

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2008-113

**BY-LAW TO DESIGNATE A SITE PLAN CONTROL
AREA ON CERTAIN LANDS ON MCPHAIL STREET**

(PERUT CONSTRUCTION LTD. – 345 MCPHAIL STREET)

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. 2008-112 to rezone the subject property “Residential Multiple Second Density Special No.113 (RM2 Sp.113)” zone to permit the construction of a new two (2) storey four-plex building;

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 Plan M28, Lot 450 and Part of Lot 451, PIN 49156-0927 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 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;
 - 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) 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;
 - f) adequate water supply for fire fighting purposes.

- 4) 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 \$680.00 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.
- 5) 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 427 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.
- 6) This By-law comes into force and effect upon being finally passed.

READ A FIRST TIME IN OPEN COUNCIL THE 14th DAY OF APRIL 2008.

READ A SECOND TIME IN OPEN COUNCIL THE 14th DAY OF APRIL 2008.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 14th DAY OF APRIL 2008.

"original signature on file"

MAYOR VIC FEDELI

"original signature on file"

CITY CLERK CATHERINE CONRAD

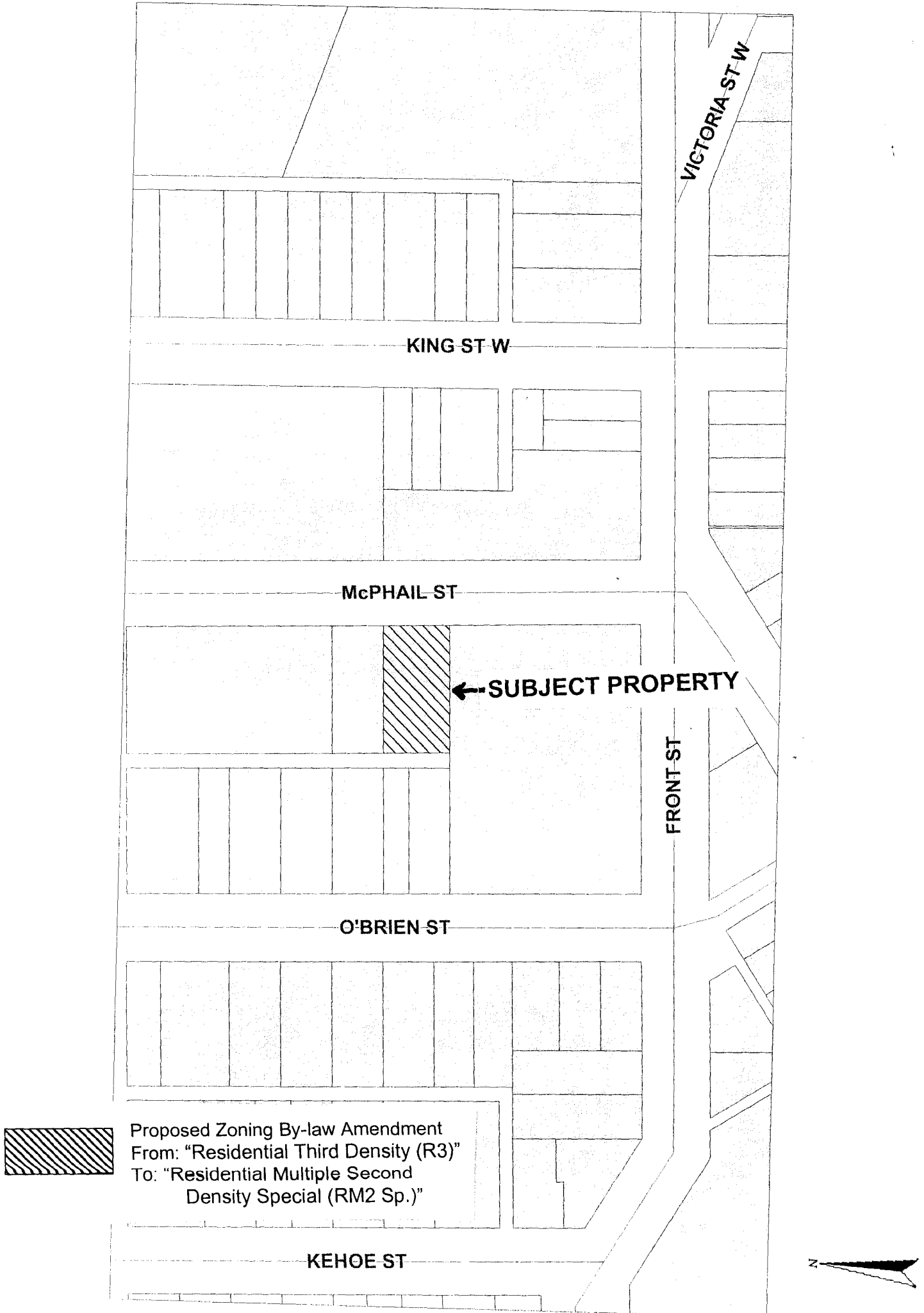
This is Schedule "A"

To By-law No. 2008-113

Passed the 14 day of April 2008

Mayor Vic Fedeli

City Clerk Catherine Conrad



This is Schedule "B"

