

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2007-040

**A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA
ON CERTAIN LANDS ON CLARENCE STREET**

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.2007-039 to rezone the subject lands to a "Residential Multiple Third Density Special Zone No. 110 (RM3 Sp. 110)" to recognize the existing six (6) unit apartment building.

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

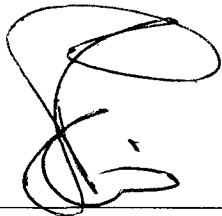
- 1) That certain parcel of land composed of Plan No.113, Lot 124 in the City of North Bay, which lands are more particularly described on Schedules "A" and "B" attached hereto, is hereby designated as a Site Plan Control Area.
- 2) As a condition of approval, all building or structure and parking facilities shall be provided and maintained in a location that is satisfactory to the City of North Bay.
- 3) As a condition of approval the owner agrees to provide adequate water for fire fighting purposes to the satisfaction of, and at no expense to, the City of North Bay.
- 4) 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 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;
 - g) adequate water supply for fire fighting purposes.
- 5) 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 \$670.00 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.
- 6)
 - 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.
- 7) This By-law comes into force and effect upon being finally passed.

READ A FIRST TIME IN OPEN COUNCIL THE 19TH DAY OF MARCH 2007.

READ A SECOND TIME IN OPEN COUNCIL THE 19TH DAY OF MARCH 2007.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 19TH DAY OF MARCH 2007.



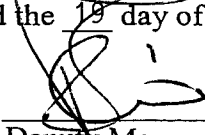
DEPUTY MAYOR PETER CHIRICO

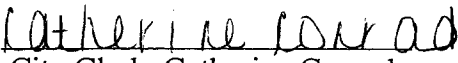
Catherine Conrad
CITY CLERK CATHERINE CONRAD

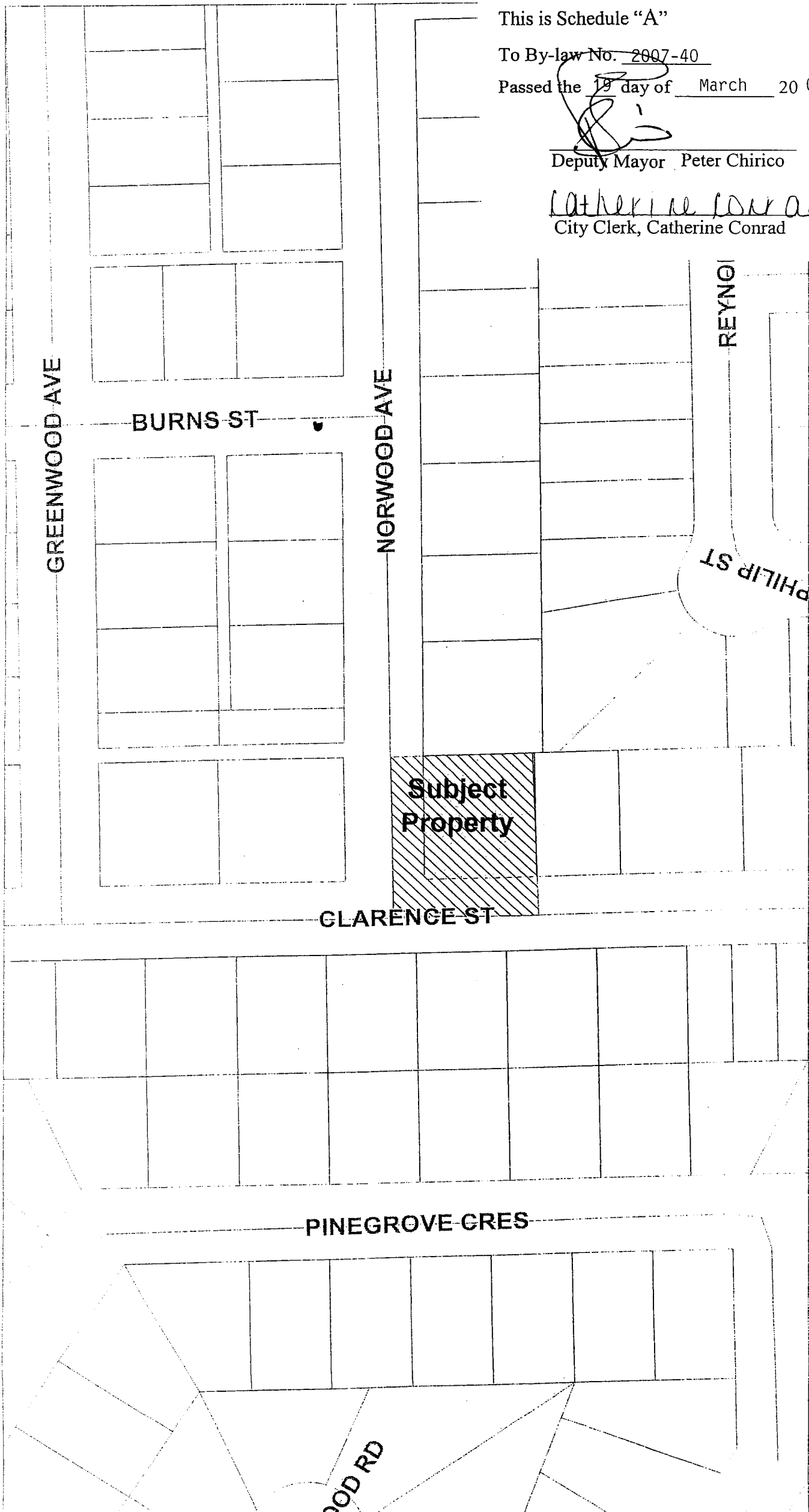
This is Schedule "A"

