

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 186-86

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL
AREA ON CERTAIN LANDS AT PEARSON STREET
AND GRAHAM DRIVE (L. PETROLIA)

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 Council intends to pass By-law No. to rezone the subject lands to a "Residential Multiple Third Density (RM.3)" Zone to permit a ten (10) unit condominium 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 Lots 476 to 482, Plan M-163, and part of abutting Bruce Street 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 except in accordance with the location, massing and conceptual design of the buildings and structures set out as Items 1,2,3,4 and 5 of Schedule "B" attached hereto and which Schedule "B" is hereby approved by the Council, provided that:
 - (a) a ten (10) unit three (3) storey apartment building shall be provided and maintained as set out as Item No. 1 on Schedule "B";
 - (b) Resident and Visitor parking having not less than thirteen (13) paved 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 fence constructed of an opaque material and being one and eight-tenth (1.8) metres in height shall be provided and maintained as set out as Item No. 4 on Schedule "B"; and

(e) an open space area shall be provided and maintained as set out as Item No. 5 on Schedule "B".

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 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

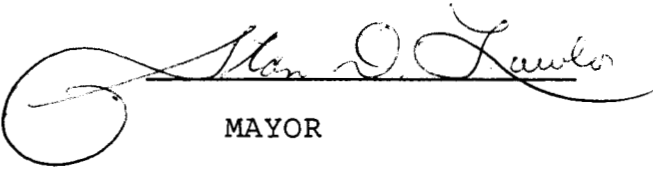
(f) Grading or alteration in elevation or contour of the land and provision for the disposal of storm, surface and waste water from the land and from any buildings or structures thereon.


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 THIS 27TH DAY OF OCTOBER 1986.
READ A SECOND TIME IN OPEN COUNCIL THIS 10TH DAY OF NOVEMBER 1986.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 10TH DAY OF
NOVEMBER 1986 .


MAYOR


CITY CLERK

This is Schedule " A "

To By-law No. 186-86

Passed the 10th day of November ,
19 86 .

MAYOR

CITY CLERK

498	453
497	454
496	455
495	456

408	363
407	364
406	365
405	366

29	262
28	263
27	264
26	265
25	266
24	267
23	268
22	269
21	270
20	271
19	272
18	273
17	274
16	275
15	276

M-163



314	277
313	278
312	279
311	280
310	281
309	282
308	283
307	284
306	285
305	286
304	287
303	288
302	289
301	290
300	291
299	292
298	293
297	294
296	295

HAVILAND

404	367
403	368
402	369
401	370
400	371
399	372
398	373
397	374
396	375
395	376
394	377
393	378
392	379
391	380
390	381
389	382
388	383
387	384
386	385

494	457
493	458
492	459
491	460
490	461
489	462
488	463
487	464
486	465
485	466
484	467
483	468
482	469
481	470
480	471
479	472
478	473
477	474
476	475

SUBJECT PROPERTY

PEARSON ST.

HIGHWAY

M-149

M-161

M-186

CASSELLS 57 ST.


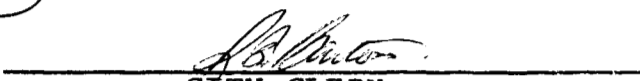
PART 4
PT. 3

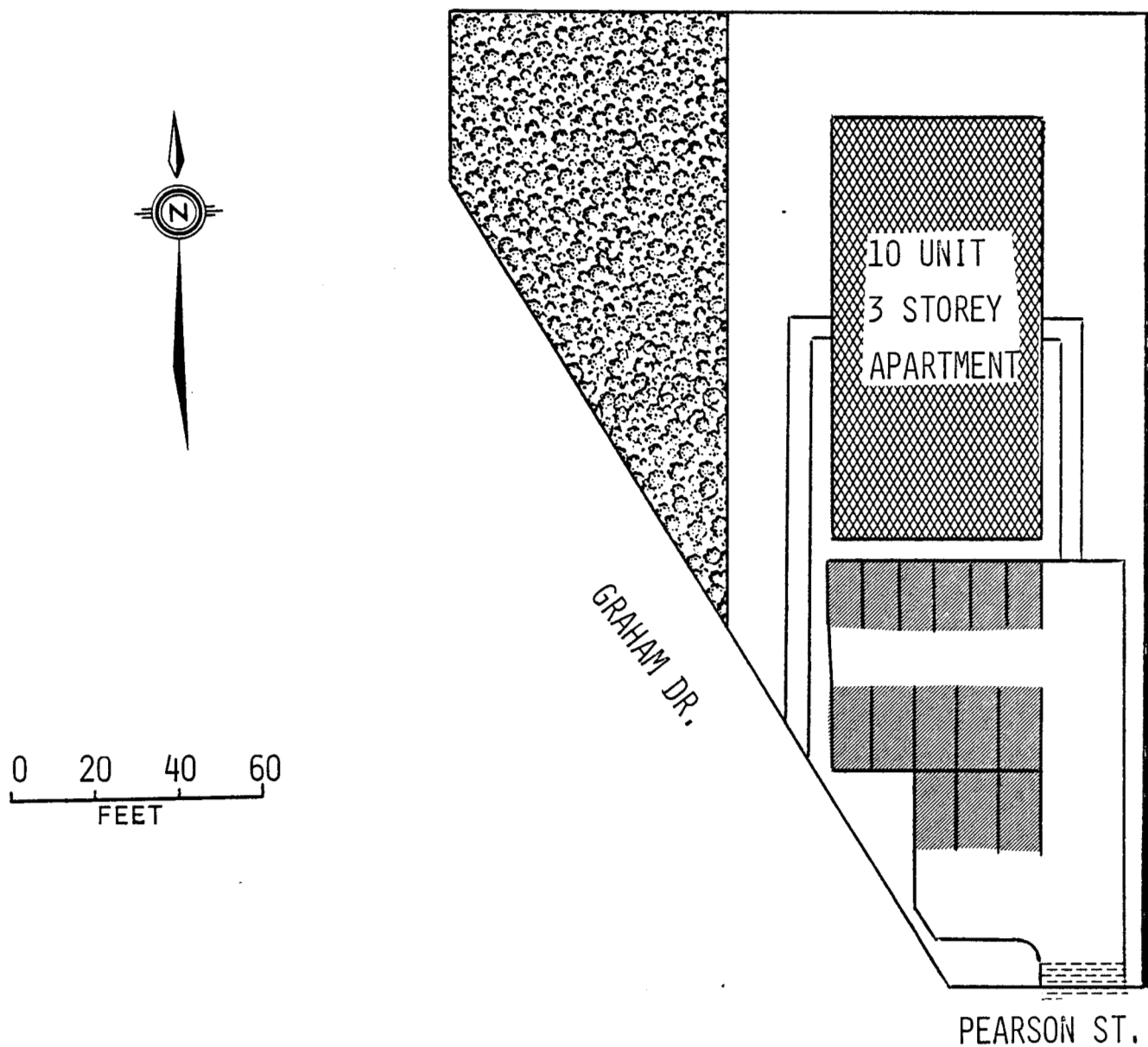
PART 2

PART 1
(36R-5645)

93

This is Schedule " B "
To By-law No. 186-86
Passed the 10th day of November
19 86.


MAYOR

CITY CLERK



ITEM NO. 1



ITEM NO. 4



ITEM NO. 2



ITEM NO. 5



ITEM NO. 3