

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 26-77

BEING A BY-LAW TO AMEND BY-LAW NO. 907
OF THE FORMER TOWNSHIP OF WEST FERRIS
PURSUANT TO SECTION 35 OF THE PLANNING
ACT, R.S.O. 1970 AND AMENDMENTS THERETO

WHEREAS it is considered advisable to amend By-law No. 907 of the former Township of West Ferris to provide for a change in the Zone Designation as shown on Schedule "B" to said By-law No. 907.

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

1. Schedule "B" of Zoning By-law No. 907 of the former Township of West Ferris is hereby amended by changing the zoning designation of the lands shown on Schedule "A" attached hereto and forming part hereof from "Agricultural - A Zone" to "Residential Mobile Home Park Special Zone _____ 2-77 _____ (RMHS _____ 2-77 _____)" and "Open Space Special Zone _____ 2-77 _____ (OS _____ 2-77 _____)" on the property more particularly described as Part of Lot 37, Concessions 13 and 14 in the former Township of West Ferris as shown on Schedule "B" attached hereto and forming part hereof.
2. For the purpose of this By-law the following definitions shall apply:
 - a) LOT, FRONTAGE OF means the perpendicular distance measured in a horizontal plane between the side lot lines of a lot, but where such lot lines are not parallel, the lot frontage shall be the minimum distance between the side lot lines measured on a straight line twenty (20) feet back from and parallel to a line joining the intersections of the side lot lines with the front lot line.
 - b) MOBILE HOME means a prefabricated dwelling unit built to Canadian Standard Association Specification Z-240 and designed to be provided with full Municipal services located within a mobile home park and is so constructed that it is suitable for being mounted on wheels and attached to a motor vehicle for the purpose of being drawn or propelled by said motor vehicle notwithstanding that it may be jacked up and its running gear removed.
 - c) MOBILE HOME, DOUBLE WIDE means a single structure composed of two separate mobile home units each towable on their own chassis which when towed to the site are coupled together mechanically to form a single structure.
 - d) MOBILE HOME LOT means a clearly delineated area of land located in a mobile home park used for the parking of one (1) mobile home.

In the case of a corner lot, no parking area shall be located closer than ten (10) feet to the street line and no portion of any driveway shall be located closer than thirty (30) feet to the intersection of any two streets measured along the street line and its projection to the intersection of such street line or its projection with another street line or its projection;

The minimum side yard width on the side of a lot abutting a one-foot reserve shall be twenty (20) feet.

e) Skirting:

Each mobile home shall be provided with a skirting which is uniform throughout the Park and is made of the same material as the exterior cover of the mobile home unit.

f) Parking:

1. Automobile Parking Space:

Minimum Area: Two Hundred (200) square feet;

Minimum Length: Twenty (20) square feet;

Minimum Width: Ten (10) feet.

2. Requirements:

| TYPE OF BUILDING | MINIMUM PARKING REQUIRED. |
|---|---|
| (i) For each single-wide or double-wide mobile home | Two (2) parking spaces per unit |
| (ii) For each commercial use. | One (1) parking space per two hundred (200) square feet |

B. "OPEN SPACE SPECIAL ZONE 2-77 (OS 2-77)"

1) Permissible Uses:

a) Recreational:

Local, district and regional parks, conservation areas, playgrounds, swimming pools, community centres, ball parks, and boat launching facilities.

2) Regulations:

a) Yards:

The depth of the front, side and rear yards shall be a minimum of twenty-five (25) feet from the lot line to the nearest main wall of any building.

b) Coverage:

The maximum area of the lot that may be covered by building or structures shall be ten (10) percent.

- g) Floodlighting of the land or of any buildings or structures thereon.
- h) Walls, fences, hedges, trees, shrubs or other suitable ground-cover to provide adequate landscaping of the land or protection to adjoining lands.
- i) Vaults, central storage and collection areas and other facilities and enclosures as may be required for the storage of garbage and other waste material.
- j) Plans showing the location of all buildings and structures to be erected on the land and the location of the other facilities required by the By-law.

5. The Agreement referred to in Section 4 of this By-law shall be registered against the title of the lands referred to in Section 1 of this By-law, and the City of North Bay will enforce the provisions thereof against the Owner and subject to the provisions of The Registry Act and The Land Titles Act, any and all subsequent owners of the land.

6. Notwithstanding any other provisions of this By-law; no person shall use land or erect or use a building, or structure in a mobile home park unless the following standards are complied with:

a) MOBILE HOME PARK REQUIREMENTS:

- (i) Minimum Area..... 7 acres
- (ii) Minimum Frontage..... 300 feet
- (iii) Maximum Density..... 8 units/gross acre

b) BUFFER STRIP:

There shall be a continuous planting strip around the boundaries of the Mobile Home Park which shall have a minimum width of 25 feet.

