

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 107-86

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL
AREA ON CERTAIN LANDS AT LAKESIDE DRIVE
(CAMELOT LAKE DEVELOPMENTS LTD.)

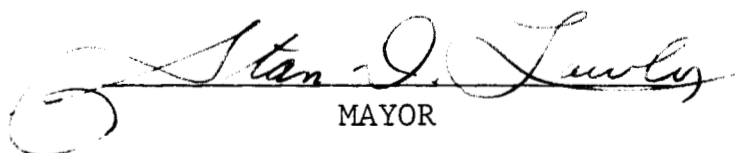
WHEREAS the Council of The Corporation of The City of North Bay, hereinafter referred to as the "City", deems it desirable to designate a Site Plan Control Area in The City of North Bay pursuant to Section 40 of The Planning Act;

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 Part 1, Plan 36R-3956 and Part of Part 1, Plan 36R-3558, being Part of Parcel 16565 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 designed for human habitation in such Site Plan Control Area shown on Schedule "A" attached hereto below the Canadian Geodetic Datum elevation of two hundred and four (204) 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 9TH DAY OF JUNE, 1986.
READ A SECOND TIME IN OPEN COUNCIL THE 23RD DAY OF JUNE 1986.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
THE 23RD DAY OF JUNE 1986.


MAYOR


CITY CLERK

This is Schedule " A "

To By-law No. _____

Passed the _____ day of _____,
19____.

Stan D. Lawley
MAYOR

Albert
CITY CLERK

