

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 14-85

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL  
AREA ON CERTAIN LANDS ON MCKEOWN AVENUE AND  
MCNAMARA STREET (GOLDEN ESTATES 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, R.S.O. 1980, Chapter 379;

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 has zoned the subject property "Residential Multiple Second Density (RM.2) Zone" in By-law No. 28-80 which permits the development of townhouses on the subject property;

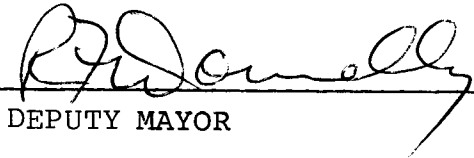
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:

1. That certain parcel of land described as Part of Lot 22, Concession B, and being Blocks F and G, Plan M-528 fronting on McKeown Avenue and McNamara Street in the former Township of Widdifield, now 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, 5, 6 and 7, of Schedule "B" attached hereto and which Schedule "B" is hereby approved by the Council, provided that:
  - (a) One hundred and thirty-four (134) townhouse units shall constructed as set out as Item No. 1 on Schedule "B";
  - (b) One hundred and sixty-eight (168) parking spaces for residents and visitors shall be provided as set out as Item No. 2 on Schedule "B";
  - (c) Ingress and egress shall be provided and maintained as set out as Item No. 3 on Schedule "B";
  - (d) Play space shall be provided and maintained as set out as Item No.4 on Schedule "B";
  - (e) An unobstructed driveway with a minimum width of six (6) metres shall be provided as set out on Item No. 5 on Schedule "B";
  - (f) An unobstructed pedestrian walkway with a minimum width of four (4) metres shall be provided and maintained as set out as Item No. 6 on Schedule "B"; and
  - (g) Areas for the storage of garbage enclosures, shall be provided and maintained as set out as Item No. 7 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;
  - (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.
  - (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 4TH DAY OF FEBRUARY 1985.  
READ A SECOND TIME IN OPEN COUNCIL THE 18th DAY OF FEBRUARY 1985.  
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THE 18th DAY  
OF FEBRUARY 1985.

  
DEPUTY MAYOR

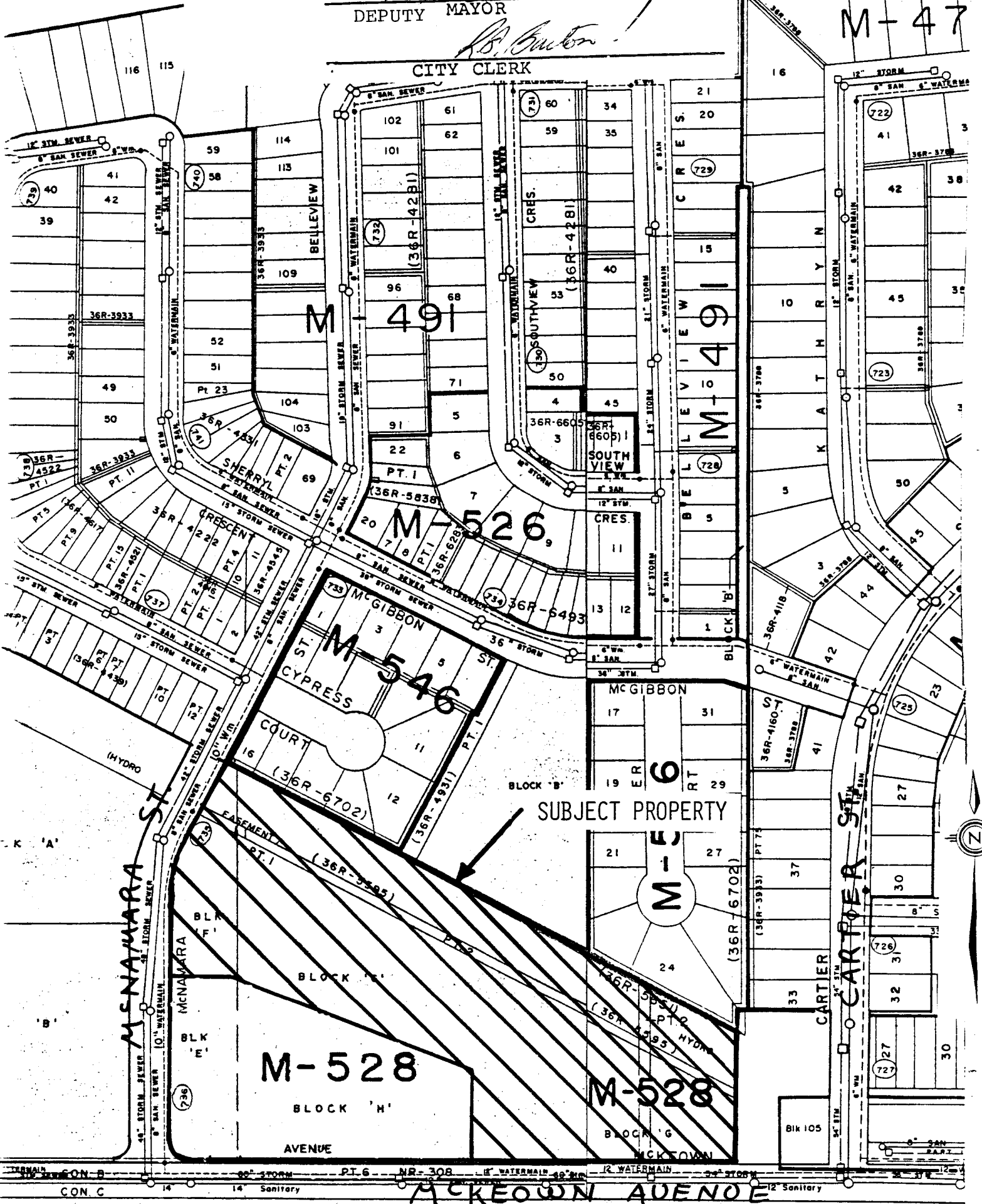
  
CITY CLERK

This is Schedule " A "  
To By-law No. 14-85  
Passed the 18th day of FEBRUARY  
19 85.