- 7. Notwithstanding any other provisions of this By-law; there shall be no outside storage of any furniture, domestic equipment, or seasonally used equipment in a Mobile Home Park.
- 8. This By-law shall take effect from the date of passing by Council, and shall come into force upon the approval of the Ontario Municipal Board.

READ A FIRST TIME IN OPEN COUNCIL THIS 7TH DAY OF FEBRUARY 1977

READ A SECOND TIME IN OPEN COUNCIL THIS 21ST DAY OF FEBRUARY 1977

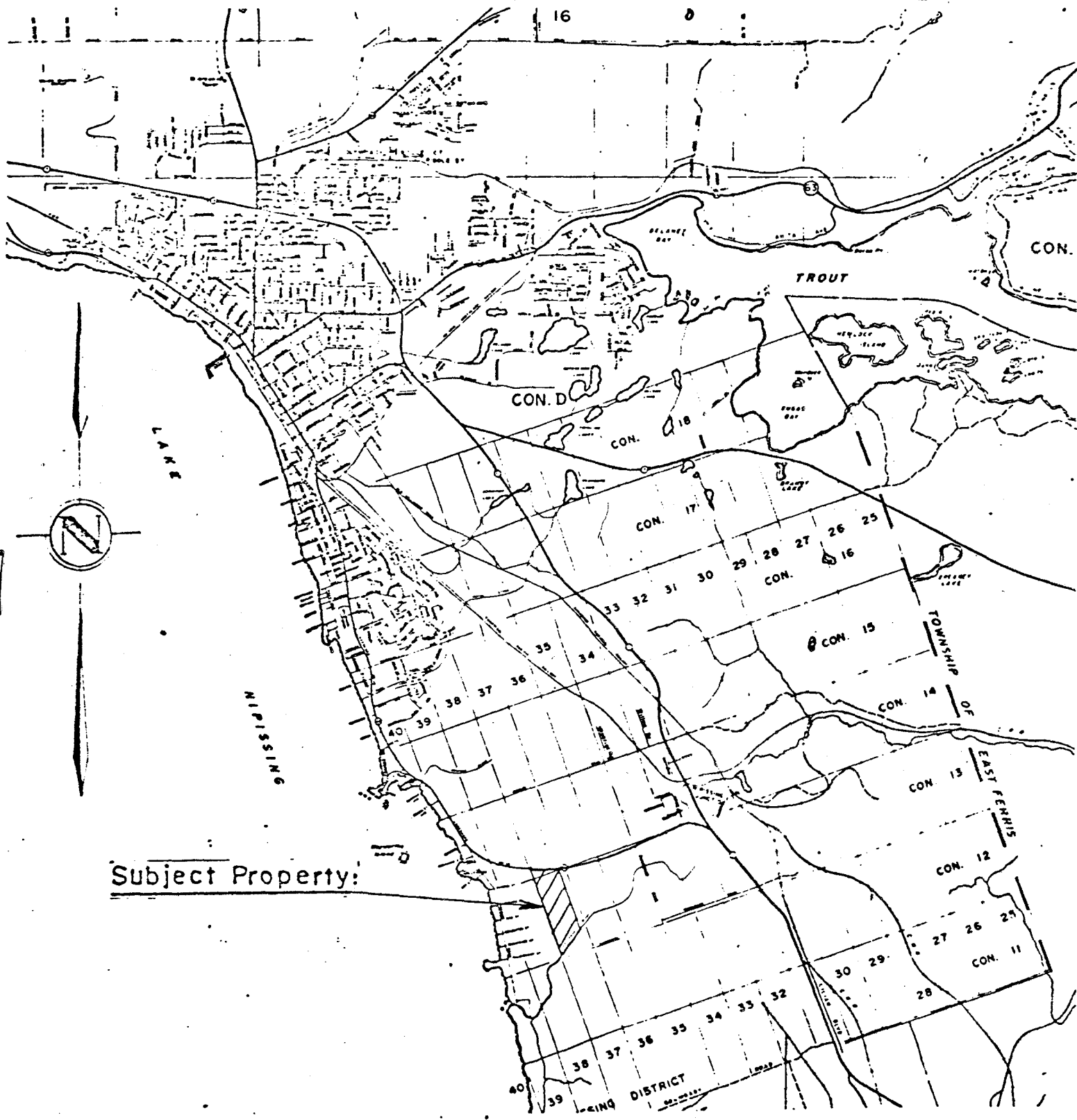
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED THIS 21ST DAY OF FEBRUARY 1977.

