

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 2013-177**

**A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA  
ON CERTAIN LANDS ON GREENWOOD AVENUE  
(Greenwood Avenue Baptist Church)**

**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 41 of the Planning Act R.S.O. 1990 as amended;

**AND WHEREAS** the Council deems it desirable to delegate to the Chief Administrative Officer the authority to enter into an agreement respecting the matters referred to herein;

**AND WHEREAS** Council intends to pass By-law No. 2013-177 to rezone the subject lands to a "Neighbourhood Commercial Special No. 82 (C5 Sp.82)" zone to permit the conversion of an existing church into a day nursery.

**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 Lots 263-269, Plan No. 86, PIN No. 49159-0053 (LT) 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) As a condition approval, all buildings or structures and parking facilities shall be provided and maintained in a location that is satisfactory to the City of North Bay.
- 3) As a condition of approval the owner agrees to provide a storm water management plan which shall include a lot grading plan for the subject property. Said storm water management plan and any resulting alteration to the subject lands shall occur to the satisfaction of the City Engineer and at no expense to the City of North Bay.
- 4) As a condition of approval the owner agrees to provide adequate water for fire fighting purposes to the satisfaction of, and at no expense to, the City of North Bay.
- 5) 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 provisions, to the satisfaction of and at no expense to the City of the following matters:
  - a) Parking facilities 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;
  - g) adequate water supply for fire fighting purposes; and
  - h) play space development, location and equipment installation.
- 6) a) The Chief Administrative Officer is hereby authorized 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, and to impose a fee of \$1,300 upon the owner for preparation.
- 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 or any successor legislation thereto and The Land Titles Act or any successor legislation thereto against any and all subsequent owners of the land.
- 7) a) The said Agreement shall be binding on the owner, its successors, assigns and heirs.
- b) The owner shall authorize the City to exercise the provisions of Section 446 of The Municipal Act, 2001 (S.O. 2001, c.25), as amended or any successor legislation thereto in the event of a breach by the owner of a condition of this agreement.
- 8) This By-law comes into force and effect upon being finally passed.

**READ A FIRST TIME IN OPEN COUNCIL THE 29<sup>TH</sup> DAY OF JULY 2013.**

**READ A SECOND TIME IN OPEN COUNCIL THE 29<sup>TH</sup> DAY OF JULY 2013.**

**READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 29<sup>TH</sup> DAY OF JULY 2013.**

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"original signature on file"

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**MAYOR, ALLAN MCDONALD**

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**CITY CLERK, CATHERINE CONRAD**

This is Schedule "A"  
To By-law No. 2013-177

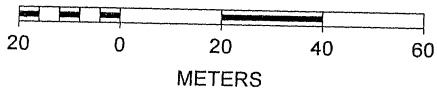
Passed the 29<sup>TH</sup> day of JULY 2013

Mayor Allan McDonald

City Clerk Catherine Conrad




SCALE 1 : 1,488



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 Zoning By-law Amendment  
From: "Residential First Density (R1) & "Residential  
Third Density (R3)"  
To: "Neighbourhood Commercial Special No. 82  
(C5 Sp. 82)

