

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 123-90

A BY-LAW TO DESIGNATE A SITE PLAN CONTROL AREA ON CERTAIN LAND ON LITTLE DOWN LANE (TEDESCO, PRICE AND MCLEOD).

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. 75-90 to rezone the subject lands to a "Residential First Density (R.1)" Zone to recognize two (2) existing single-family detached dwellings and permit the construction of additional single-family detached dwellings.

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

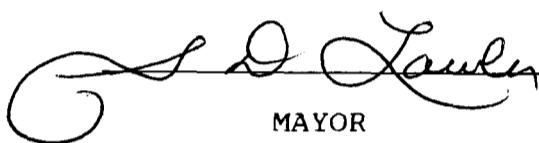
1. That certain parcel of land, composed of the westerly portion of Parcels 3012 W&F, 2148 W&F, 4008 W&F, and Part 1, Plan 36R-7480 in the City of North Bay which lands are more particularly described on Schedule "A" attached hereto, is hereby designated as a Site Plan Control Area.
2. No buildings or 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 and 2 on Schedule "B" attached hereto, and which Schedule "B" is hereby approved by the Council provided that:
 - (a) Two (2) existing single-family detached dwellings shall be provided and maintained as set out as Item No. 1 on Schedule "B";
 - (b) A one and five-tenths (1.5) metre wide buffer area of hedges, shrubs or trees shall be provided and maintained as set out as Item No. 2 on Schedule "B";

- (c) That all Offers of Purchase and Sale for the subject lands contain a clause advising owners that an airport noise problem exists for these lands;
 - (d) That a stormwater drainage plan for the subject property shall be prepared by the Applicant for Municipal approval;
 - (e) That all Offers of Purchase and Sale for the subject lands contain a clause advising owners of occasional changes in water pressure for the subject lands that may be less than Ministry of Environment guidelines.
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 completed an acoustical noise study, to be subject to the review and approval of the City to address all potential noise sources which may impact on the site and 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) such exterior area and public interior area improvements as may be required by the said acoustical noise study;
 - (b) Parking facilities, both covered and uncovered, and access driveways and the surfacing of such areas and driveways;
 - (c) Walkways and the surfacing thereof;

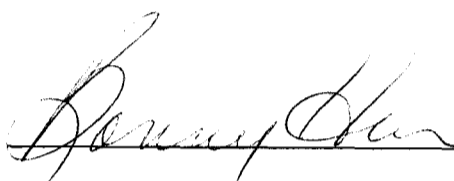
- (d) Facilities for lighting, including floodlighting;
 - (e) Walls, fences, hedges, trees or shrubs, or other groundcover or facilities for the landscaping of the lands;
 - (f) Collection areas and other facilities and enclosures for the storage of garbage and other waste material;
 - (g) Grading or 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 structure thereon;
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 July 1990.
READ A SECOND TIME IN OPEN COUNCIL THE 23RD DAY OF JULY,1990.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 23RD DAY
OF JULY, 1990.

A handwritten signature in cursive script, reading "S. D. Lawler".

MAYOR

A handwritten signature in cursive script, appearing to read "Dorothy".

DEPUTY CITY CLERK

This is Schedule " A "