MAYOR

A.P. Bator

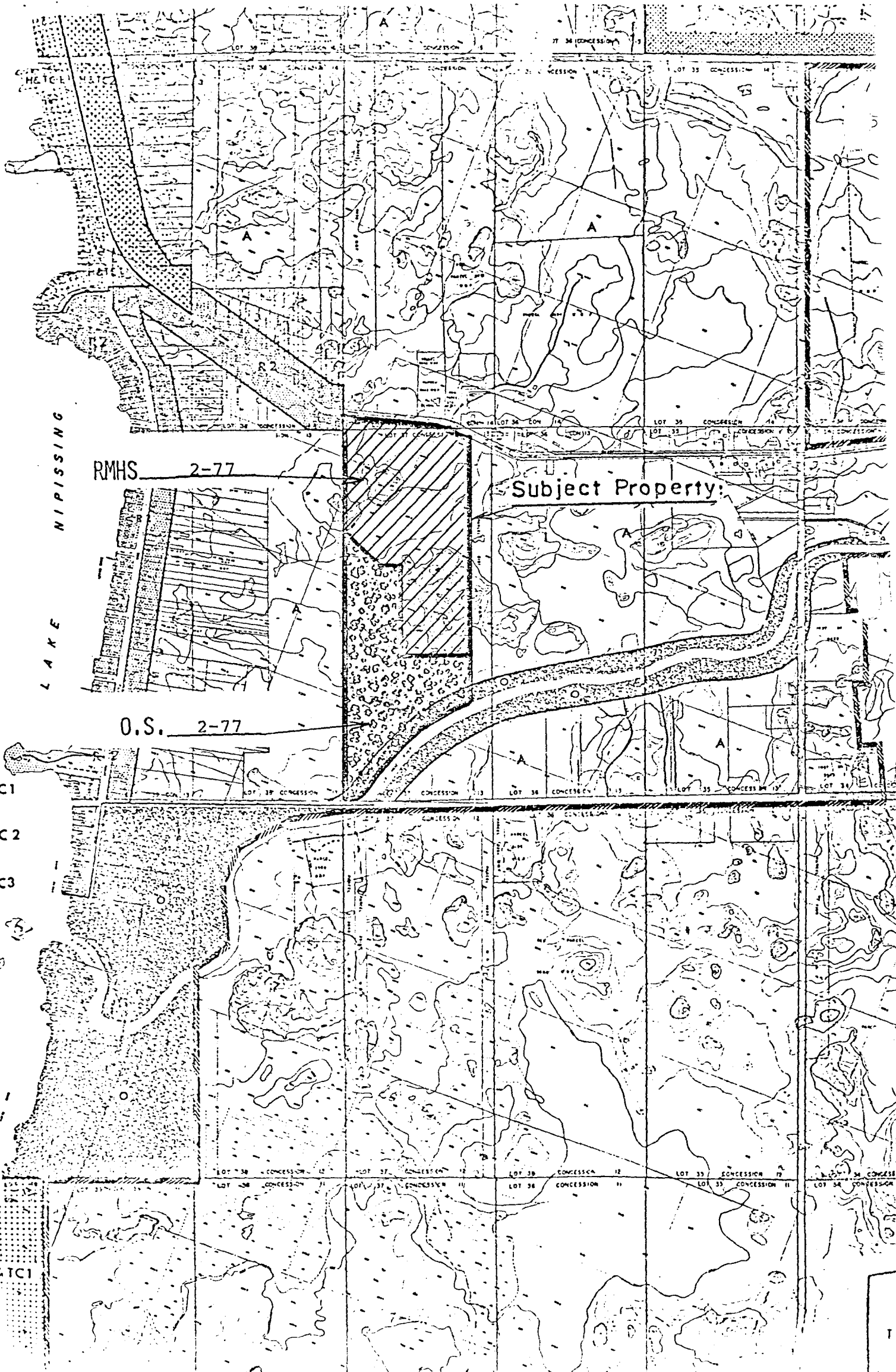
CLERK

Schedule "A" of By-law N^o 26-77



Subject Property:

Schedule "B" of By-law N^o 26-77



SCHEDULE "C" TO BY-LAW NO. 26-77

- 1) All buildings, structures or uses of land within the area governed by By-law No. 26-77 shall conform to the Permitted Uses and Regulations for each Zone Designation as set out in this Schedule.

