

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 183-81

BEING A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA IN THE CITY OF NORTH BAY.

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, R.S.O. 1980, Chapter 379.

AND WHEREAS the owner of the subject lands has submitted concept plans of the proposed buildings and structures for the approval of Council.

AND WHEREAS Council intends to pass By-law No. 182-81, to zone the subject lands for a Residential Multiple Third Density Use to permit an apartment 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 that part of Block "F" according to Registered Plan M-502, in the City of North Bay, designated as Parts 1, 2, 3, 8 and 11 on Reference Plan 36R-5803, 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 and 3 of Schedule "B" attached hereto and which Schedule "B" is hereby approved by the Council, provided that:
 - (i) the parking garages set out as part of Item 1 on Schedule "B" at the northwest and southeast limits of the Site Plan Control Area shall not exceed 2 levels; and
 - (ii) the apartment building set out as Item 3 on Schedule "B" shall not exceed 5 levels.
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 the 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.
4. 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, any and all
subsequent owners of the land.
5. (a) The said agreement shall be binding on the Owners,
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 30TH DAY OF NOVEMBER, 1981.

READ A SECOND TIME IN OPEN COUNCIL THE 14th DAY OF December, 1981.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
THIS 14th DAY OF December , 1981.


MAYOR


CITY CLERK

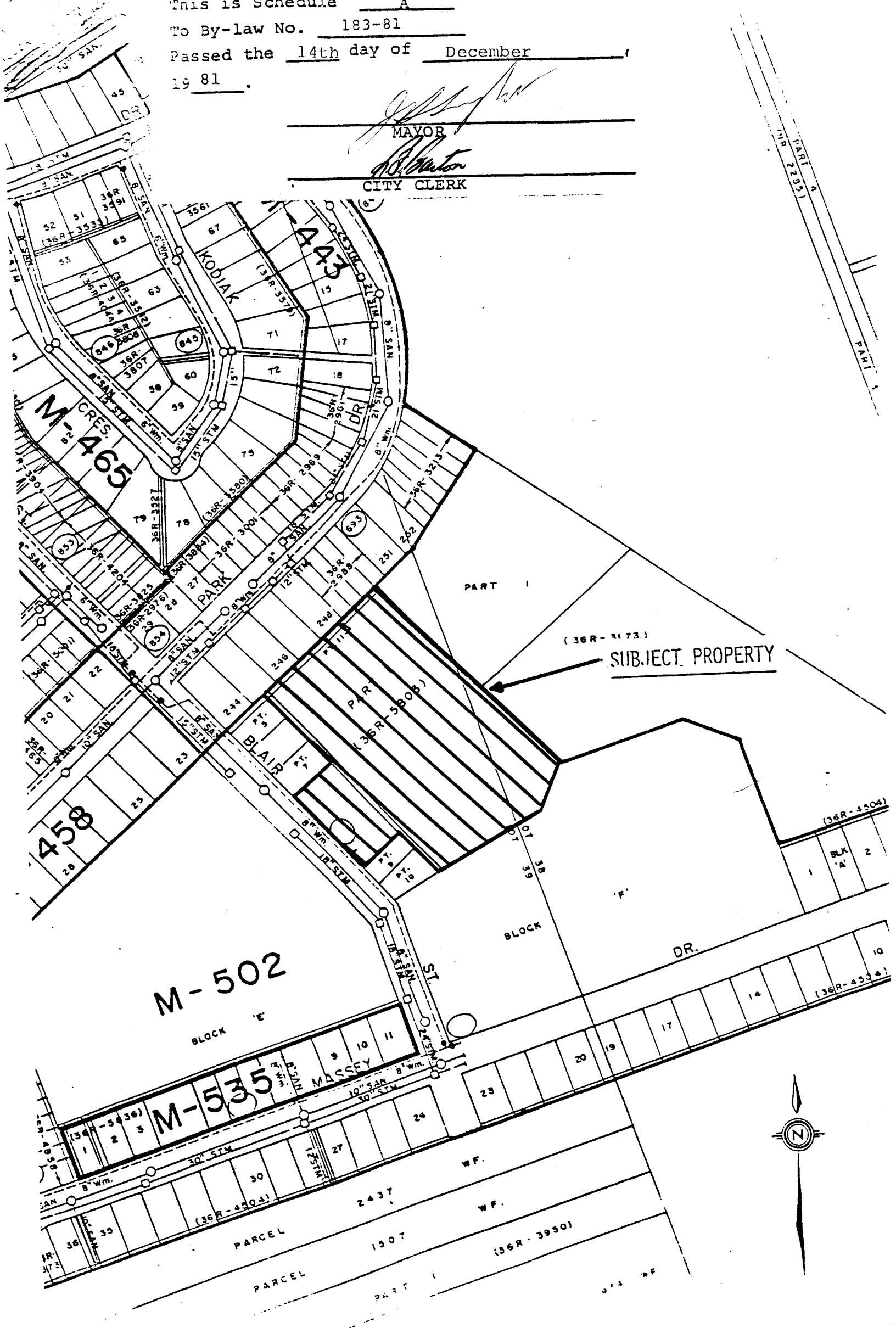
This is Schedule " A "

