

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 111-89

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA ON CERTAIN LANDS ON OAKWOOD AVENUE (BRY-CO. ENGINEERING ON BEHALF OF BAY CONTRACTING LTD.)

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. 110-89 to rezone the subject lands to a "Residential Multiple Fourth Density (RM4)" zone to permit the construction of 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 Parts 2&3, 36R-7276, Part 1, 36R-7684, Parcel 2146 W&F, 53986 and 81732 in the City of North Bay, which lands are more particularly described on Schedule "A" attached hereto is hereby designated as 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 Item 1,2,3 and 4 on Schedule "B" is hereby approved by the Council provided that:
 - (a) A three (3) storey apartment building having not more than thirty (30) apartment units.
 - (b) Parking for tenants and visitors consisting of not less than (39) parking spaces shall be provided and maintained as set out in Item No. 2 on Schedule "B".
 - (c) Ingress and egress shall be provided and maintained as set out in Item No. 3 on Schedule "B".

(d) A 1.5m vegetative buffer shall be provided and maintained as set out as Item No. 4 on Schedule "B".

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 completed an acoustical noise study, to be subject to the review and approval of the City to address all potential noise sources which may impact on the site and 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) Walls, fences, hedges, trees or shrubs, or other groundcover or facilities for the landscaping of the lands;

(d) Facilities for lighting, including floodlighting;

(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;

(g) The location, concept and exterior views of the building, and the compliance thereof with the recommendations of the said noise study.

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.

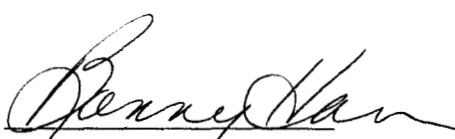
6. This By-Law comes into force and effect upon being finally passed.

READ A FIRST TIME IN OPEN COUNCIL THE 26th DAY OF JUNE
1989.

READ A SECOND TIME IN OPEN COUNCIL THE 24TH DAY OF JULY
1989.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 24TH
DAY OF JULY 1989.


DEPUTY MAYOR


DEPUTY CITY CLERK

This is Schedule " A "