Part 4  
O. N. R. R. O. W.

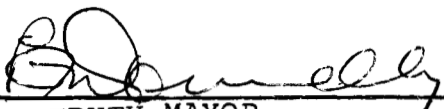
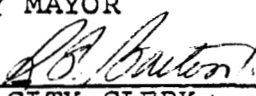
*R. Donnelly*  
DEPUTY MAYOR

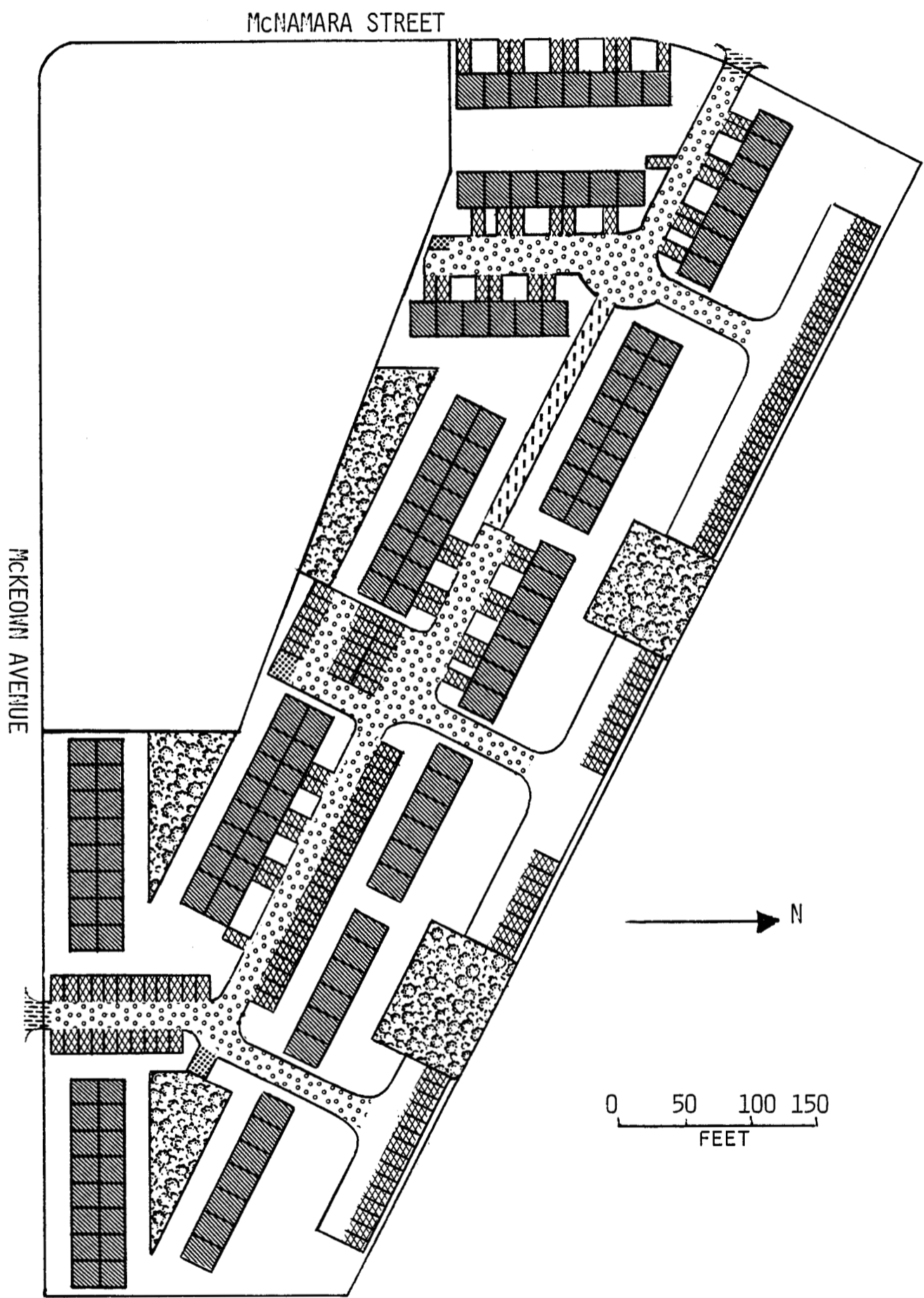
*R. Burton*  
CITY CLERK










MCKEOWN AVENUE

This is Schedule "     B     "  
To By-law No.     14-85      
Passed the     18th     day of     FEBRUARY      
19     85    .

  
DEPUTY MAYOR  
  
CITY CLERK



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|  ITEM NO. 1 |  ITEM NO. 4 |  ITEM NO. 7 |
|  ITEM NO. 2 |  ITEM NO. 5 |  |
|  ITEM NO. 3 |  ITEM NO. 6 |  |