To By-law No. 183-81

Passed the 14th day of December
19 81 .

[Signature]
MAYOR

[Signature]
CITY CLERK



(36R-3173)
SUBJECT PROPERTY



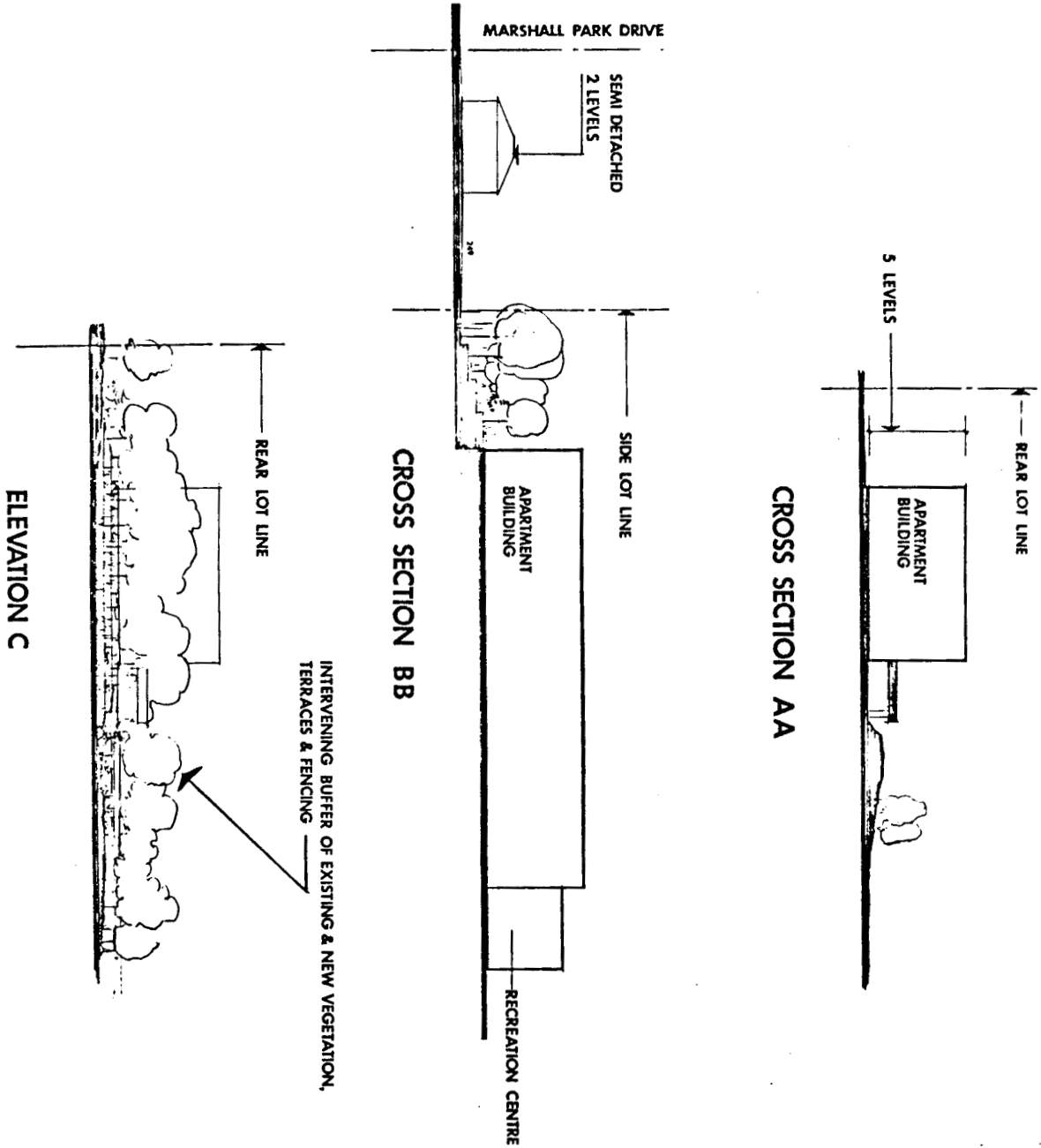
This is Schedule " B "

To By-law No. 183-81

Passed the 14th day of December
1981 .


