

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 207-91

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL  
AREA ON CERTAIN LANDS ON TROUT LAKE ROAD  
(M. PERROTTA - 2469 TROUT LAKE ROAD)

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 the Ontario Municipal Board has ordered the rezoning of the subject lands to a "Residential Multiple Fourth Density Special Zone No. 32 (RM4 Sp.32)" zone to permit the construction of a three-storey, sixteen dwelling unit apartment.

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 18, Plan M-234 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, 6 and 7 on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council provided that:
  - a) A three-storey, sixteen (16) dwelling unit apartment shall be provided and maintained as set out as Item No. 1 on Schedule "B";
  - b) parking consisting of not less than twenty (20) 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 1.8 metre high privacy fence shall be provided and maintained as set out as Item No. 4 on Schedule "B";
  - e) a landscaped berm comprised of mature trees and shrubs shall be provided and maintained as set out as Item No. 5 on Schedule "B";

- f) a 1.5 metre wide planting strip of shrubs and mature coniferous or deciduous trees being not less than 3 metres in height shall be provided and maintained as set out as Item No. 6 on Schedule "B";
  - g) the existing mature coniferous trees shall be maintained as set out as Item No. 7 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 Agreements 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 25TH DAY OF NOVEMBER 1991.  
READ A SECOND TIME IN OPEN COUNCIL THE 9TH DAY OF DECEMBER 1991.  
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 9TH DAY  
OF DECEMBER 1991.

  
MAYOR

  
CITY CLERK

This is Schedule " A "

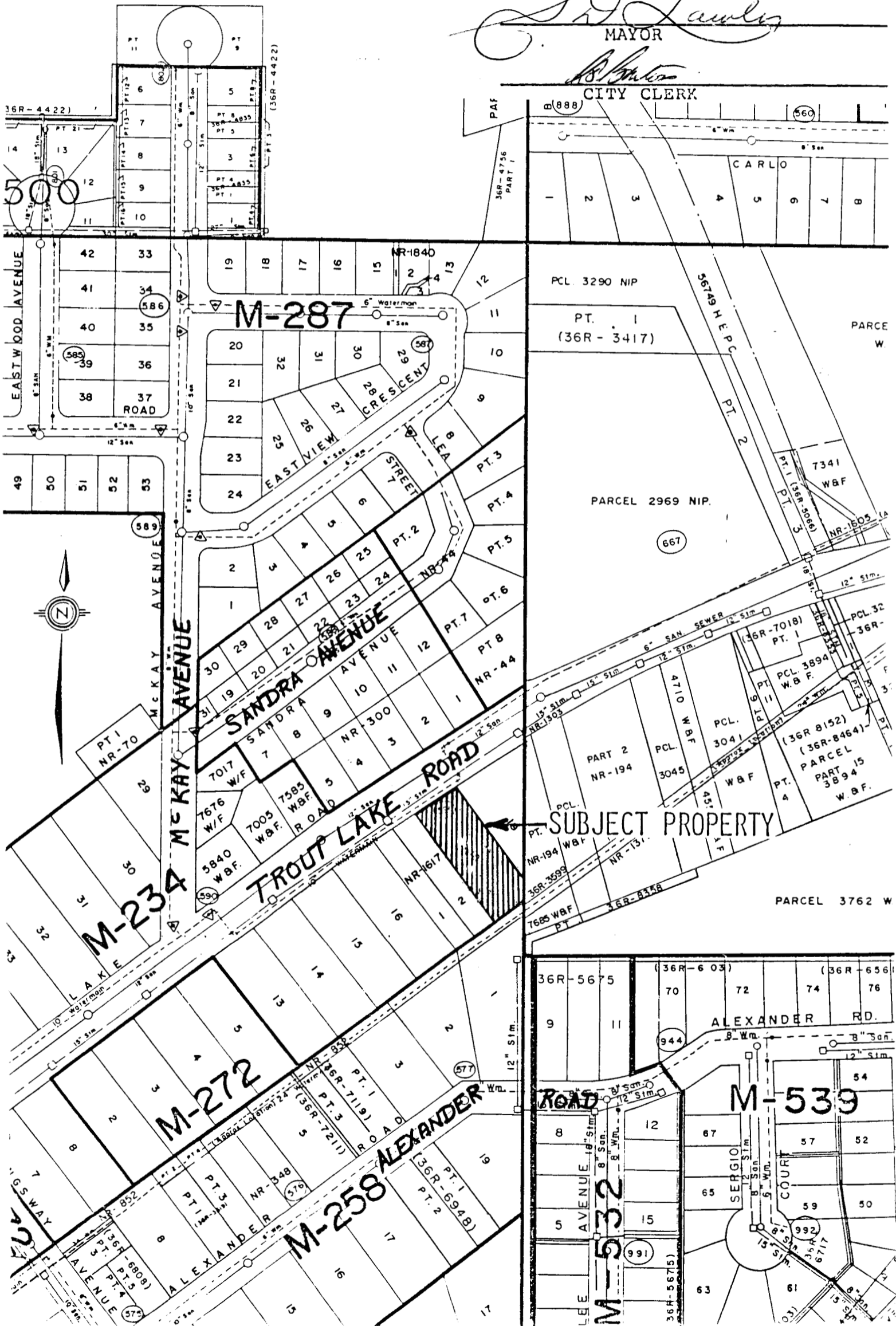
To By-law No. 207-91

Passed the 9TH day of DECEMBER

19 91 .

*S. J. Lawley*  
MAYOR

*A. B. ...*  
CITY CLERK



This is Schedule "     B     "

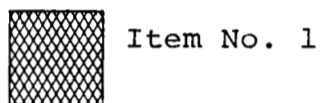
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Passed the     9TH     day of DECEMBER  
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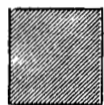
*J. D. Lawley*  
MAYOR

*B. G. ...*  
CITY CLERK

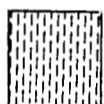
TROUT LAKE ROAD



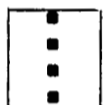
Item No. 1



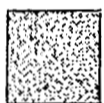
Item No. 2



Item No. 3



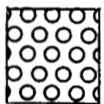
Item No. 4



Item No. 5



Item No. 6



Item No. 7

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