

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 51-82

BEING A BY-LAW TO DESIGNATE A SITE PLAN  
CONTROL AREA ON CERTAIN LANDS AT MAIN STREET WEST  
(McLACHLAN AND SANGSTER)

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. 47-82 to rezone the subject lands for a General Commercial Outer Core Use to permit a Law Office.

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 Part of Lots 1 and 2 of Registered Plan No. 13, 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 and 4 of Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council, provided that:
  - (i) parking in the amount of six (6) spaces shall be provided as shown as Item 1 on Schedule "B".
  - (ii) a five (5) foot landscaping strip shall be provided to the northeast of the property, shown as Item 2 on Schedule "B"
  - (iii) ingress and egress shall be provided as shown on Schedule "B" as Item 3
  - (iv) the location of the Law Office shall be as indicated by Item 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 satis-

faction 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.
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 March, 1982  
READ A SECOND TIME IN OPEN COUNCIL THE 29th DAY OF March, 1982  
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED  
THIS 29th DAY OF March, 1982.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

This is Schedule "  A  "

To By-law No. 51-82

Passed the  29th  day of  March

19  82  .

*[Signature]*  
MAYOR

*[Signature]*  
CITY CLERK

CONCESSION D

92	93	94	95	96	97
42	41	40	39	38	37
1.00					

98	99	100	101	102	103
36	35	34	33	32	31
1.00					

104	105	106	107	108
29	28	27		
1.00				

SUBJECT PROPERTY

NAME AMENDED BY  
"PLOUFFE STREET"

MAIN ST. WEST

BY-LA  
VIDE I.



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C  
F

Y  
R  
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115  
116  
117  
122

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North

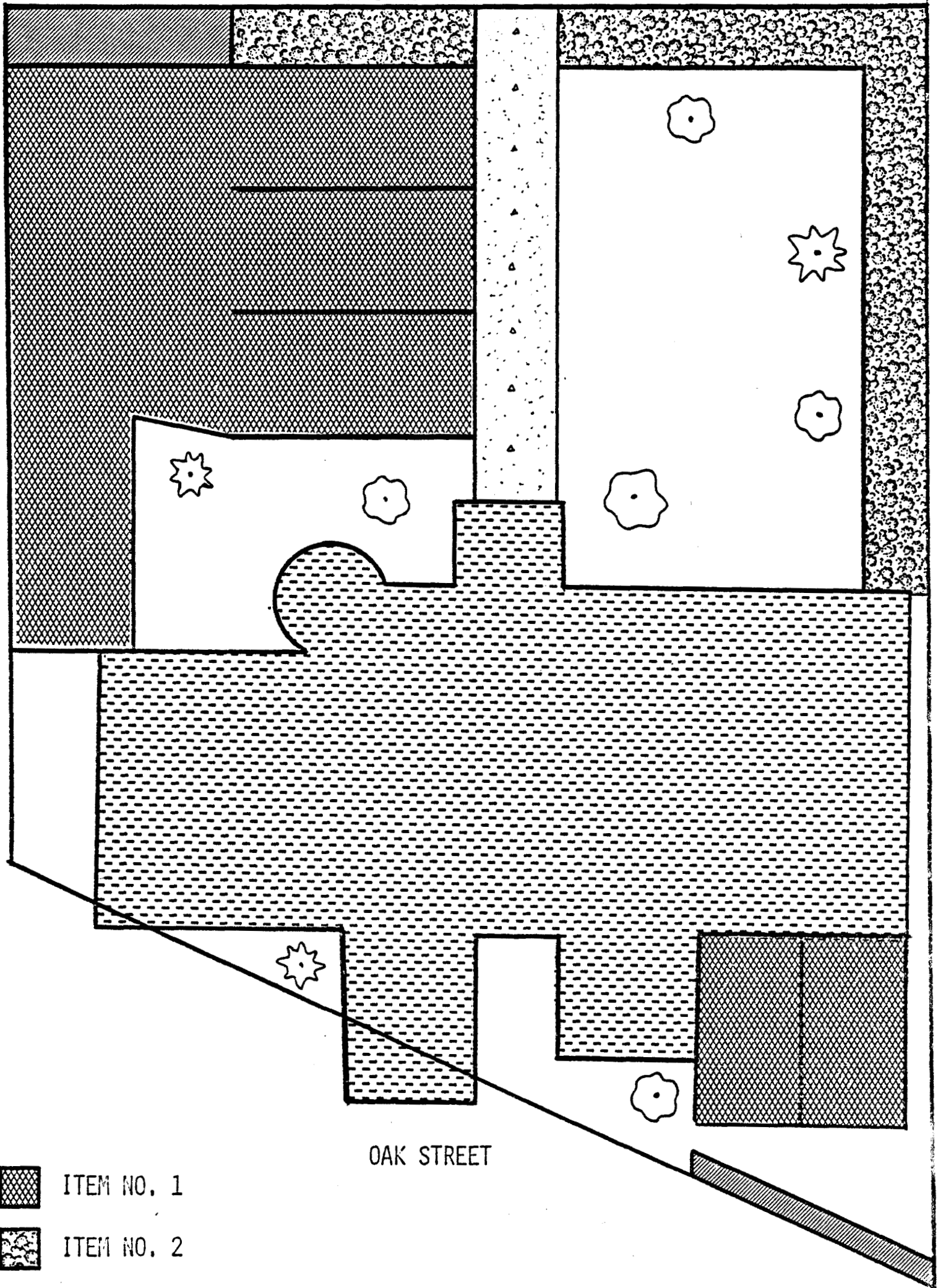
This is Schedule "B" to By-law No. 51-82





Passed the 29th day of March, 1982

  
MAYOR

  
CITY CLERK

MAIN STREET WEST



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

OAK STREET