To By-law No. 2008-113

Passed the 14 day of April 2008

Mayor Vic Fedeli

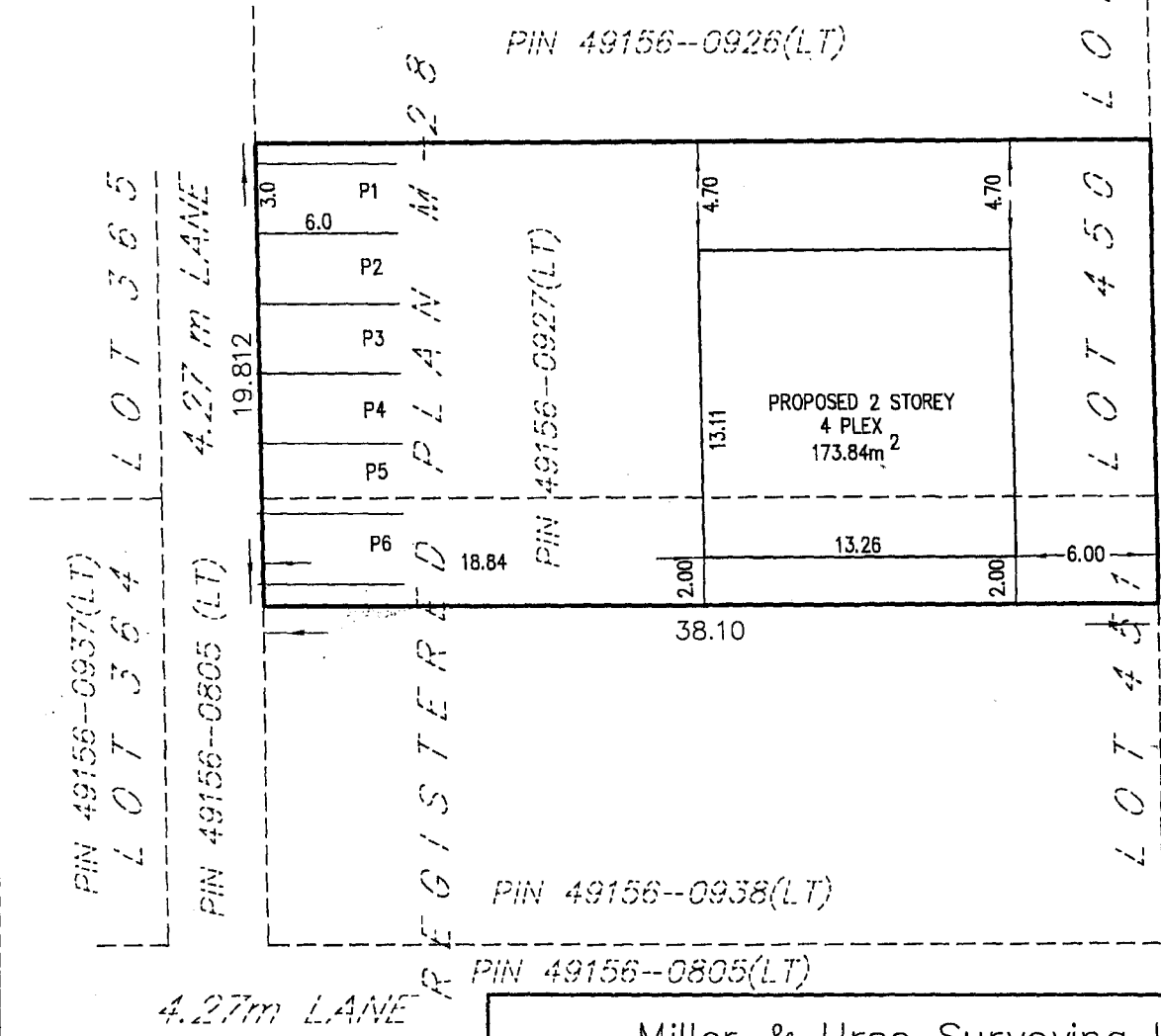
City Clerk Catherine Conrad

SKETCH OF PART LOT 451 AND ALL OF LOT 450 REGISTERED PLAN M-28 CITY OF NORTH BAY

DISTRICT OF NIPISSING

SCALE 1 : 300

0m 5m 10m



MCPHAIL STREET

TOTAL LOT AREA = 754.84 m²
 TOTAL BUILDING FLOOR AREA = 173.84 m²
 PARKING = 1.5 PER UNIT
 PERCENT LOT COVERAGE = 23.03 %

METRIC METRIC UNITS
 DISTANCES SHOWN ON THIS PLAN
 ARE IN METRES AND CAN BE CONVERTED
 TO FEET BY DIVIDING BY 0.3048

Miller & Urso Surveying Inc.
 Ontario Land Surveyors ♦ Canada Land Surveyors
 Planning Consultants

1501 SEYMOUR STREET, NORTH BAY ON. P1B 8G4

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DRAWN BY: CHM
 CHECKED BY: R.D.Miller

FEBRUARY 11, 2008

W.O. 2368