

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 101-82

BEING A BY-LAW TO DESIGNATE A SITE PLAN
CONTROL AREA ON CERTAIN LANDS ON FISHER
STREET AND SECOND AVENUE (T. BYWATER)

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;

AND WHEREAS the owner of the subject lands has submitted conceptual plans of the proposed buildings and structures for the approval of Council;

AND WHEREAS Council intends to pass By-Law No. 100-82 to rezone the subject lands to a Commercial Special Zone to permit Professional Offices;

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

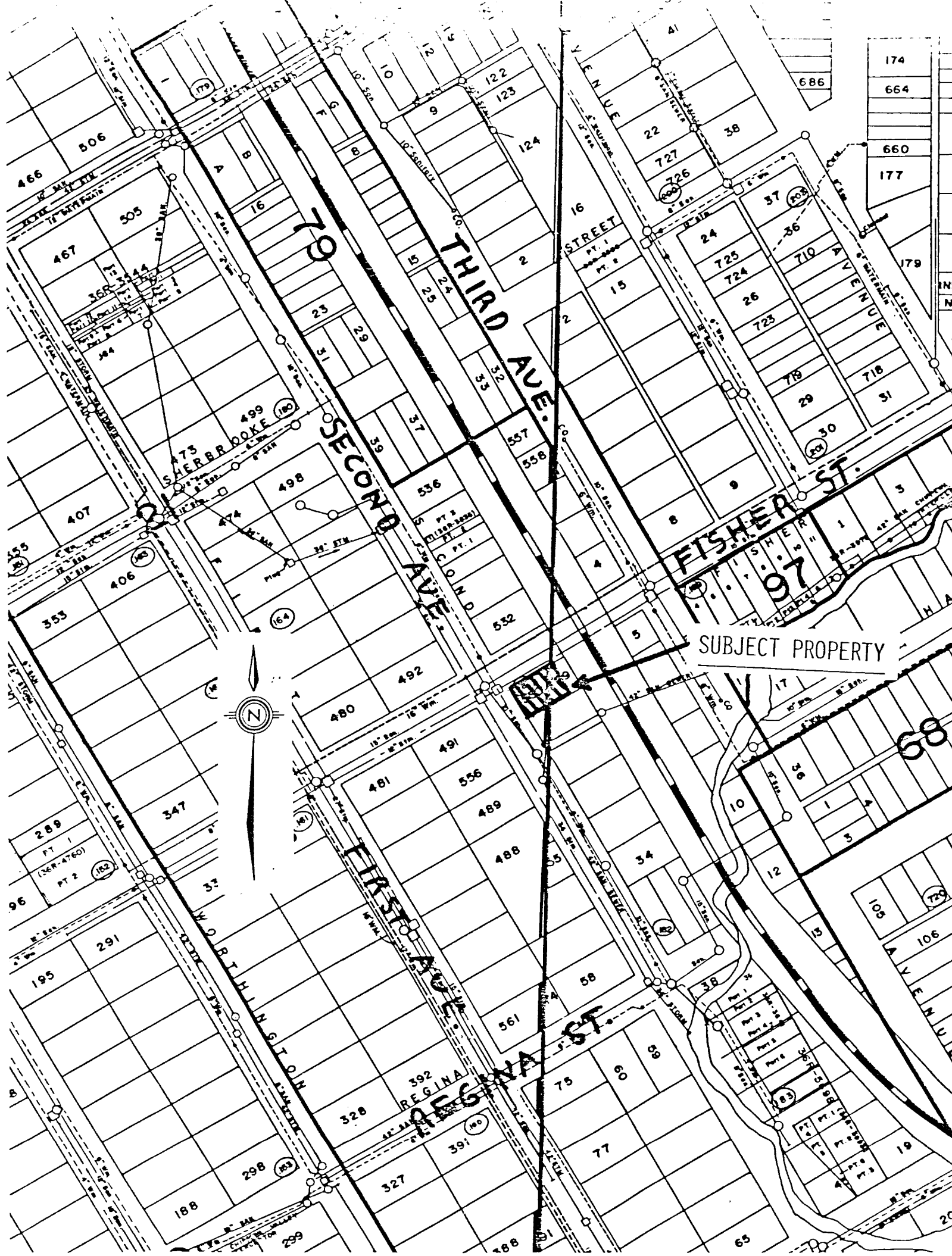
1. That certain parcel of land, composed of Lot 29, Plan 20 and the westerly portion of Lot 560, Plan 21 in the City of North Bay, which lands are more particularly described on Schedule "A" attached hereto, is hereby designated as a Site Plan Control Area.
2. No building or structure shall be erected, 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 of Schedule "B" attached hereto.
3. As a condition of the approval of buildings and structures referred to in Section 2 hereof, 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 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.
4. 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 Owners, 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 25th DAY OF May, 19
READ A SECOND TIME IN OPEN COUNCIL THE 7th DAY OF June, 19
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
THIS 7th DAY OF June, 1982.