A. "RESIDENTIAL MOBILE HOME PARK SPECIAL ZONE 2-77
(RMHS 2-77)"

1) Permissible Uses:

a) Residential:

Single wide mobile homes
Double wide mobile homes

b) Business:

Sales Office and Display Area
Management Office Use
Neighbourhood Commercial Use.

c) Recreational:

Parks
Playgrounds

d) Accessory:

Storage Buildings (Garbage & Domestic
Equipment)
Storage Compound (Recreational Vehicles)

2) Regulations:

- a) Single wide and double wide mobile home dwellings:
-

| Min. Lot Area | Min. Lot Frontage | Min. Floor Area | Max. Height | Max. Lot Coverage |
|-------------------|-------------------|-----------------|-------------|-------------------|
| 3,500 square feet | 35 feet | 950 feet | 15 feet | 30% |

b) Front Yard:

Minimum of twenty (20) feet.

c) Rear Yard:

Minimum of fifteen (15) feet, except in the case of a corner lot where the rear yard shall be not less than ten (10) feet.

d) Side Yard:

Minimum of fifteen (15) feet;

Where a side yard has no entry point to the mobile home unit, the side yard shall be a minimum of five (5) feet;

An exterior side yard shall be not less than ten (10) feet.

- e) MOBILE HOME PARK means an area of land designed specifically for the use of mobile homes which is Municipally serviced and designed on the basis of a Registered Plan of Subdivision and is used for the parking or storage of mobile homes for other than temporary or seasonal duration, and includes all accessory buildings necessary to the operation of said park.
 - f) MOBILE HOME STAND means an area within a mobile home lot upon which the unit is intended to be directly situated.
3. For the purposes of this By-law, all buildings or structures erected or altered, and the use of land in such "Residential Mobile Home Park Special Zone 2-77 (RMS 2-77)" and "Open Space Special Zone 2-77 (OS 2-77)" hereby established shall conform to the uses and regulations set forth in Schedule "C" attached hereto and forming part hereof.
4. Pursuant to Section 35a of The Planning Act, the lands referred to in Section 1 of this By-law are placed under Development Control and, prior to the issuance of a building permit, and as a condition of the development contemplated in Section 2 of this By-law, the property owner shall enter into one or more agreements with the City of North Bay dealing with the prohibition, regulation, use and maintenance of any or all of the facilities and matters listed hereunder:
- a) Subject to The Public Transportation and Highway Improvement Act, facilities to provide access to and from the land, such as access ramps and curbing, including the number, location and size of such facilities and the direction of traffic thereon.
 - b) Off-street vehicular parking and loading areas and access driveways, including the surfacing of such areas and driveways.
 - c) Walkways and all other means of pedestrian access.
 - d) Removal of snow from access ramps, driveways, parking areas and walkways.
 - e) Grading or change in elevation or contour of the land and the disposal of storm, surface and waste water from the land and from any buildings or structures thereon.
 - f) Conveyance to the Municipality, without cost, of easements required for the construction, maintenance or improvements of any existing or newly required watercourses, ditches, land drainage works and sanitary sewerage facilities on the land.



E 77260

Ontario Municipal Board

IN THE MATTER OF Section 64 of
The Ontario Municipal Board Act,
(R.S.O. 1970, c. 323)

- and -

IN THE MATTER OF an application by
The Corporation of the City of
North Bay for an order approving:

- (a) the acquisition of three new Diesel Transit Coaches at an estimated cost of \$205,000.00 and the borrowing of money by way of temporary advances not exceeding in the aggregate such estimated cost pending the sale of debentures, and
- (b) the issuance of the necessary debentures as set out below

B E F O R E :

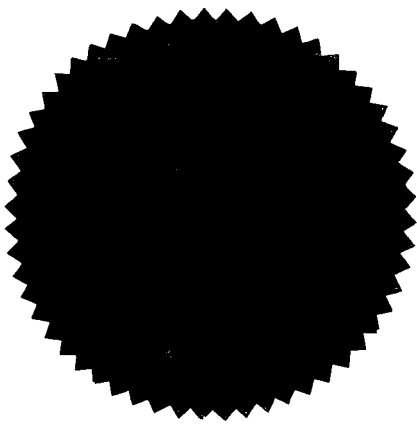
D.S. COLBOURNE,
Member

- and -

H.E. STEWART,
Member

] Wednesday, the 27th day
] of April, 1977
]

THE BOARD ORDERS that this application be granted and that the applicant may proceed with the said undertaking and may pass all requisite by-laws, and may issue debentures therefor for a sum not exceeding \$71,000.00 and not to exceed the net cost of such undertaking to the applicant, for a term not to exceed ten years.



K.C. Andrews

K.C. ANDREWS
SECRETARY

ENTERED

O. B. No. E 77-1

Folio No. 184

MAY 4 1977

K.C. Andrews
SECRETARY, ONTARIO MUNICIPAL BOARD