

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 90-83

BEING A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA ON CERTAIN LANDS AT O'BRIEN STREET AT THE NORTH BAY BY-PASS (JOURNEY'S END)

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. 31-83 to rezone the subject lands to a Commercial Special Zone to permit the construction of a motel;

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 Lots 921-925 inclusive and Part of Lots 917-920 inclusive, Plan M-177, and Parcel 1331 W&F, Parcel 2227 W&F and Parcel 15224 W&F, 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) A two-storey, seventy-two (72) unit motel shall be constructed as set out as Item No. 1 on Schedule "B";
 - (b) An asphalt parking area having not less than seventy-three (73) parking spaces shall be provided and maintained as set out as Item No. 2 on Schedule "B";
 - (c) A landscaped area shall be provided as set out as Item No. 3 on Schedule "B";

- (d) A fence shall be provided as set out as Item No. 4 on Schedule "B"; and
 - (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 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.

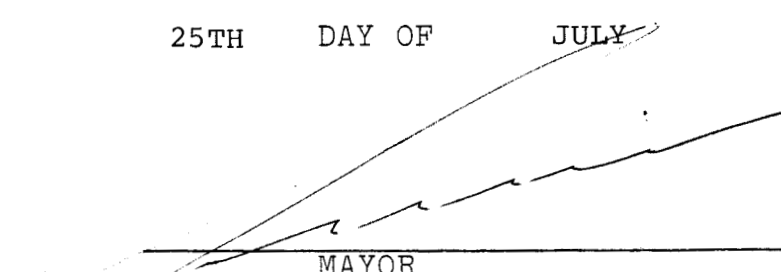
6. By-laws No. 139-82 and 32-83 are hereby repealed.

7. This By-law comes into force and effect upon being finally passed.


READ A FIRST TIME IN OPEN COUNCIL THE 11th DAY OF JULY 1983.

READ A SECOND TIME IN OPEN COUNCIL THE 25TH DAY OF JULY 1983.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS
25TH DAY OF JULY 1983.



MAYOR



CITY CLERK

This is Schedule " A "

