

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 112-86

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL  
AREA ON CERTAIN LANDS AT CHIPPEWA STREET  
(VIM INVESTMENTS CORP.)

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. 1983;

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 intends to pass By-Law No. \_\_\_\_\_ to rezone the subject lands to a "Residential Multiple Second Density (RM.2)" Zone to permit a four-unit townhouse dwelling;

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

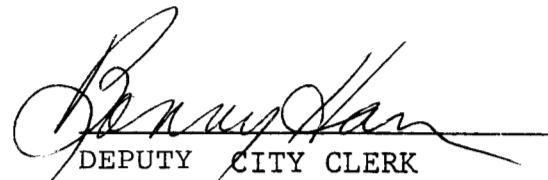
1. That certain parcel of land, composed of Lots 104 and 105, Registered Plan No. M-45 in The City of North Bay, which lands are more particularly described on Schedule "A" attached hereto, is hereby designated as a Site Plan Control Area.
2. No building or structure shall be erected, constructed or 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 and 3 of Schedule "B" attached hereto and which Schedule "B" is hereby approved by the Council, provided that:
  - (a) A two-storey, four-unit residential building shall be provided and maintained as set out as Item No. 1 on Schedule "B";
  - (b) An enclosed parking space for each dwelling unit shall be provided and maintained as set out as Item No. 2 on Schedule "B";
  - (c) A paved driveway for each dwelling unit shall be provided and maintained as set out as Item No. 3 on Schedule "B"; and
  - (d) No existing groundcover shall be removed within 4.5 metres of the Chippewa Creek watercourse along the easterly boundary of the subject property. No building shall be located closer than 12 metres from the top of the bank of Chippewa Creek.

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; and
  - (e) Collection areas and other facilities and enclosures for the storage of garbage and other waste material.
  
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 9TH DAY OF JUNE, 1986.  
READ A SECOND TIME IN OPEN COUNCIL THE 7TH DAY OF JULY, 1986.  
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 7TH DAY OF  
JULY, 1986.

  
DEPUTY MAYOR

  
DEPUTY CITY CLERK

This is Schedule " A "

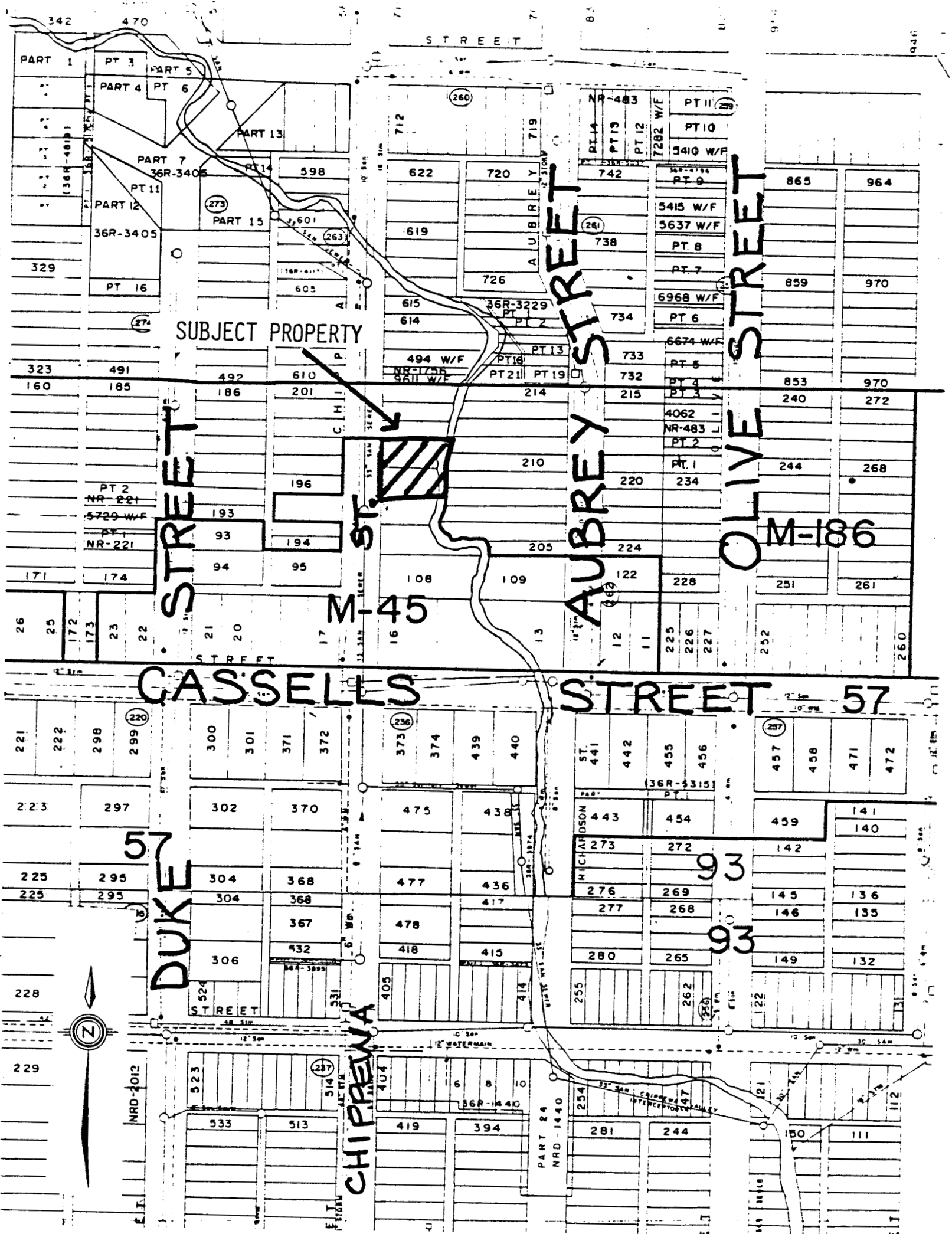
To By-law No. 112-86

Passed the 7th day of July

19\_\_.