DEPUTY MAYOR


CITY CLERK



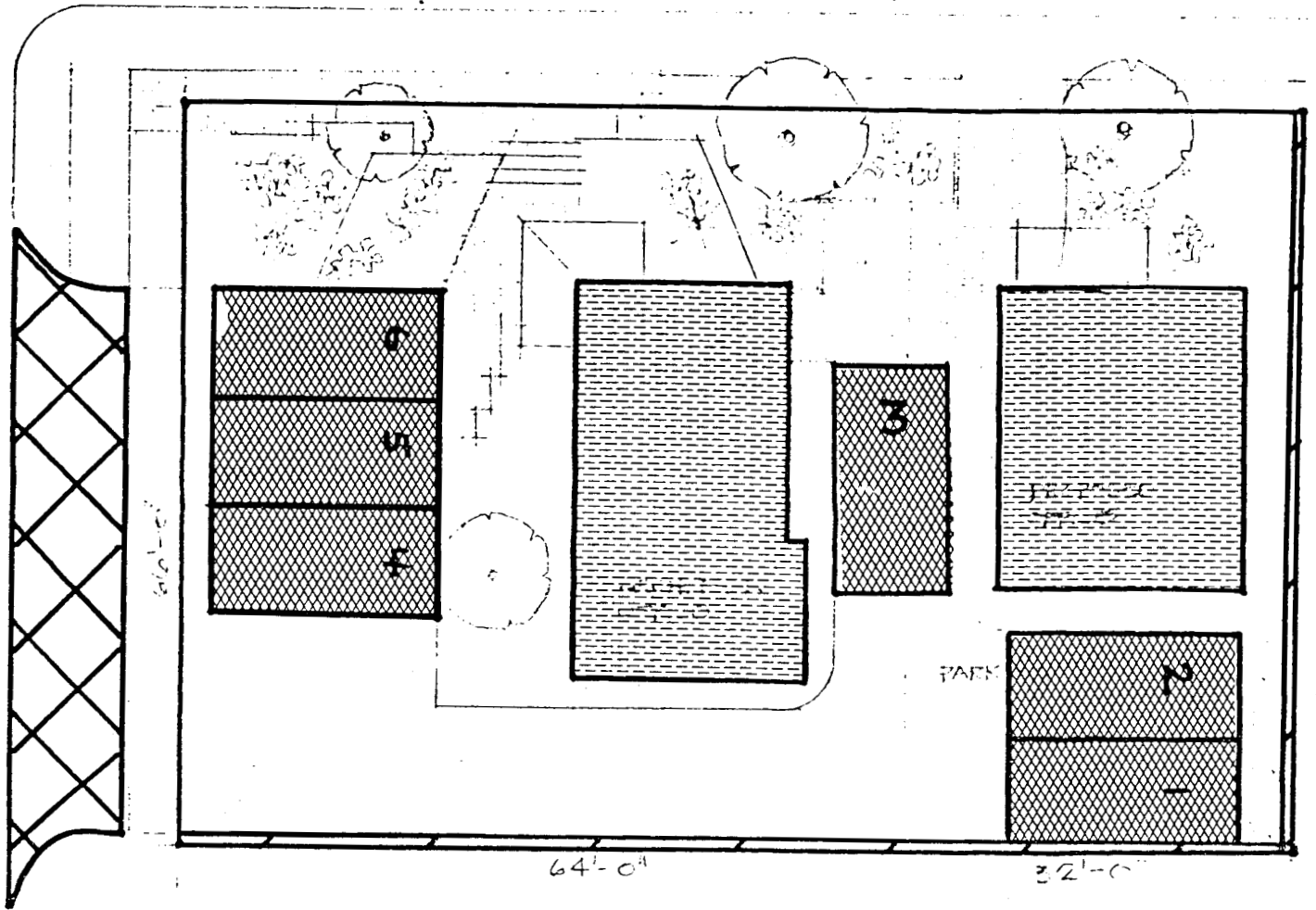
This is Schedule " A "
 To By-law No. 101-82
 Passed the 7th day of June
 1982 .





Don King
 DEPUTY MAYOR

A. Burton
 CITY CLERK

FISHKILL, NEW YORK

SECOND AVENUE



-  ITEM #1 - PROFESSIONAL OFFICES
-  ITEM #2 - SIX (6) AUTOMOBILE PARKING SPACES
-  ITEM #3 - OPAQUE FENCING
-  ITEM #4 - SITE ACCESS FROM SECOND AVE. ONLY

SITE PLAN
SCALE 1/8" = 1'-0"

PREPARED BY: [unclear] CITY OF FISHKILL, N.Y.

This is Schedule " B "
 To By-law No. 101-82
 Passed the 7th day of June
 19 82.

Don King
 DEPUTY MAYOR

[Signature]
 CITY CLERK