MAYOR


CITY CLERK



CROSS SECTIONS & ELEVATION

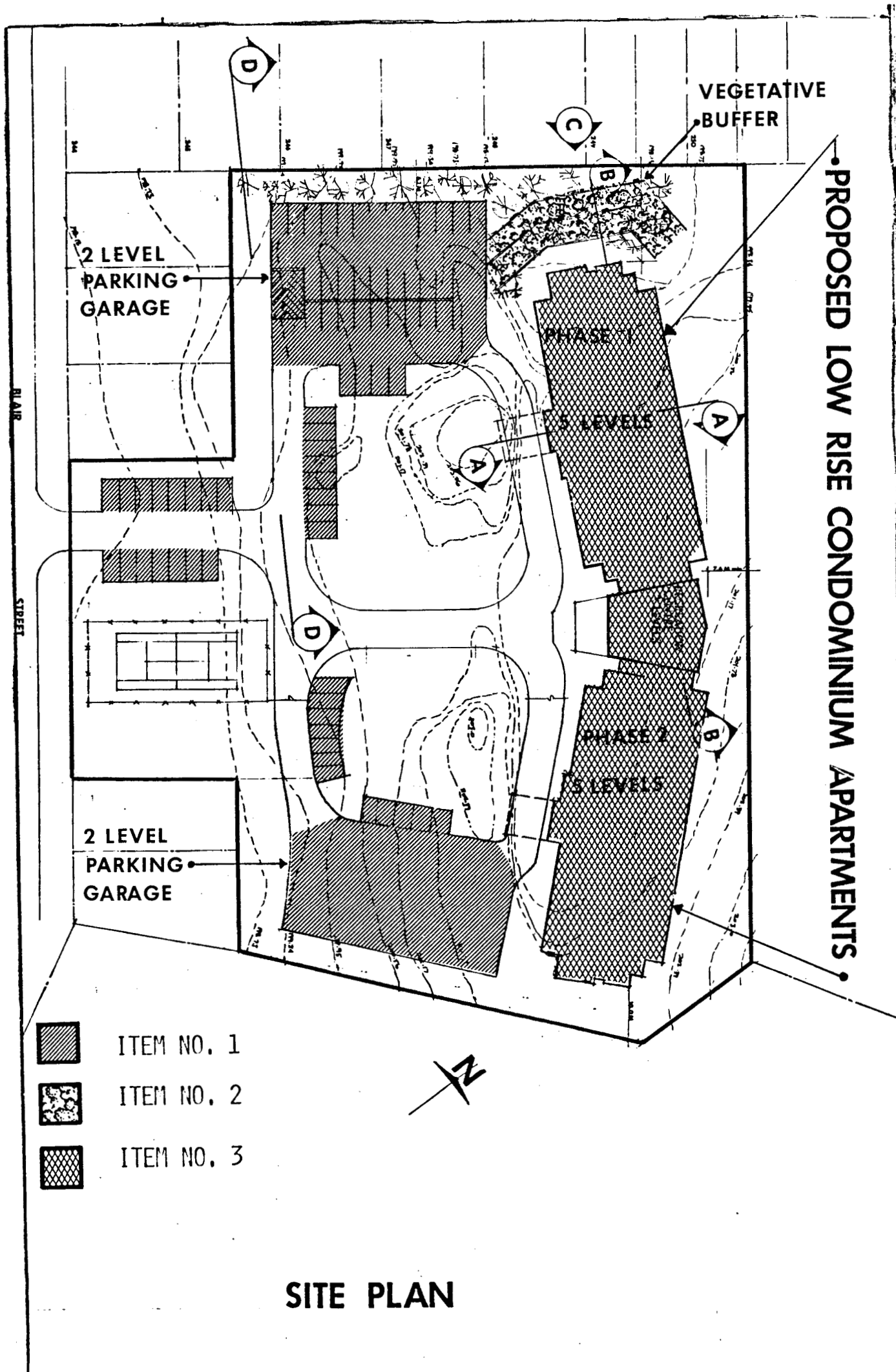
This is Schedule " B "

To By-law No. 183-81

Passed the 14th day of December

19 81 .

[Signature]
MAYOR
[Signature]
CITY CLERK



SITE PLAN