To By-law No. 2007-40

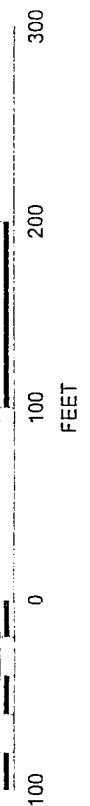
Passed the 19 day of March 20 07.


Deputy Mayor Peter Chirico


City Clerk, Catherine Conrad



SCALE 1 : 1,194



This is Schedule "B"

To By-law No. 2007-40

Passed the 19 day of March 200

Deputy Mayor Peter Chirico

Catherine Conrad
City Clerk, Catherine Conrad

METRIC

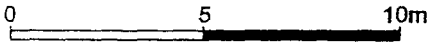
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SKETCH FOR ZONING BY-LAW AMENDMENT OF ALL OF LOT 124

REGISTERED PLAN No 113

IN THE CITY OF NORTH BAY DISTRICT OF NIPISSING

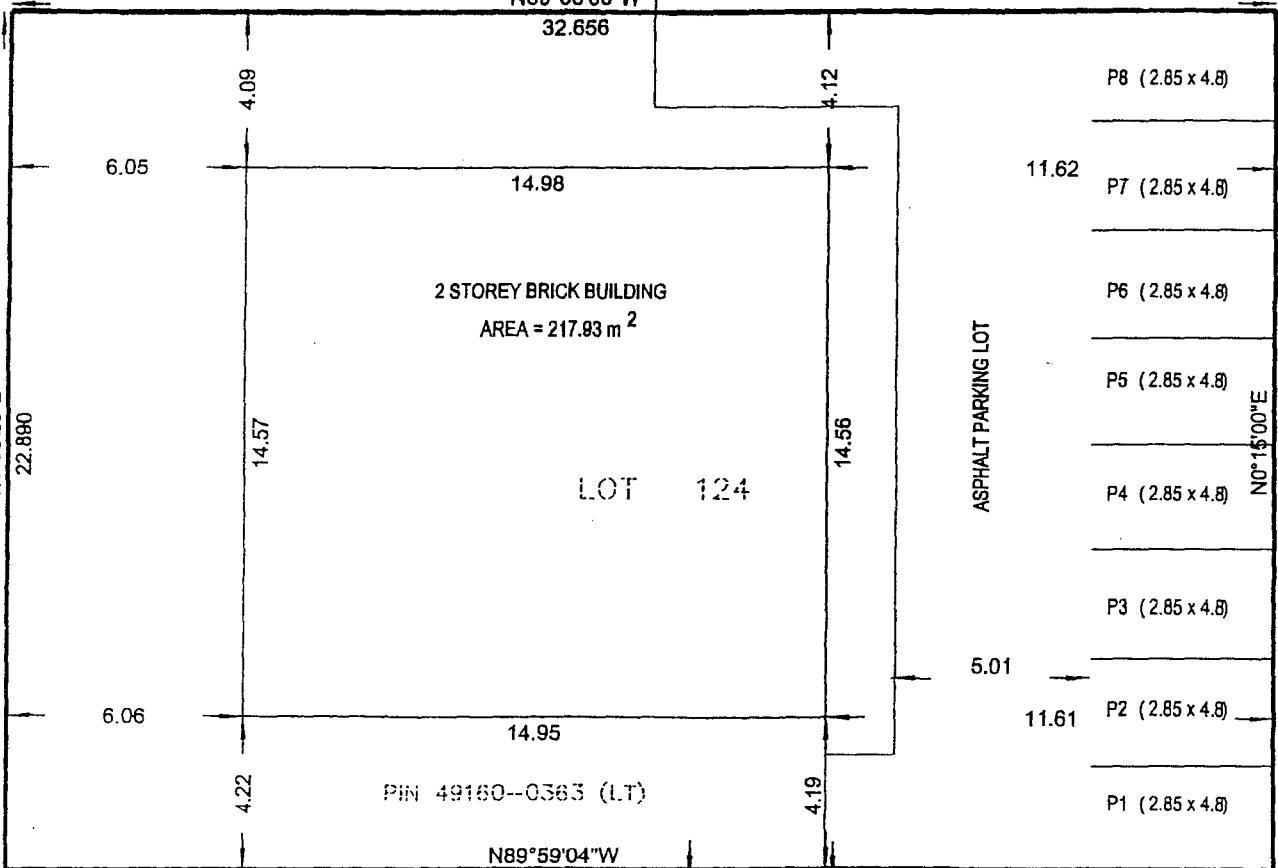
SCALE 1:200



PIN 49160-0362 (LT)
NORWOOD AVENUE

N89°56'00"W
32.656

PIN 49160-0367 (LT)
CLARENCE STREET
N0°08'26"E
22.890



2 STOREY BRICK BUILDING
AREA = 217.93 m²

LOT 124

ASPHALT PARKING LOT

P8 (2.85 x 4.8)

11.62
P7 (2.85 x 4.8)

P6 (2.85 x 4.8)

P5 (2.85 x 4.8)

P4 (2.85 x 4.8)

P3 (2.85 x 4.8)

5.01
11.61
P2 (2.85 x 4.8)

P1 (2.85 x 4.8)

N0°15'00"E
22.861

N89°59'04"W

32.612

0.194

FRAMED SHED
NO FOUNDATION

0.25

3.69

PIN 49160-0364 (LT)

LOT 125

LOT AREA = 746.52 m²
LOT COVERAGE = 29.2%

AN

Miller & Urso Surveying Inc.

Ontario Land Surveyors *Canada Land Surveyors
Planning Consultants

1501 SEYMOUR STREET
NORTH BAY ONT, P1B 8G4

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FAX: (709) 474-1783

DRAWN BY: CHM

FIELD: D.M., M.B.

W.O. No: 2171

CHECKED BY: R.D.M.

OCTOBER 17, 2006