

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 89-83

BEING A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA ON CERTAIN LANDS AT HIGHLAND ROAD (BUTCH'S GATEWAY GARAGE)

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 conceptual plans of the buildings and structures for the approval of Council;

AND WHEREAS Council intends to pass By-law No. _____ to rezone the subject lands to a Commercial Special Zone to permit a repair garage and single family dwelling.

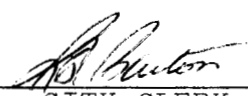
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:

1. That certain parcel of land composed of Lot 14 and the south one-half of Lot 15, Plan M-177 in the City of North Bay, which lands are described by hatching 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 and 4 of Schedule "B" attached hereto and which Schedule "B" is hereby approved by the Council, provided that:
 - (a) An existing repair garage shall be provided and maintained as set out as Item No. 1 on Schedule "B";
 - (b) An existing single family dwelling shall be provided and maintained as set out as Item No. 2 on Schedule "B";
 - (c) Ingress and Egress shall be provided as set out as Item No. 3 on Schedule "B"; and
 - (d) A fence constructed of an opaque material shall be provided and maintained along the northerly, easterly, and southerly limits of the property as set out as item No. 4 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.
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 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 11th DAY OF JULY 1983.
READ A SECOND TIME IN OPEN COUNCIL THIS 25th DAY OF JULY 1983.
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
THIS 25th DAY OF JULY 1983.


MAYOR


CITY CLERK

This is Schedule " A "
To By-law No. 89-83
Passed the 25th day of July
1983 .