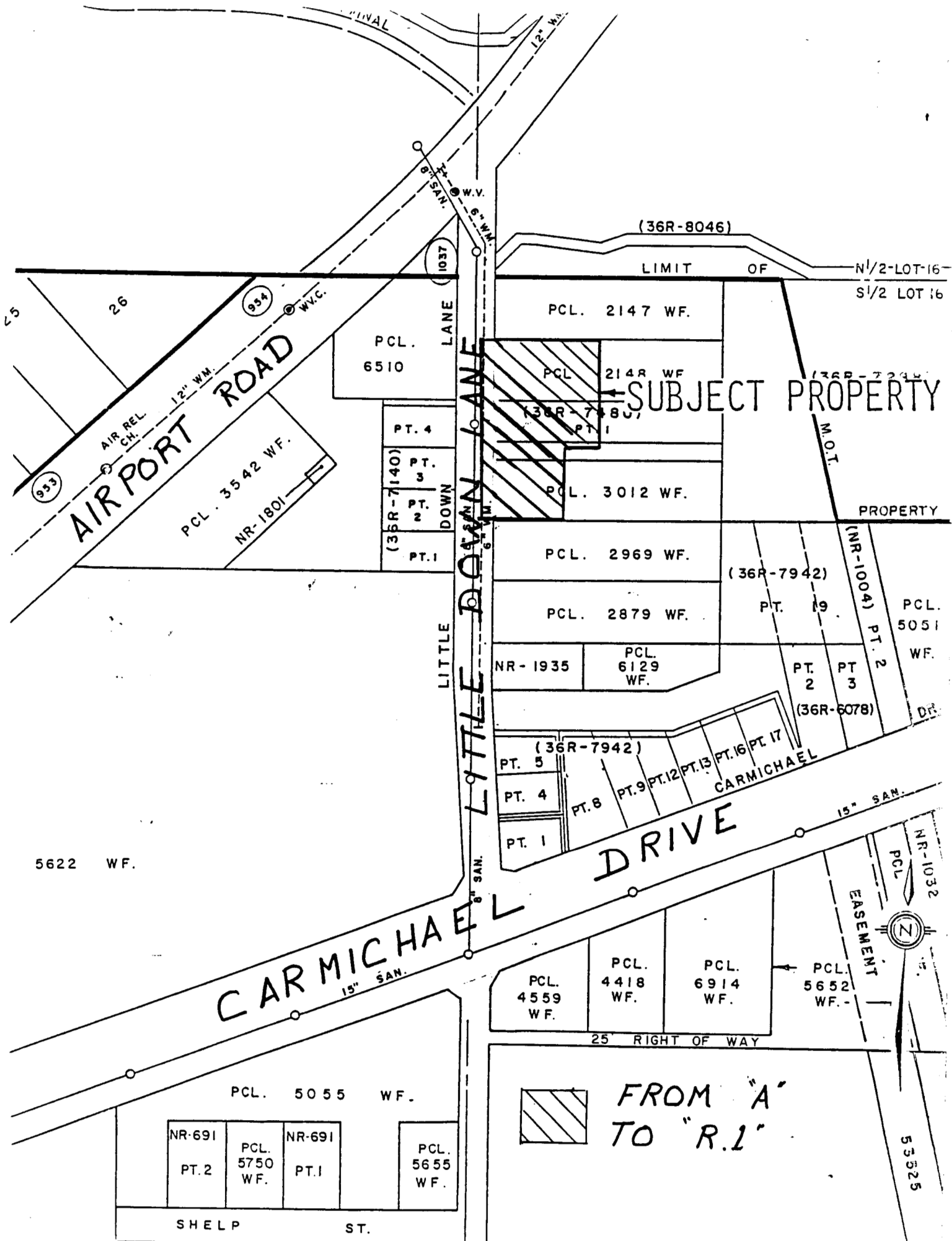
To By-law No. 123-90

Passed the 23RD day of JULY

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S. D. Lawler
MAYOR

[Signature]
DEPUTY CITY CLERK

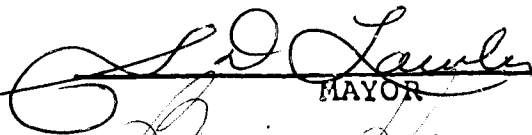
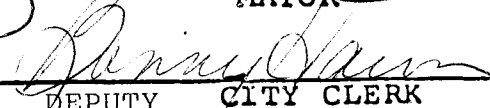


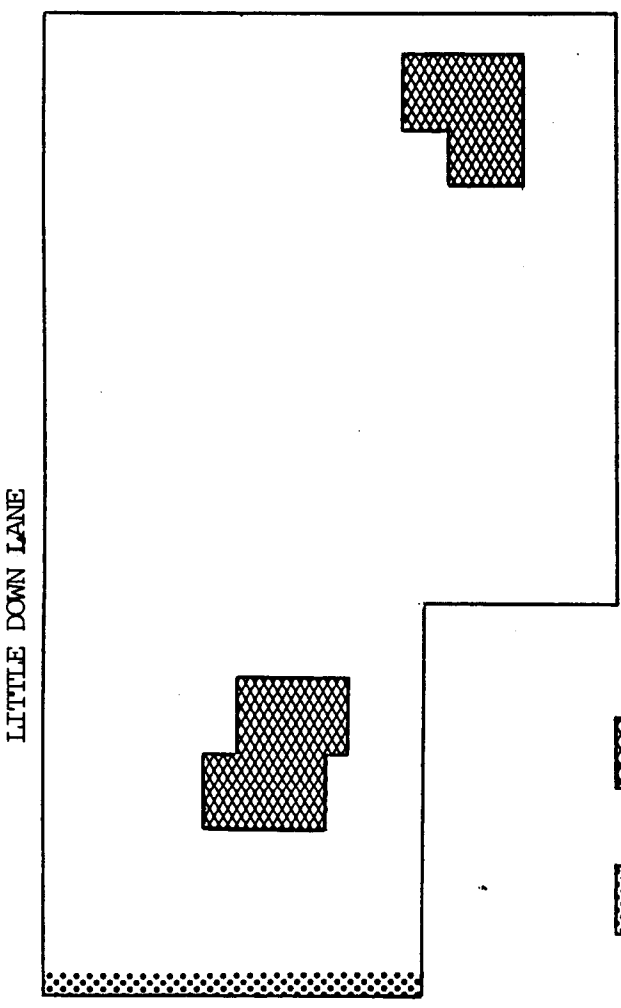
This is Schedule " B "



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MAYOR

DEPUTY CITY CLERK



-  ITEM NO. 1
-  ITEM No. 2