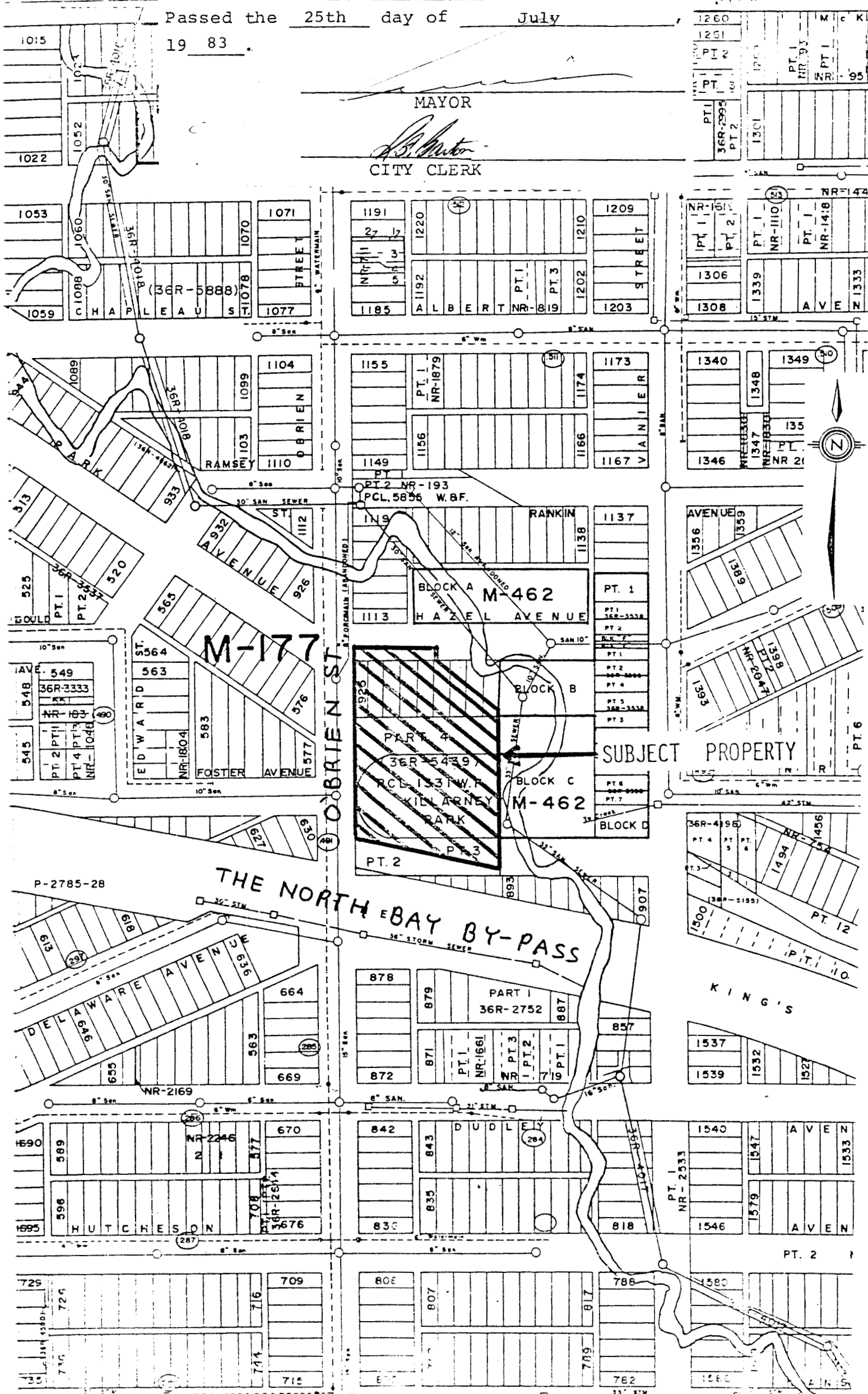
To By-law No. 90-83

Passed the 25th day of July

19 83 .

MAYOR

S. B. ...
CITY CLERK



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This is Schedule " B "

To By-law No. 90-83

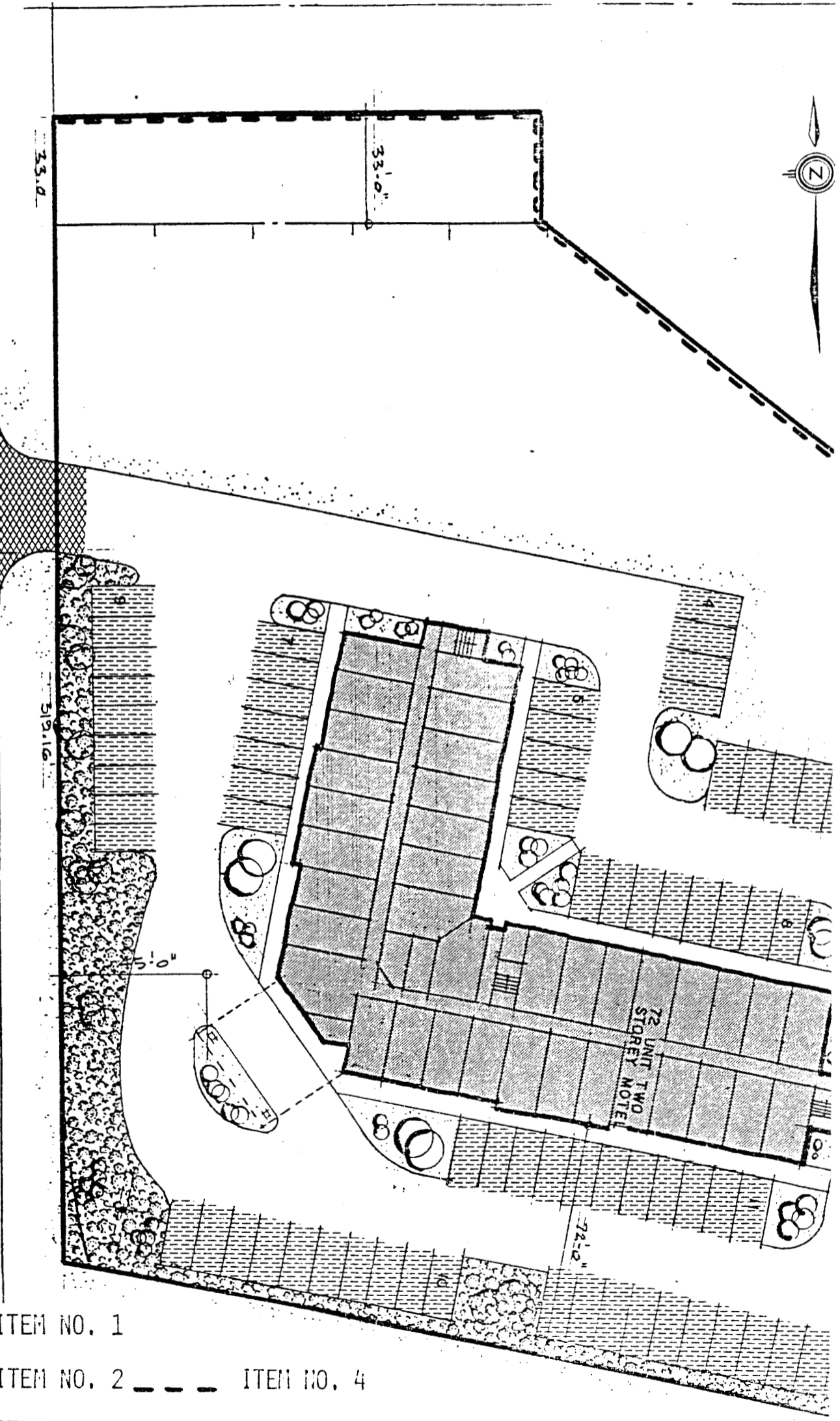
Passed the 25th day of July

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MAYOR
B. Blumberg
CITY CLERK

JOURNEYS END MOTEL
NORTH BAY, ONTARIO
PARCELS 73 CANTY
BRAT 111-1-101

O'BRIEN
340'-0"



- ITEM NO. 1
- ITEM NO. 2
- ITEM NO. 3
- ITEM NO. 4
- ITEM NO. 5