

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2012-148

**BY-LAW TO DESIGNATE A SITE PLAN CONTROL
AREA ON CERTAIN LANDS ON PERUT PLACE AT TROUT LAKE ROAD**

(STEVE CREA HOMES LIMITED – PERUT PLACE SUBDIVISION, PHASE II)

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 41 of the Planning Act R.S.O. 1990 as amended;

AND WHEREAS the Council deems it desirable to delegate to the Chief Administrative Officer the authority to enter into an agreement respecting the matters referred to herein;

AND WHEREAS Council intends to pass By-law No. 2012-147 to rezone the subject property to a 'Residential Multiple Third Density (RM3)' zone and to a 'Residential Third Density (R3)' zone in order to permit the residential development of the subject lands.

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 Plan M-85, Part Lot 38, 39 & 40 and Lots 41 to 50, Part of Giroux, George & Lindsay Streets (Closed), Reference Plan NR-1354, Parts 6 & 7, Reference Plan 36R-9979, Parts 1 & 2, Parcels 18727, 18728, and the Remainder of Parcel 539 in the former Township of Widdifield, 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) As a condition approval, all buildings or structures and parking facilities shall be provided and maintained in a location that is satisfactory to the City of North Bay.
- 3) As a condition of approval of buildings and structures referred to in Section 2 hereof, no buildings or structures shall be erected, constructed, or placed on 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 provisions, to the satisfaction of and at no expense to the City of the following matters:
 - a) Parking facilities 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;
 - 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; and
 - g) Adequate water supply for firefighting purposes.

- 4) a) The Chief Administrative Officer is hereby authorized 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, and to impose a fee of \$1,200 upon the owner for preparation.
- 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 or any successor legislation thereto and The Land Titles Act or any successor legislation thereto against any and all subsequent owners of the land.
- 5) a) The said Agreement shall be binding on the owner, its successors, assigns and heirs.
- b) The owner shall authorize the City to exercise the provisions of Section 427 of The Municipal Act, 2001 (S.O. 2001, c.25), as amended or any successor legislation thereto 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 3RD DAY OF JULY, 2012.

READ A SECOND TIME IN OPEN COUNCIL THE 3RD DAY OF JULY, 2012.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 3RD DAY OF JULY 2012.

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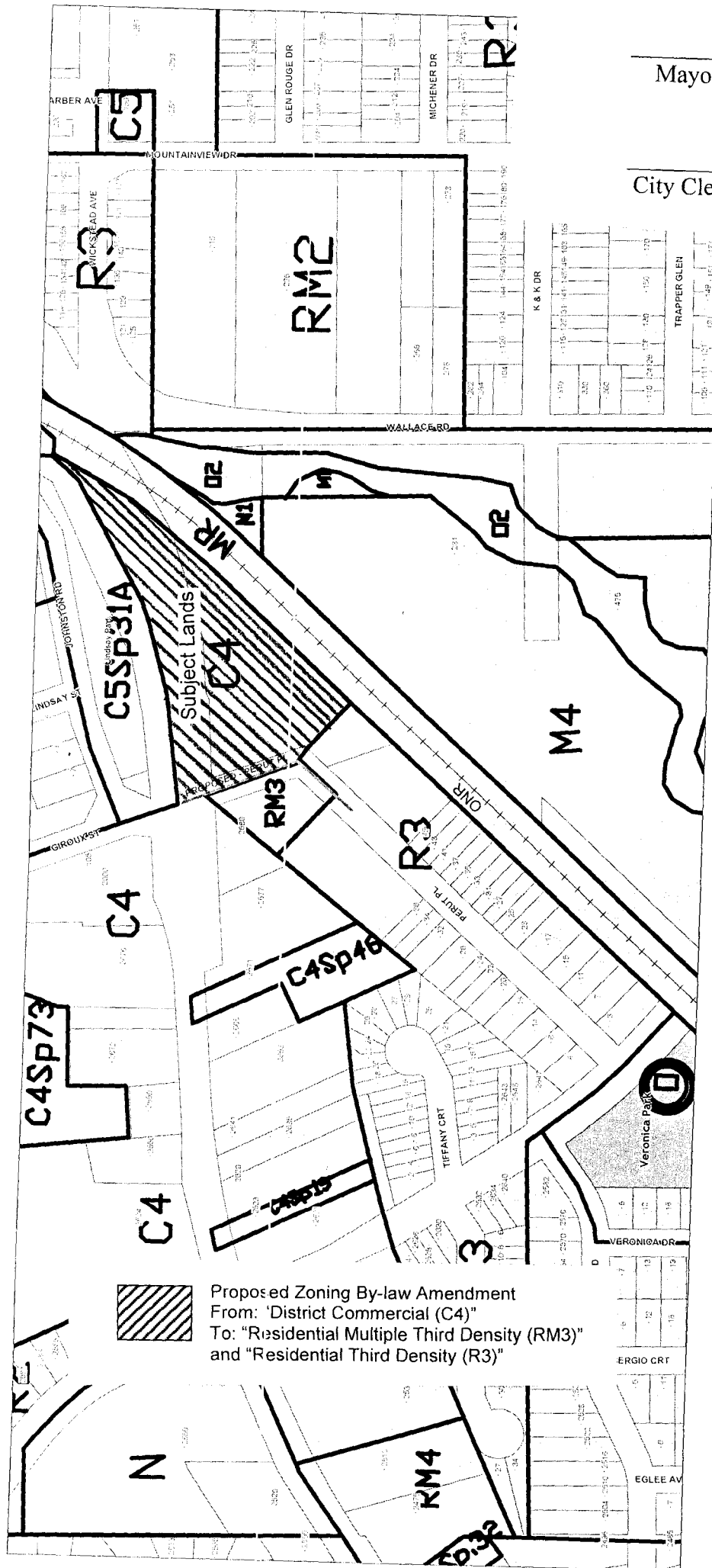
MAYOR ALLAN MCDONALD

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CITY CLERK CATHERINE CONRAD

Mayor Allan McDonald

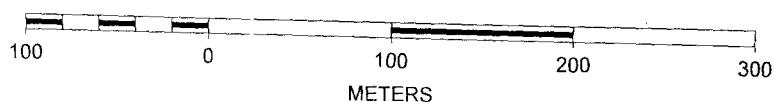
City Clerk Catherine Conrad



Proposed Zoning By-law Amendment
From: "District Commercial (C4)"
To: "Residential Multiple Third Density (RM3)"
and "Residential Third Density (R3)"



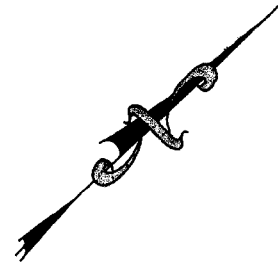
SCALE 1 : 4,138



Mayor Allan McDonald

City Clerk Catherine Conrad

SKETCH FOR A ZONING BY-LAW AMENDMENT
PART OF PERUT PLACE
REGISTERED PLAN 36M-539
ALL OF LOTS 41 TO 50
AND PART OF LOTS 38, 39 AND 40
AND PART OF GIROUX STREET, LINDSAY STREET AND GEORGE STREET
REGISTERED PLAN M-85
CITY OF NORTH BAY
DISTRICT OF NIPISSING
 MILLER & URSO SURVEYING INC.
 SCALE 1:1600



- AREA TO BE ZONED
MULTIPLE RESIDENTIAL THIRD DENSITY (RM3)
- AREA TO BE ZONED
RESIDENTIAL THIRD DENSITY (R3)