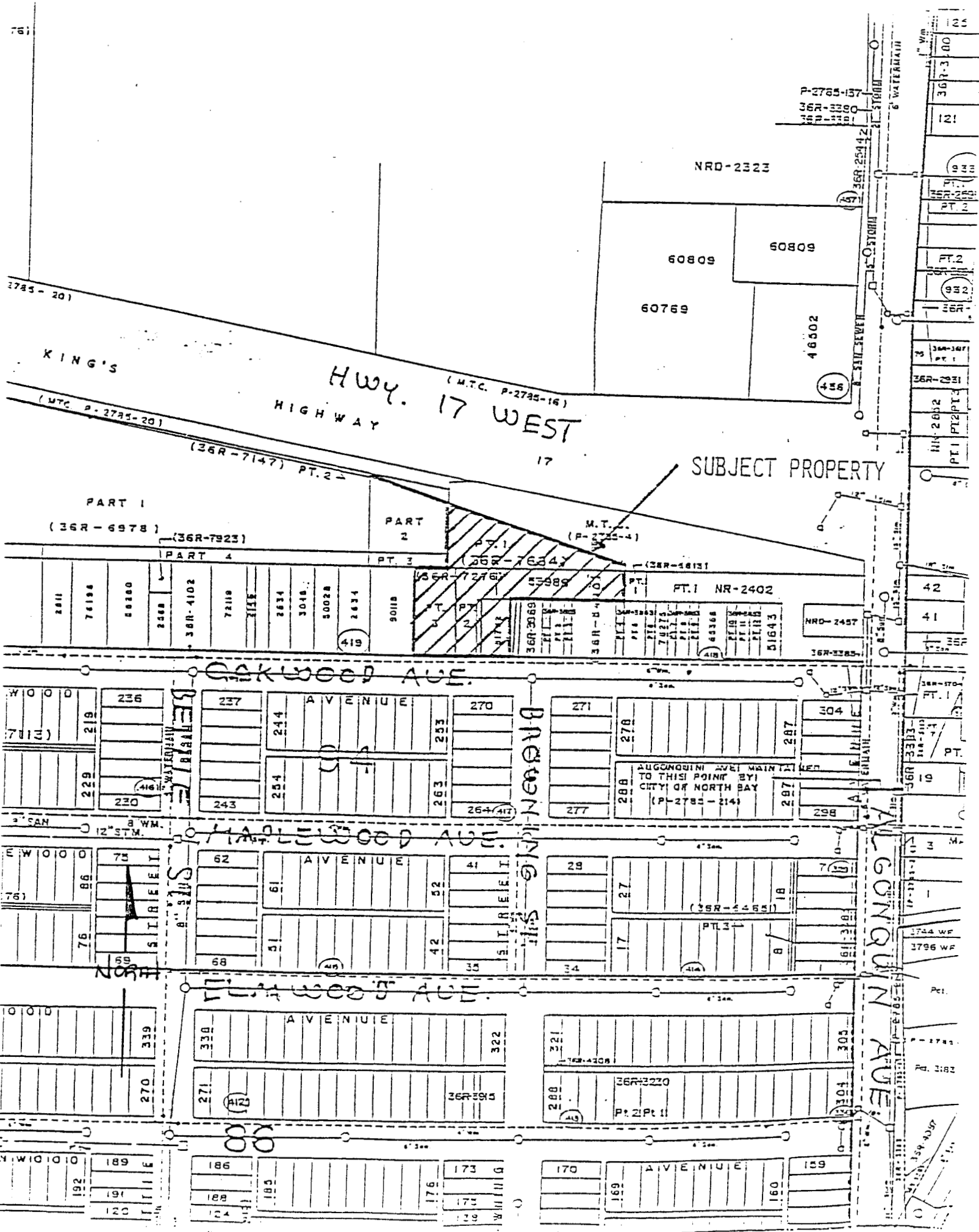
To By-law No. 111-89

Passed the 24TH day of JULY

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Joel Barrons
DEPUTY MAYOR

Ronny Han
DEPUTY CITY CLERK



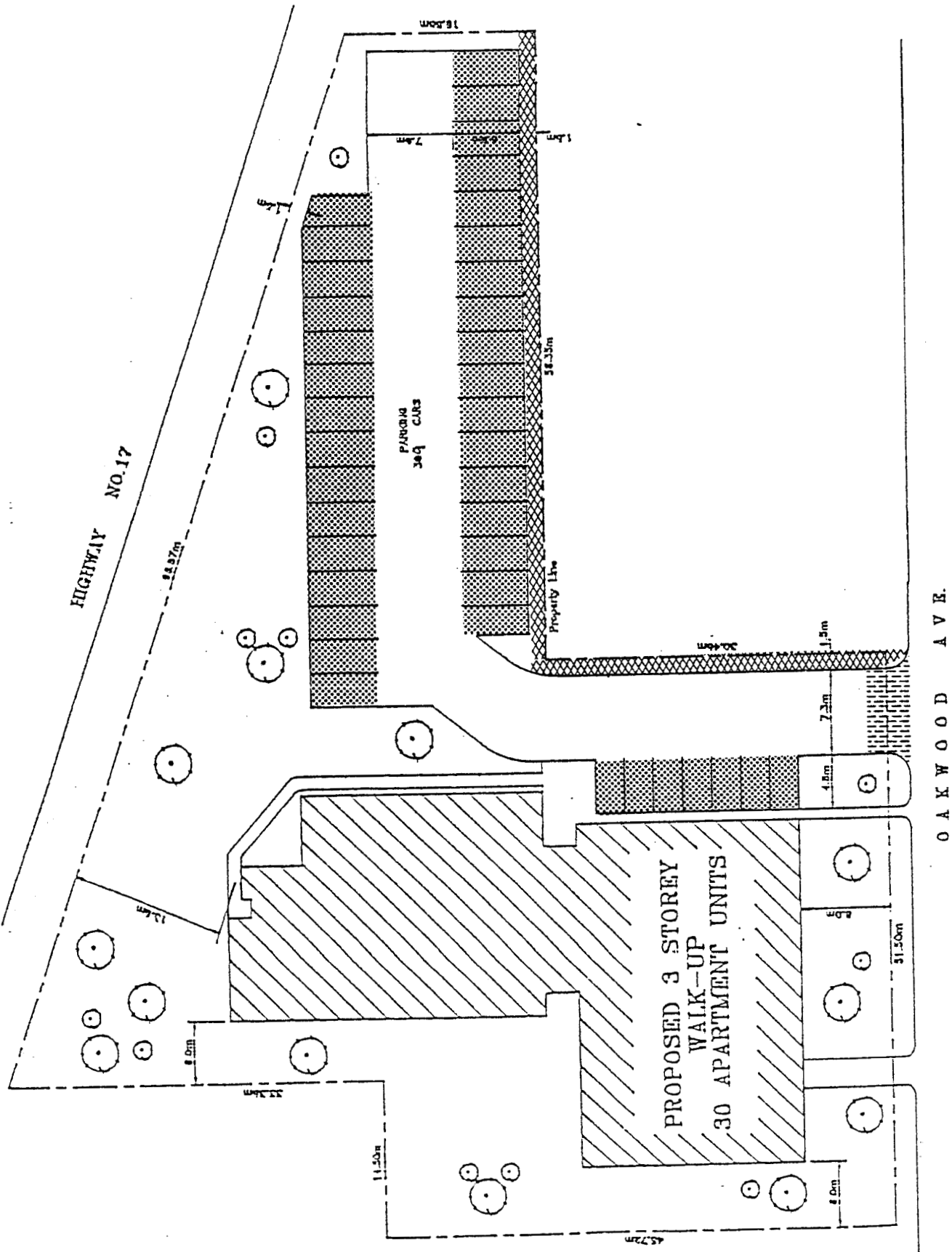
This is Schedule " B "

To By-law No. 111-89

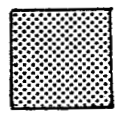
Passed the 24TH day of JULY 1989.

Jack Brown
 DEPUTY MAYOR

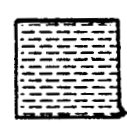
Denise Van
 DEPUTY CITY CLERK



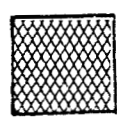
ITEM No. 1



ITEM No. 2



ITEM No. 3



ITEM No. 4