

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 107-88

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA ON CERTAIN LANDS ON CASSELLS STREET AT MCPHAIL STREET (PERUT CONSTRUCTION LIMITED).

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 the Council intends to pass By-Law No. to rezone subject lands to a "General Commercial (Outer Core) (C2) Zone" to permit the construction of a commercial 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 Lot 38 and Part of Lots 39 & 40, Registered Plan M-45; and Lots 1, 2 and 3 on Registered Plan M-165 on the corner of Cassells Street and McPhail Street, 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 accept in accordance with the location, massing and conceptual design of the buildings and structures set out as Items 1, 2, 3, & 4 on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council provided that:
  - (A) A two (2) storey commercial building shall be provided and maintained as set out as Item No. 1 on schedule "B";
  - (B) The renovation and conversion of an existing one (1) storey building to commercial uses shall be provided and maintained as set out as Item No. 2 on Schedule "B";
  - (C) Parking for tenants and visitors consisting of not less than thirty-one (31) parking spaces shall be provided and maintained as set out as Item No. 3 on Schedule "B";

(D) Ingress and egress shall be provided and maintained 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 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 Director of Planning and Development 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.

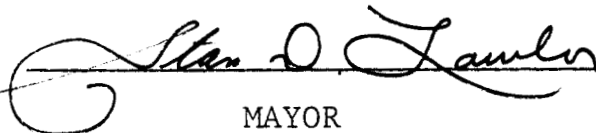
(B) The said Agreement may be registered against the lands to which it applies and the City may enforce the provisions of the Registry Act and The Land Titles Act against any and all subsequent owners of the land.

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 2ND DAY OF AUGUST, 1988.

READ A SECOND TIME IN OPEN COUNCIL THE 15TH DAY OF AUG. 19 88 .

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 15TH DAY OF AUG.1988 .

  
MAYOR

  
CITY CLERK

This is Schedule " A "

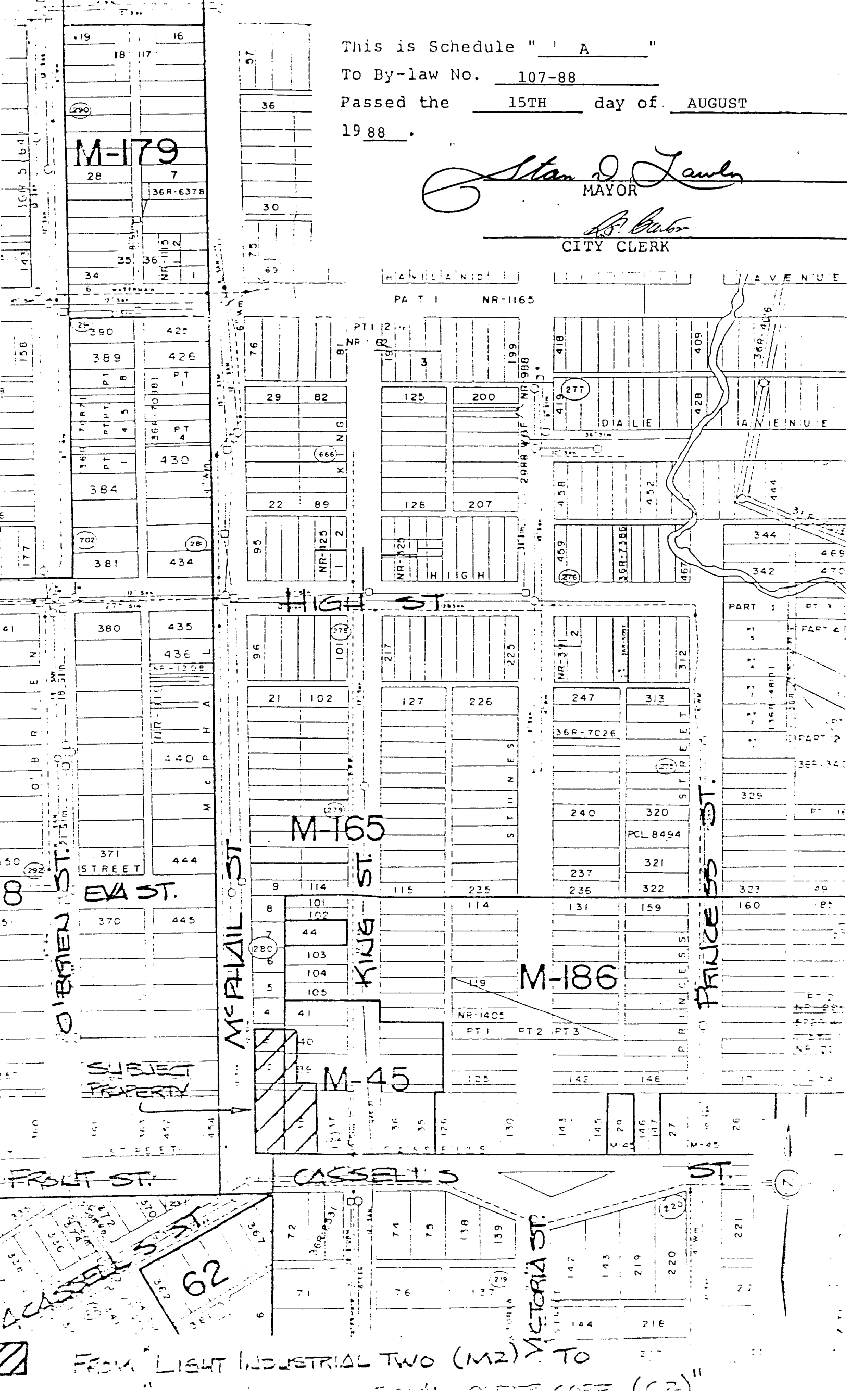
To By-law No. 107-88

Passed the 15TH day of AUGUST

1988 .

