THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 209-92

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA ON CERTAIN LANDS ON HUTCHESON AVENUE (T. TIGNANELLI - 243 HUTCHESON AVENUE)

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;

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. 208-92 to rezone the subject lands to a "Residential Multiple First Density Special Zone No. 60 (RM.1 Sp.60)" to permit the construction of a triplex dwelling.

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

- That certain parcel of land, composed of Lots 278 and 279, Plan M-177 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, 3, 4, and 5 on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council provided that:
 - A triplex dwelling is provided and maintained as set out as Item No. 1 on Schedule "B";
 - b) Parking consisting of not less than three (3) parking spaces shall be provided and maintained as set out as Item No. 2 on Schedule "B";
 - c) Ingress and egress shall be provided and maintained as set out as Item No. 3 on Schedule "B";
 - A 1.8 metre high privacy fence shall be provided and maintained as set out as Item No. 4 on Schedule "B"; and

- e) A 3 metre wide standing vegetative buffer of mature trees being not less than 3 metres in height shall be provided and maintained as set out as Item No. 5 on Schedule "B".
- 3. 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 provision, to the satisfaction of and at no expense to the Municipality of the following matters:
 - 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; and
 - 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.
- 4. a) The Mayor and Clerk are hereby authroized upon the recommendation of the Chief Administration Officer to enter into, under Corporate Seal, one or more Agreements on behalf of The Corporation of the City of North Bay

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

READ A FIRST TIME IN OPEN COUNCIL THE <u>16TH</u> DAY OF <u>NOVEMBER</u> 1992. READ A SECOND TIME IN OPEN COUNCIL THE <u>30TH</u> DAY OF <u>NOVEMBER</u> 19⁹². READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS <u>30TH</u> DAY OF <u>NOVEMBER</u> 1992

MAYOR

DEPUTY CITY CLERK

This is Schedule " 209-92 To By-law No. day of NOVEMBER 30тн Passed the **19** 92 MAYOR DEPUTY ¢ITY CLERK 91 83 90 413 419 415 417 421 (NORTH <u>.</u> 138 ш 0" 3 an. 42 84 π E T 6 396 398 PASSI s 41 OAKWOOD 390 36F 3780 PART 3 542F0 b" 50 (36R 5113) Wm PT 4 3 (328) (M.T.C. 368-37 PT. 1 PT. 2 2785 67 143 36R-5023 28) 376 77 ALERMAIN PT. 2 386 3383 1360 ĸ 64 ۱ NR-659 146 PT. 6 PT 3 PT 4 36R3709 PT 1 PT 2 - 1 + PT 2 PT 1 NR- 857 2 2 A V SAN 36R-7658 69 602 ₹ıэ 68 365 ž PTI 570 CREST 70 (A Á NR-398 6 Wm SAN **M-**5 12 510 0-605 6" Sar 150 Ste MAPLEWDOD AVENUE -3 43 56 PT | NR-448-PT 2 -490 Ē. 354 60 -36R-738 4 ¥ ک 347 NR - 161 1 ЧŇ 153 IJ 341 Pcl. 966 NIP. -240 PT. I 49 44 R 3744 WE 38 3796 WF WELCH HN 6) |53 50 313 157 Storm 50. 5 ... ¥m Pcl. 947 NIF N E 23 161 36 7 159 36R-772 0 DELAWAR 36R-3536 163 287 36R-320 ŝ * Pcl. 3183 290 029 -j HUT 283 N HUTCHESON AVE 8"50 0 250 Storm F 368-1294 PT 1 204 269 270 280 Ŀ 225 6 ATERMAIN A N Т 220 PART D ŚŰB 253 ٩ PROP R J R- 371 S CT 33" ST 221 244 0 4" Se AVE ₽ ANSDOWNE 6" .Wm SAN 368-3499 8 LANSP 0325 230 N 230 E 58-4031, A 203 66 8 S4n. 226 1.1 210 237 213 230 242 522 (36 R 240 233 6"San. . 598 324 4223 W.8F I 44 315) 6410 W.8. 20 21 70 ST Ś 331) NR-1692 5214 W.8F. 2458 W.8F 5 24 WH Ľ, f∀ S 357 2020 W.8.F Ð ŝ 5 ч ч 307 W.8F. ິ 16 £ 4 -164 , O 5 2458 W.8F ũ 4.27.1 <u>GRI</u> Q 28 DOI NR-370 Z 6 0 56 45 4 5 5 11 6 1 (295) 30 (102) 15 Ð; 27328 W.8F 10 et 5 05 % D 10" et 1 04 % 4 wm 10 San 10" 5 ... ~ 48 53 LORNE STREET -Wotermain 134 W/F 31 60 84 99 1 (1109) WBF NR-603 10⁻ 3an. 34 ORNE 5 33 II STREET

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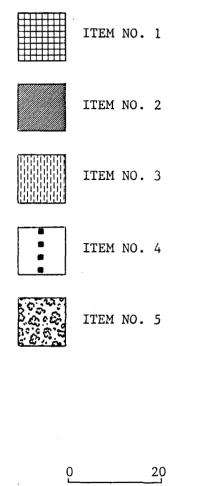
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W.W.W.

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This is Schedule "_____B To By-law No. 209-92 Passed the <u>30TH</u> day of <u>NOVEMBER</u> 19 92 . MAYOR a CITY CLERK DEPUTY



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