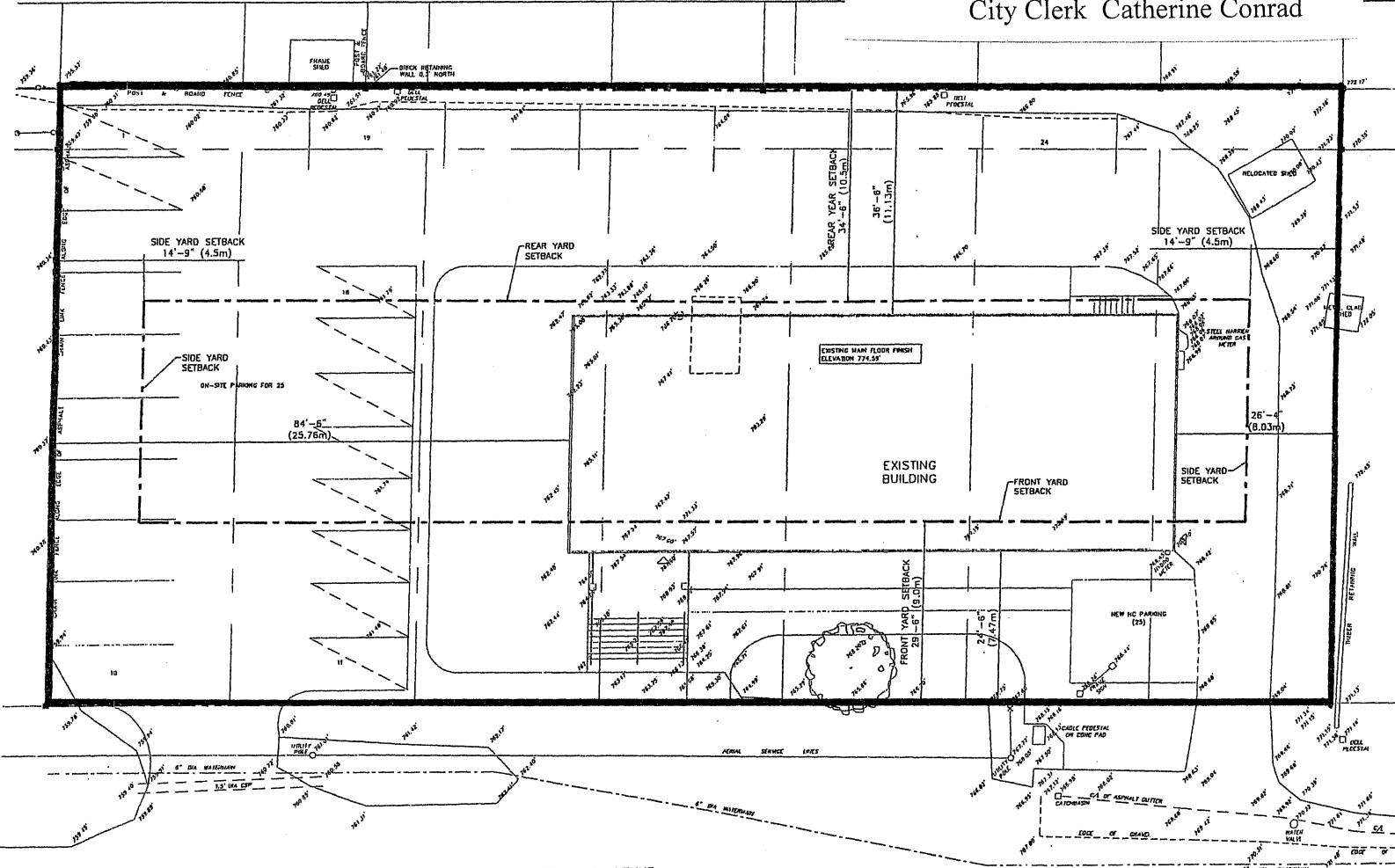
This is Schedule "B"

To By-law No. 2013-177

Passed the 29<sup>TH</sup> day of JULY 2013

Mayor Allan McDonald

City Clerk Catherine Conrad



GREENWOOD AVENUE

EXISTING SITE PLAN  
SCALE N.T.S.

Sketch to Accompany  
ZONING BY-LAW AMENDMENT APPLICATION  
Greenwood Baptist Church  
Greenwood Avenue  
City of North Bay

Legal Description  
All of Lots 263 to 269, Both Inclusive  
And  
Part of Lane Bounded on the North By  
Lots 339 to 355, Both Inclusive  
and on the South by Lots 254 to 270,  
Both Inclusive  
and on the West by Lawson Street and  
on the East by Beattie Street  
Registered Plan No. 86  
CITY OF NORTH BAY  
District of Nipissing

Existing Zone Category - Residential (R3)  
Proposed Zone Category - Neighbourhood  
Commercial (C5) Day Nursery

SITE CHARACTERISTICS  
Lot Area - 1951 sq. metres (21,000 sq. feet)  
Total Parking and Driveways - 945 sq. metres  
(10,167 sq feet)  
Decks & Steps - 29 sq. metres (314 sq. feet)  
Building Footprints  
Main Church - 349.50 sq. metres (3,762 sq. feet)  
2 stories  
Shed - 8.9 sq. metres (96 sq. feet)  
Total Footprint 358.4 sq. metres (3858 sq. feet)

ZONING BYLAW REQUIRES  
Lot Coverage - 25% / Existing & Proposed - 19.8%  
Front Yard Setback - 9 metres / Existing &  
Proposed - 7.32 metres  
Side Yard Setback - 4.5 metres / Existing &  
Proposed - West 25.76 metres, East 8.03 metres  
Rear Yard Setback - 10.5 metres / Existing &  
Proposed - 11.13 metres  
Parking - 1 parking spaces per 18.6 sq. feet of 80%  
of the total building area or 30 spaces. One of the  
30 spaces is required to be accessible parking /  
Existing & Proposed presently 25 parking existing of  
which one is accessible parking.



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