

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 6-96

**A BY-LAW TO DESIGNATE A SITE PLAN CONTROL
AREA ON CERTAIN LANDS ON AIRPORT ROAD
(M. & A. VAN NOOD - 1298 AIRPORT ROAD)**

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;

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. 5-96 to rezone the subject lands to a "Residential First Density (R1)" zone to recognize the existing single detached dwelling, as well as permitting the development of two additional lots for single detached dwellings.

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 Lot 26, Plan M-237 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 Item 1 on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council provided that:
 - a) a six (6) metre wide undisturbed natural vegetative buffer of mature trees shall be preserved and maintained as set out as Item No. 1 on Schedule "B".
- 3) Sanitary sewer and water services to accommodate the proposed use shall be provided and maintained to the satisfaction of the Department of Engineering and Environmental Services and at no expense to the City.
- 4) As a condition of approval the owners agree that all Offers of Purchase and Sale for any portion of the subject lands located at or above the 28 noise exposure forecast contour shall contain a clause advising prospective purchasers that an airport noise problem exists for these lands. The aforementioned notification shall occur to the satisfaction of and at

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no expense to the City.

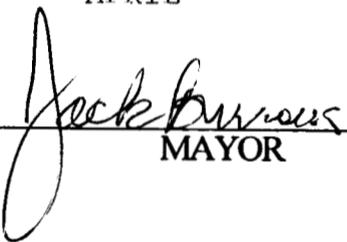
- 5) As a condition of approval of buildings and structures referred to in Section 2 hereof, no building or structure shall be erected, constructed, or placed on said Site Plan Control Area until the owner of the Site Plan Control Area has entered into an Agreement with The Corporation of the City of North Bay respecting the provisions, to the satisfaction of and at no expense to the 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;
 - 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.
- 6) 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, and to impose a fee of \$250.00 upon the owner for preparation and registration of the agreement.
- 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.

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

READ A FIRST TIME IN OPEN COUNCIL THE 8TH DAY OF JANUARY
199 6.

READ A SECOND TIME IN OPEN COUNCIL THE 29TH DAY OF APRIL
199 6.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 29TH DAY
OF APRIL 199 6.


MAYOR


CITY CLERK

This is Schedule " B "

To By-law No. 6-96

Passed the 29TH day of APRIL

19 96 ..

John Brown, C.
MAYOR

[Signature]
CITY CLERK

LOT 26, REGISTERED PLAN M-237
CITY OF NORTH BAY
DISTRICT OF NIPISSING
1298 AIRPORT ROAD

0 10
Metres

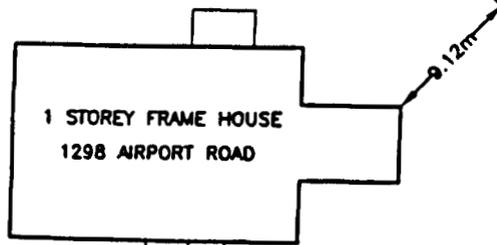


Item No. 1

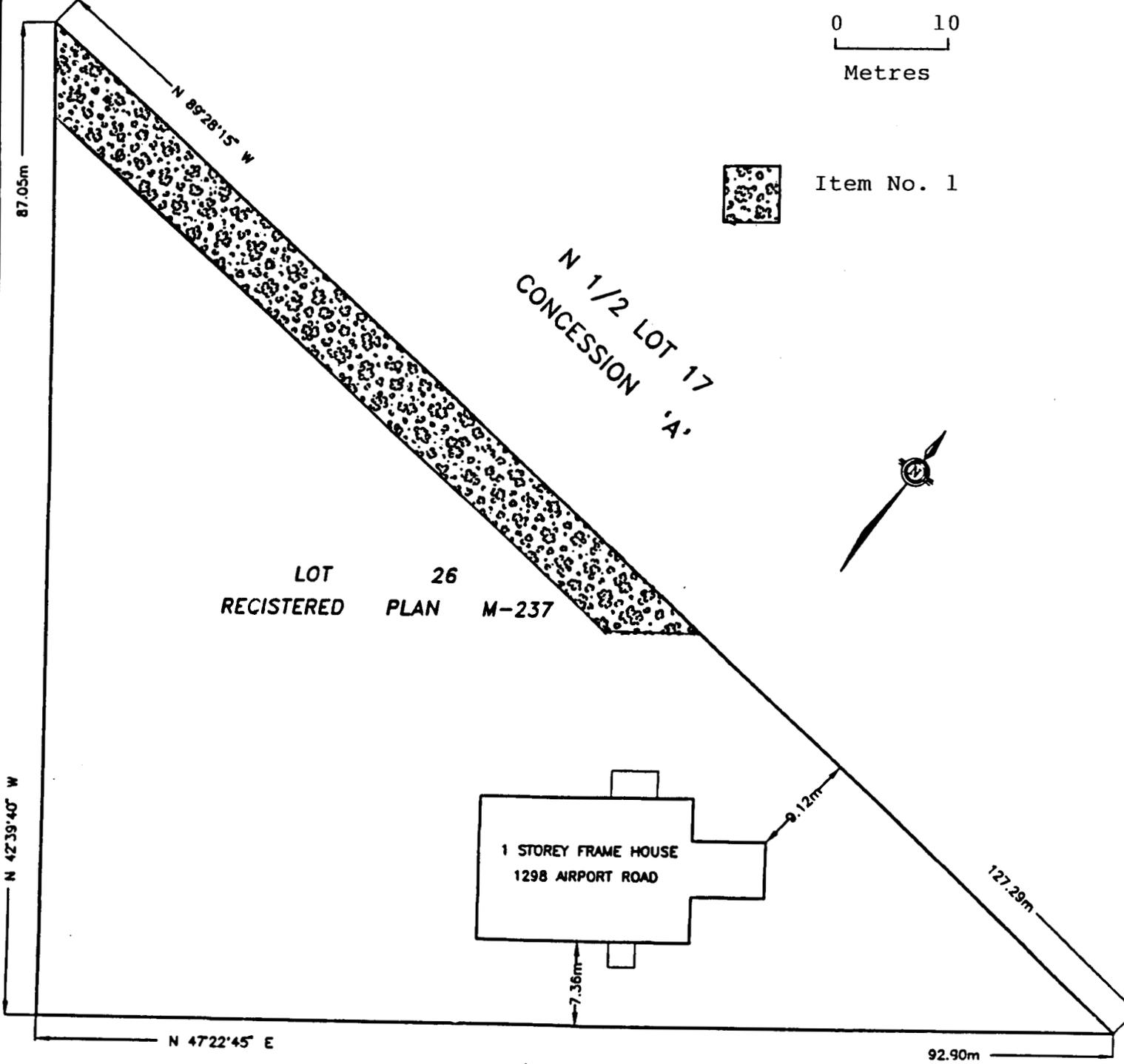
N 1/2 LOT 17
CONCESSION 'A'



LOT 26
REGISTERED PLAN M-237



1 STOREY FRAME HOUSE
1298 AIRPORT ROAD



AIRPORT ROAD