

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 107-95

**A BY-LAW TO DESIGNATE A SITE PLAN CONTROL
AREA ON CERTAIN LANDS ON ALGONQUIN AVENUE
(C. FERGUSON - 909 ALGONQUIN AVENUE)**

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;

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. ~~106-95~~ to rezone the subject lands to a "Neighbourhood Commercial Special Zone No. 47 (C5 Sp. 47)" to permit

- professional offices;
- 3 dwelling units connected to and forming an integral part of the commercial building providing that access to the dwelling units is separate from the access to the commercial portion of the building, and the dwelling units are located above or at the rear of business premises.

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 221, 222, and Part Lot 220, Plan 78 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. 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 on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council provided that:
 - a) a three storey building comprised of ground floor professional offices and three dwelling units shall be provided and maintained as set out as Item No. 1 on Schedule "B";
 - b) vehicular parking consisting of not less than three (3) parking spaces for the expressed use of the residential tenants shall be provided and maintained as set out as Item No. 2 on Schedule "B";

- c) vehicular parking consisting of not less than nine (9) parking space for the expressed use of the professional offices shall be provided and maintained as Item No. 3 on Schedule "B";
 - d) a sodded or seeded landscape area shall be provided and maintained as set out as Item No. 4 on Schedule "B";
 - e) ingress and egress including the surfacing, drainage, snow ploughing and snow storage for that portion of the laneway that abuts the westerly side of the subject property shall be provided and maintained as Item No. 5 on Schedule "B". Said ingress and egress and associated maintenance shall occur to the satisfaction of and at no expense to the Municipality.
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 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 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;

- 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, and to impose a fee of \$250.00 upon the owner for preparation and registration of the agreement.
- 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 17 DAY OF JULY 1995

READ A SECOND TIME IN OPEN COUNCIL THE 17 DAY OF JULY 1995

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 17 DAY OF JULY

19 95.



MAYOR



DEPUTY CITY CLERK

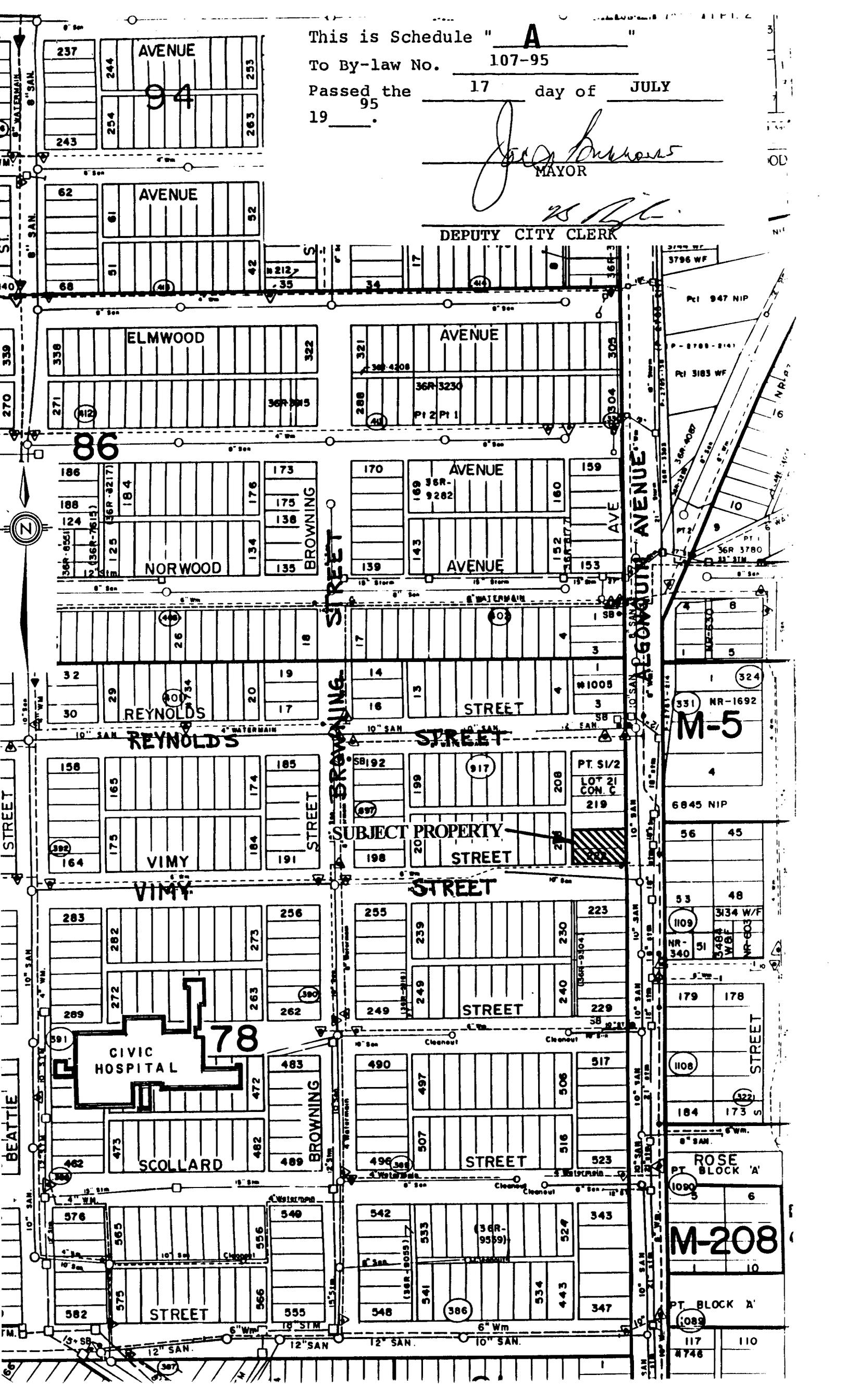
This is Schedule " A "

