

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 79-83

BEING A BY-LAW TO DESIGNATE A SITE PLAN CONTROL
AREA ON CERTAIN LANDS ON RIVERBEND ROAD (FAIRVIEW)

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 proposed buildings and structures for the approval of Council;

AND WHEREAS Council intends to pass By-law No. 34-83 to rezone the subject lands to a "Rural Mobile Home (RMH)" Zone to permit the expansion of a Mobile Home Park.

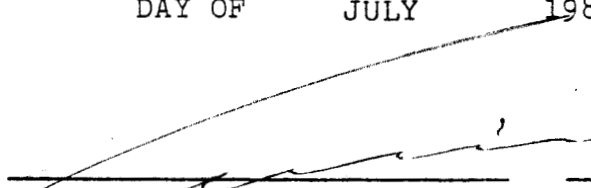
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF NORTH BAY HEREBY ENACTS AS FOLLOWS:

1. That certain parcel of land, composed of Part of Lot 11 Registrar's Compiled Plan No. 6, 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, 4 and 5 of Schedule "B" attached hereto and which Schedule "B" is hereby approved by the Council, provided that:
 - (a) Twenty Mobile Home Lots shall be provided as set out as Item No. 1 on Schedule "B";
 - (b) A seven and six tenths (7.6) metre vegetative buffer shall be provided as set out as Item No. 2 on Schedule "B";
 - (c) A septic field bed shall be provided and maintained as set out as Item No. 3 on Schedule "B";
 - (d) A playground area shall be provided and maintained as set out as Item No. 4 on Schedule "B";
 - (e) Ingress and Egress shall be provided as set out as Item No. 5 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 change in elevation or contour of the land and the disposal of storm, surface and waste water from the land and from any buildings or structures thereon.
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. By-law No. 33-83 is hereby repealed.
7. This By-law comes into force and effect upon being finally passed.

READ A FIRST TIME IN OPEN COUNCIL THE 27th DAY OF JUNE 1983.
READ A SECOND TIME IN OPEN COUNCIL THE 11th DAY OF JULY 1983.
READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 11th
DAY OF JULY 1983.



MAYOR

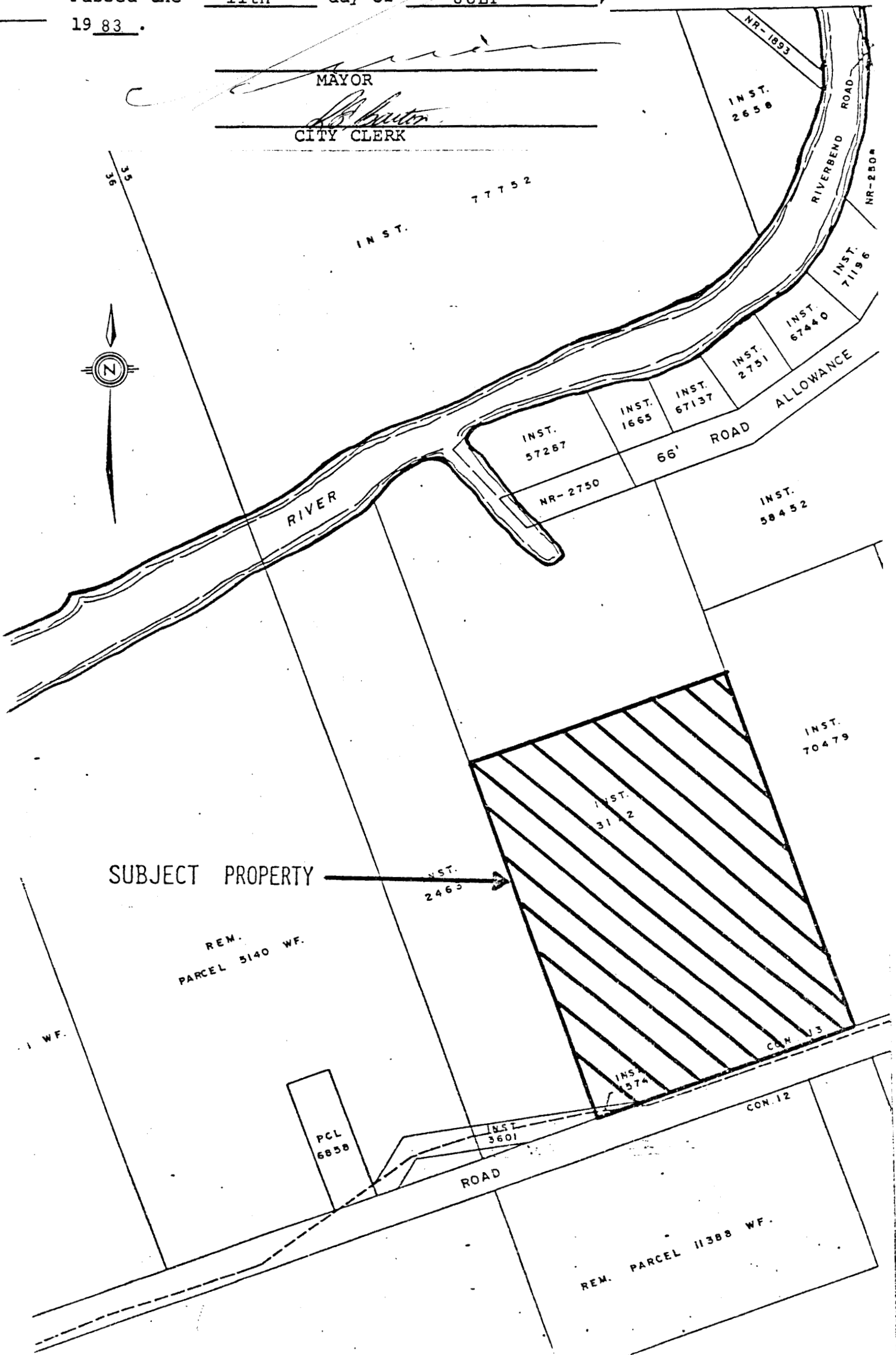


CITY CLERK

This is Schedule " A "
To By-law No. 79-83
Passed the 11th day of JULY,
19 83.

