

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 38-82

BEING A BY-LAW TO DESIGNATE A SITE PLAN  
CONTROL AREA ON CERTAIN LANDS ON LAKESHORE  
DRIVE (BERT SIMPSON)

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 Council intends to pass By-Law No. 37-82 to rezone the subject lands for a Highway Commercial Use to permit an expansion to the existing new & used car sales & service establishment.

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 Lot 102 of Registered Plan No. 100 in the former Township of West Ferris, which land is 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 until the structure, set out as Item 1, on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council, is provided so that:
  - (i) a fence constructed of an opaque material shall be provided and maintained along the westerly limit of Lot 102 as set out on Schedule "B" as Item No. 1
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) walls, fences, hedges, trees or shrubs, or other groundcover or facilities for the landscaping of the lands;
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, against 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 15th DAY OF February, 1982.

READ A SECOND TIME IN OPEN COUNCIL THE 1st DAY OF March, 1982.

READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 1st DAY OF March, 1982.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
DEPUTY CLERK

This is Schedule " A "  
To By-law No. 38-82  
Passed the 1st day of March  
1982 .

MAYOR

DEPUTY CLERK



SUBJECT PROPERTY

MACDONALD AVE

BROCK ST

SHANNON ST

PASSMORE AVE

CARTWRIGHT AVE

GENTLE ST

M-99

M-244

107

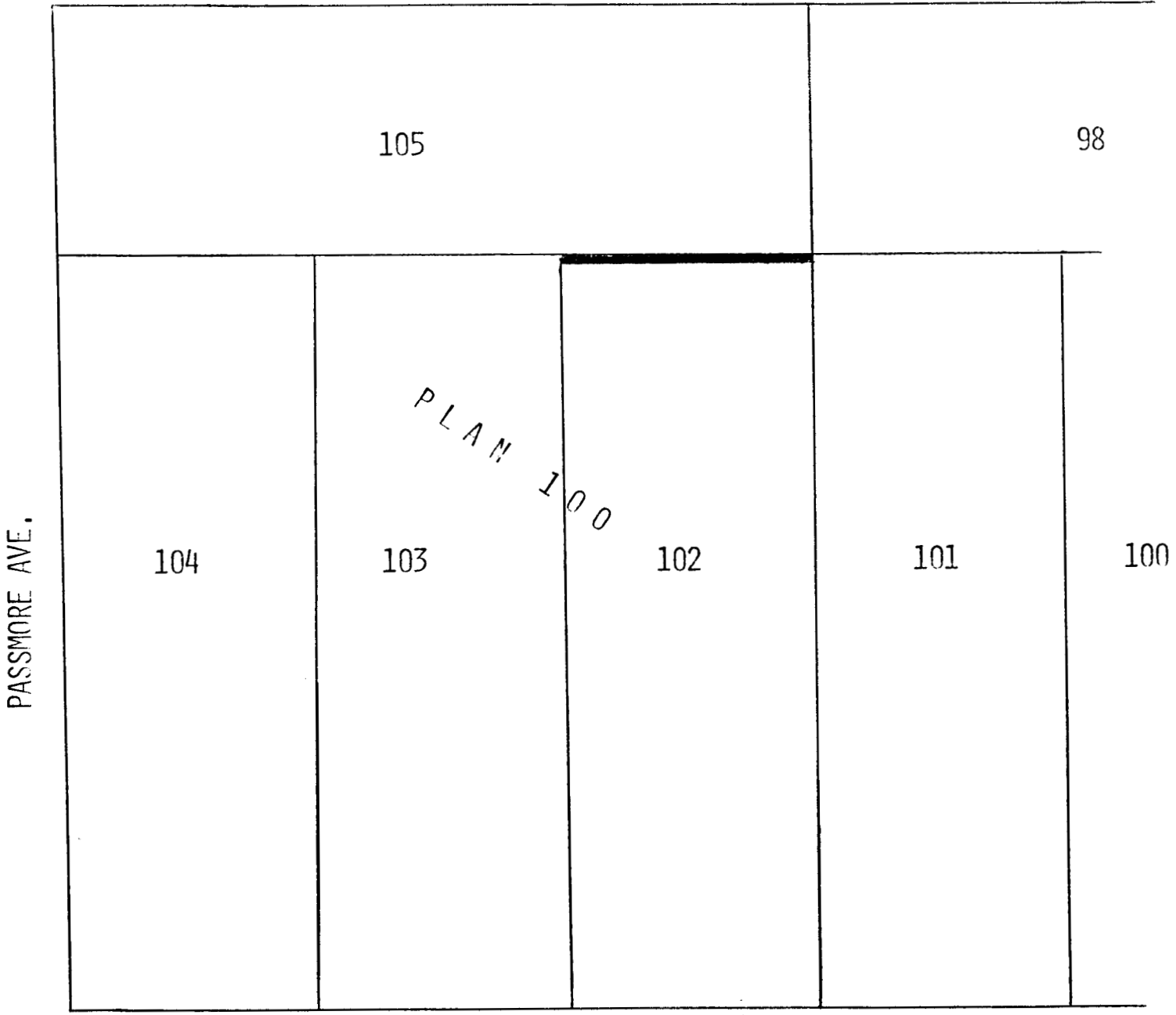


This is Schedule "  B  "

To By-law No.  38-82

Passed the  1st  day of  March   
19  82  .

[Signature]   
MAYOR  
 [Signature]   
DEPUTY CLERK



**————** ITEM NO. 1