To By-law No. 107-95

Passed the 17 day of JULY
1995.

John ...
MAYOR

W. D. ...
DEPUTY CITY CLERK



SUBJECT PROPERTY

CIVIC HOSPITAL

M-5

M-208

This is Schedule " B "

To By-law No. 107-95

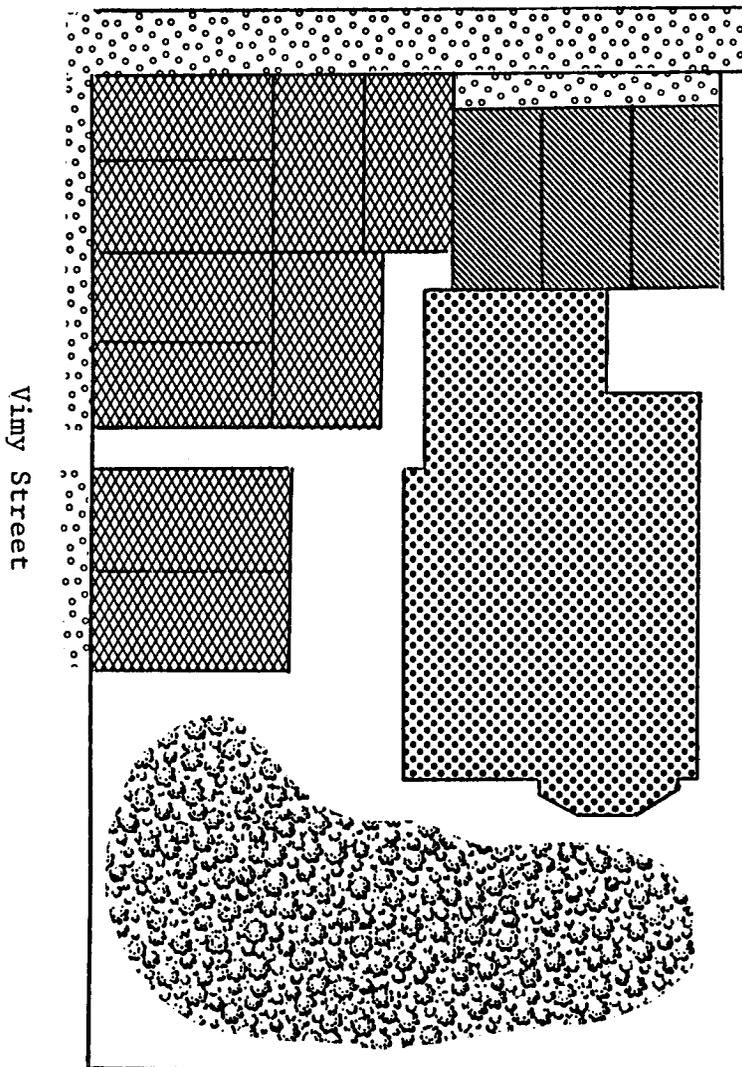
Passed the 17 day of JULY

19 95 .

John Brennan
MAYOR

[Signature]
DEPUTY CITY CLERK

-  ITEM NO. 1
-  ITEM NO. 2
-  ITEM NO. 3
-  ITEM NO. 4
-  ITEM NO. 5



0 30
Feet

Algonquin Avenue