MAYOR
[Signature]

CITY CLERK



SUBJECT PROPERTY

REM. PARCEL 3140 WF.

REM. PARCEL 11388 WF.

INST. 77752

INST. 2658

INST. 71196

INST. 67440

INST. 2751

INST. 67137

INST. 1665

INST. 57267

NR-2750

INST. 58452

INST. 70479

INST. 3112

INST. 2465

INST. 574

INST. 3601

PCL 6858

CON. 12

This is Schedule " B "

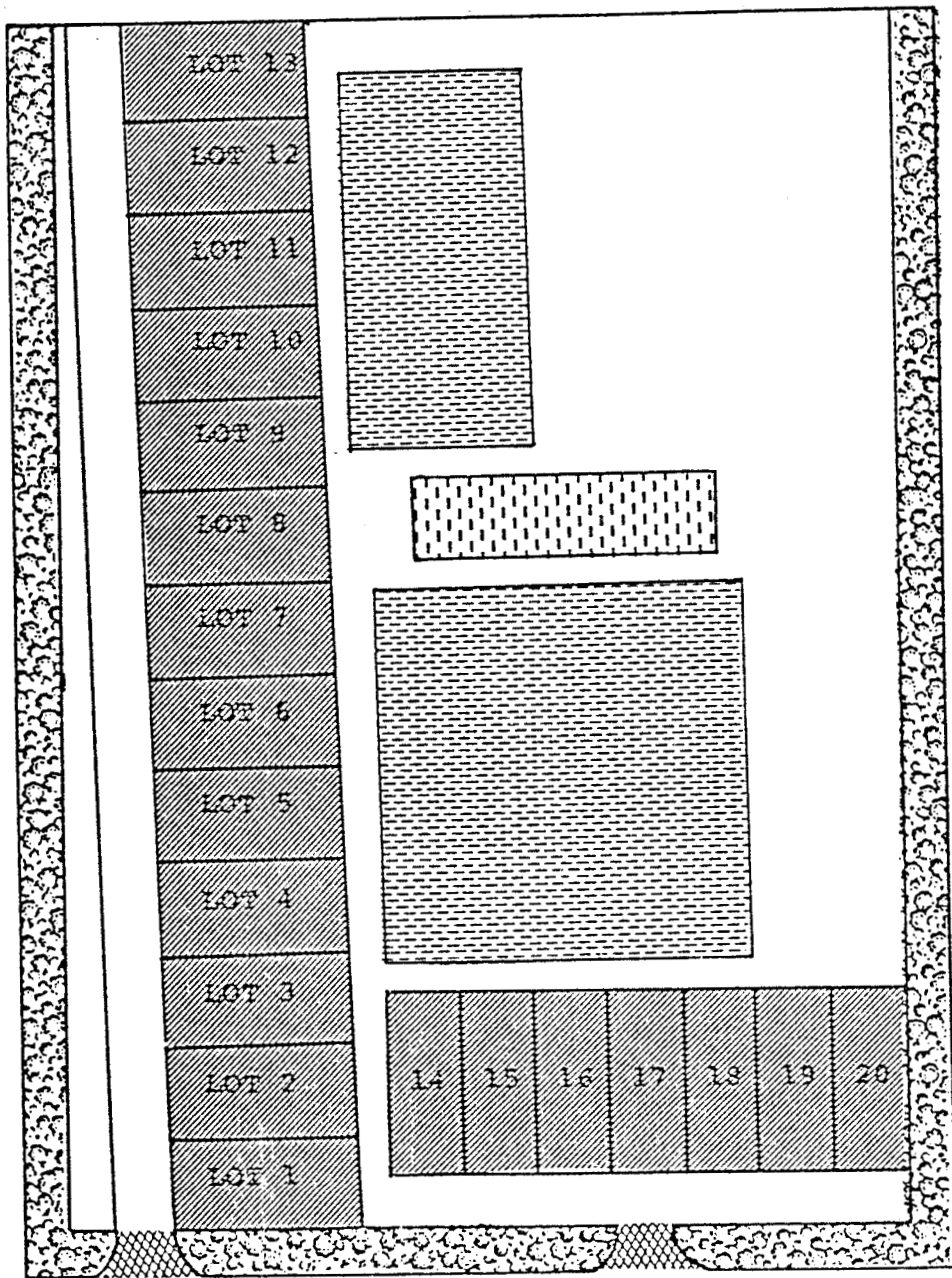
To By-law No. 79-83

Passed the 11th day of July



19 83 .



[Signature]
MAYOR

[Signature]
CITY CLERK



RIVERBEND ROAD

 ITEM NO. 1  ITEM NO. 4

 ITEM NO. 2  ITEM NO. 5

 ITEM NO. 3

0 100 200
FEET