*Stan D. Lawley*  
MAYOR

*A. B. Butler*  
CITY CLERK



M-179

M-165

M-186

M-45

SUBJECT PROPERTY

FROM LIGHT INDUSTRIAL TWO (M2) TO

CASSELL'S ST.  
62

VICTORIA ST.

7

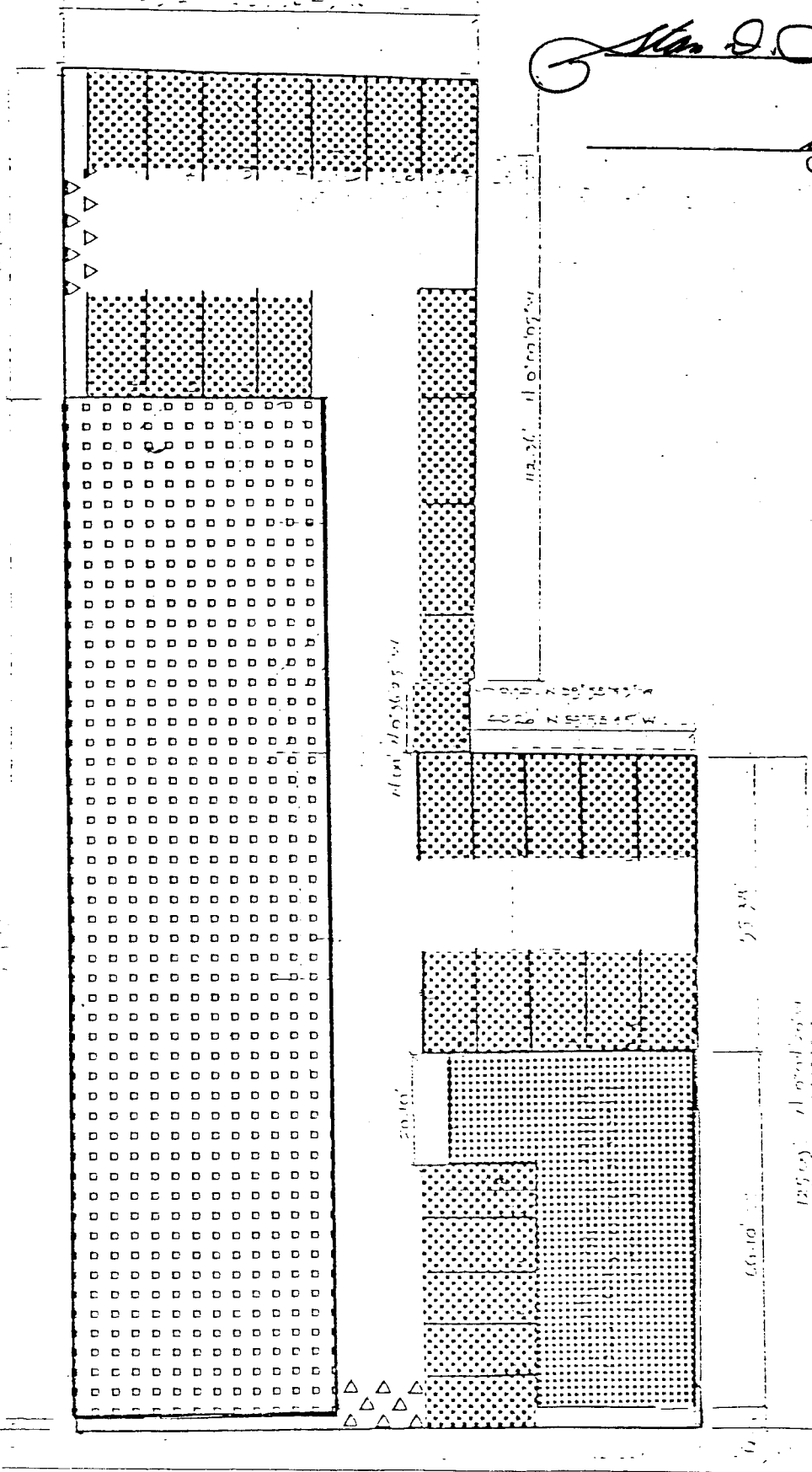
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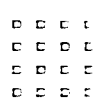
*Stan D. Lawley*  
MAYOR

*Bob Carter*  
CITY CLERK

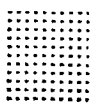
MCKINIL STREET



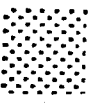
CASSELLS STREET



ITEM #1



ITEM #2



ITEM #3



ITEM #4