*W. K. ...*  
DEPUTY MAYOR

*B. ...*  
DEPUTY CITY CLERK



SUBJECT PROPERTY

M-45

M-186

CASSELLS STREET

DUKE STREET

CHIPPENNA STREET

AUBREY STREET

OLIVE STREET



This is Schedule "     B     "

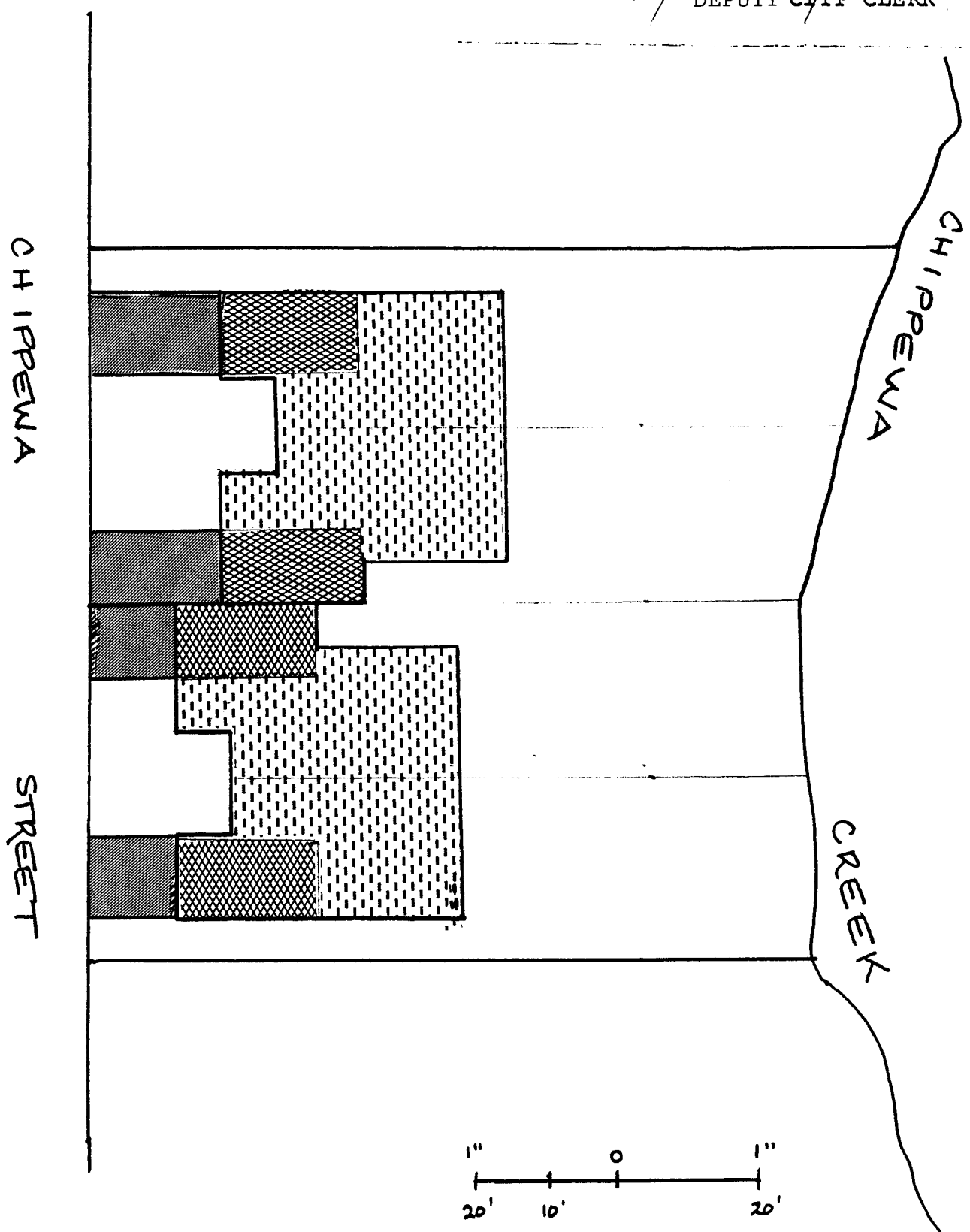
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

Passed the     7th     day of     July    

19  86   .

*[Signature]*  
DEPUTY MAYOR

*[Signature]*  
DEPUTY CITY CLERK



-  — ITEM NO. 1
-  — ITEM NO. 2
-  — ITEM NO. 3

