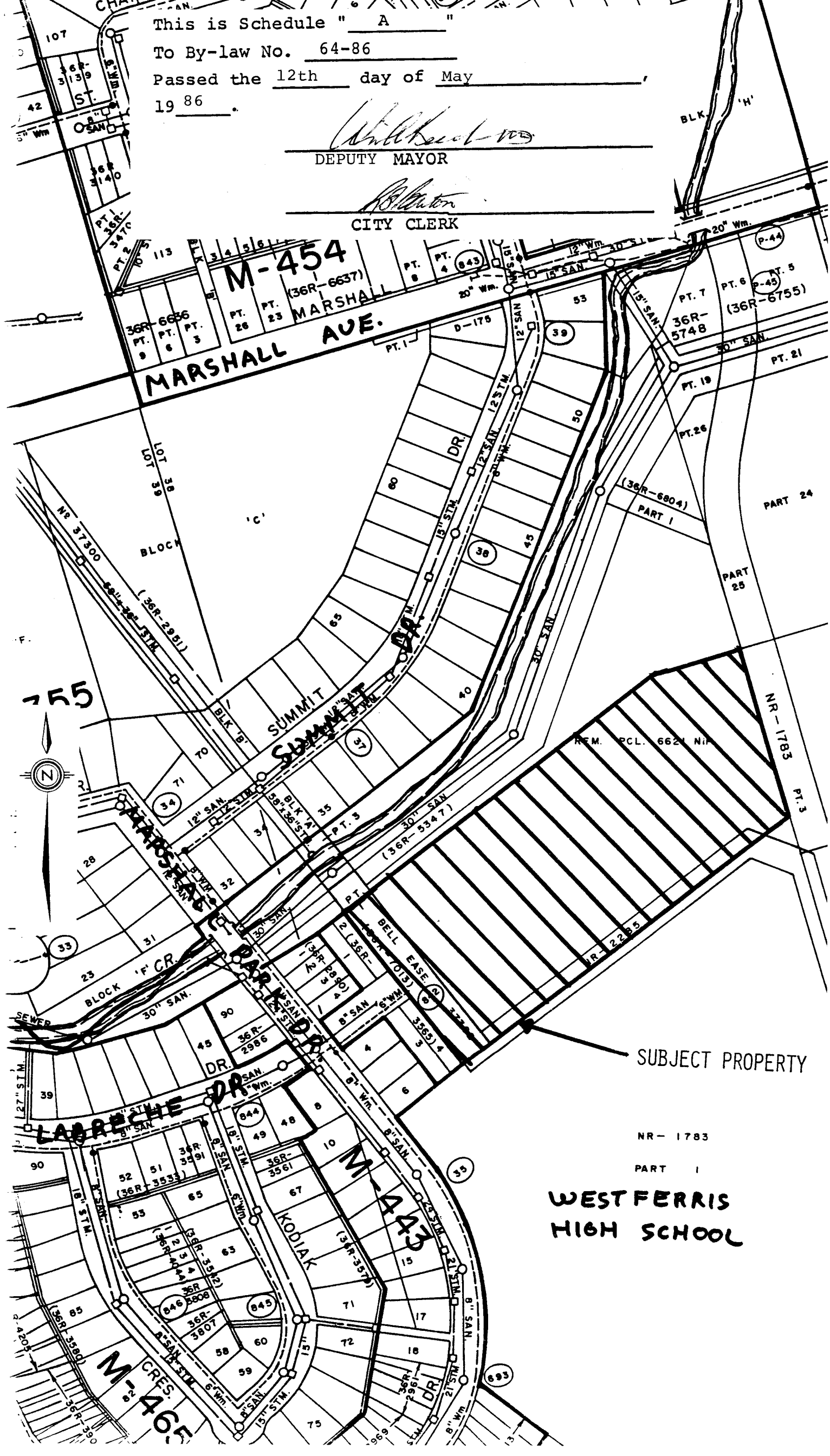
This is Schedule " A "

To By-law No. 64-86

Passed the 12th day of May, 1986.

Willbert
DEPUTY MAYOR

Robinson
CITY CLERK



SUBJECT PROPERTY

NR-1783

PART I

WEST FERRIS
HIGH SCHOOL