704

P
3
3

NRD-2323

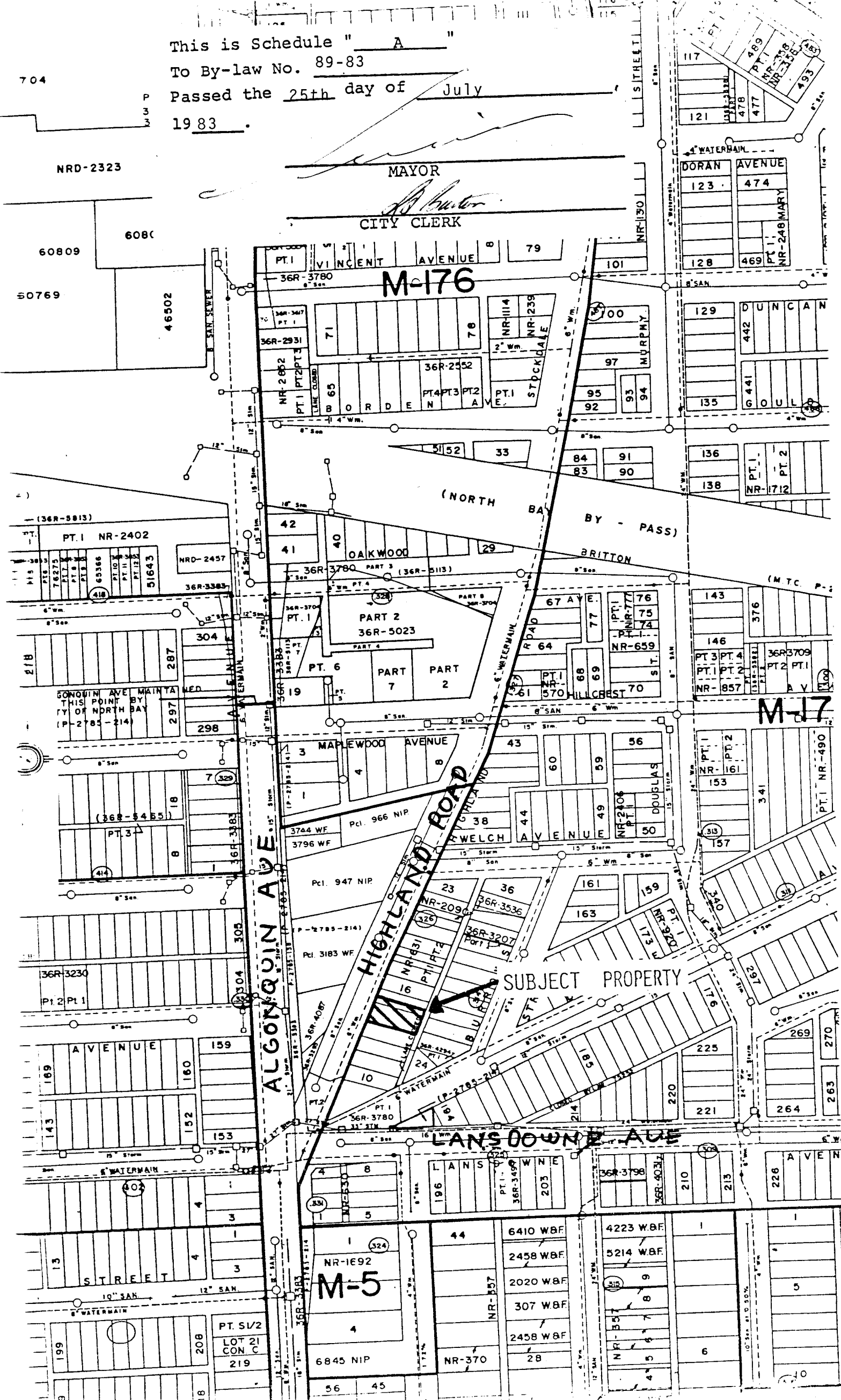
MAYOR

CITY CLERK

M-176

M-5

M-17

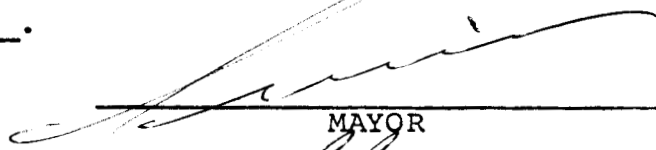



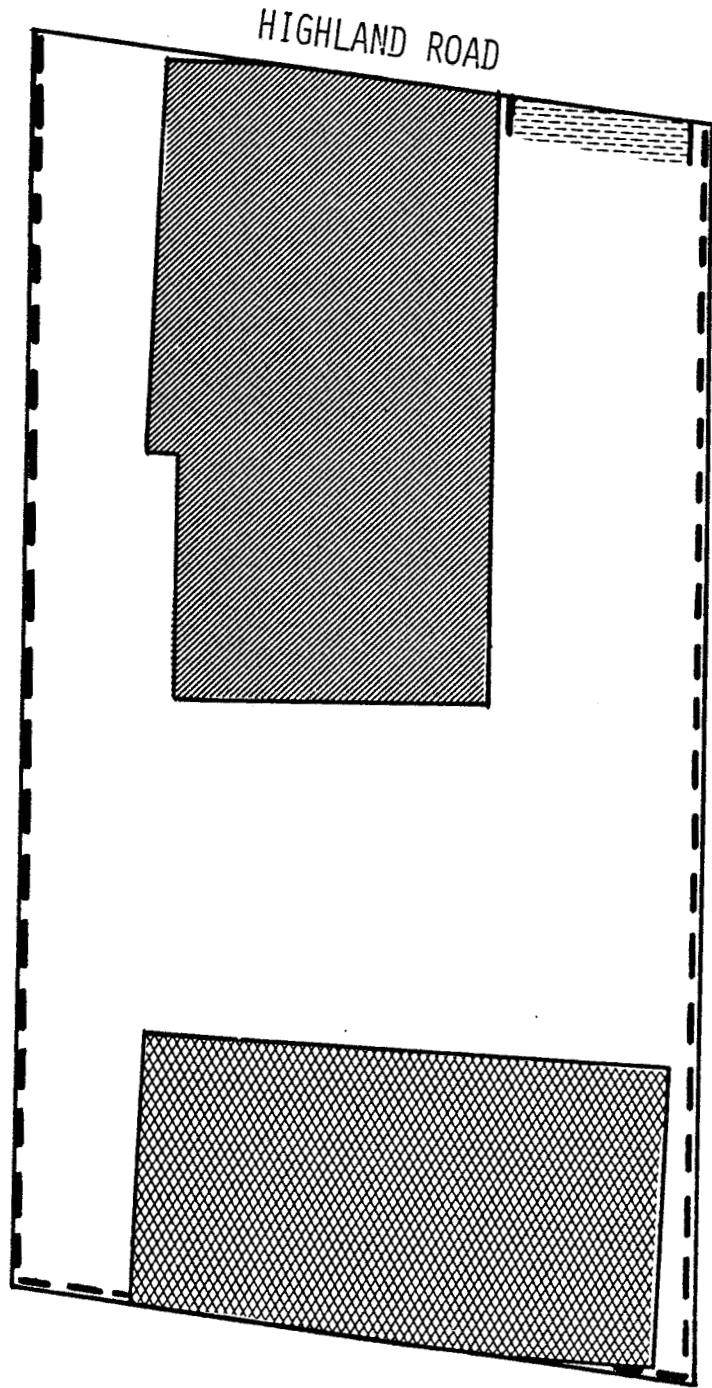
This is Schedule " B "





To By-law No. 89-83

Passed the 25th day of July

19 83 .


MAYOR

CITY CLERK



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

