

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 172-90

A BY-LAW TO AMEND BY-LAW NO. 28-80 TO REZONE CERTAIN LANDS ON RIVERBEND ROAD FROM A "RURAL MOBILE HOME (R.M.H.)" ZONE, A "RURAL MARINE COMMERCIAL (R.M.C.)" ZONE AND A "FLOODPLAIN AND EROSION (0.2)" ZONE TO A "RURAL MOBILE HOME SPECIAL ZONE NO. 4 (R.M.H. SP.4)" AND A "FLOODWAY (0.1)" ZONE (R. LAUZON - FAIRVIEW TENT AND TRAILER PARK)

WHEREAS the owner of the subject property has requested a rezoning;

AND WHEREAS the Council of The Corporation of the City of North Bay has ensured that adequate information has been made available to the public and has held at least one public meeting after due notice for the purpose of informing the public of this By-law;

AND WHEREAS it is deemed desirable to amend the zone designation shown on Schedule C-2 of By-law No. 28-80 pursuant to Section 34 of The Planning Act.

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

1) Schedule "C-2" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "A" attached hereto (which property is more particularly described as Part of Lot 35, Concession 13 in the former Township of West Ferris and shown as hatched on Schedule "B" and Schedule "C" attached hereto, from a "Rural Mobile Home (R.M.H.)" zone, a "Rural Marine Commercial (R.M.C.)" zone and a "Floodplain and Erosion (0.2)" zone to a "Rural Mobile Home Special Zone No. 4 (R.M.H. Sp.4)" and a "Floodway (0.1)" zone.

2) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.5.4:

11.5.4 "Rural Mobile Home Special Zone No. 4
(R.M.H. Sp.4)"

11.5.4.1 The property description of this "Rural Mobile Home Special Zone No. 4 (R.M.H. Sp.4)" is Part of the South one-half of Lot 35, Concession 13 in the former Township of West Ferris along River Bend Road in the City of North Bay as shown on the attached Schedule and Schedule "C-2".

11.2.3.2(a) No person shall use land, or use, erect, or construct any building or structure in this "Rural Mobile Home Special Zone No. 4 (R.M.H. Sp.4)", except for the following uses:
- A Rural Mobile Home Park having not more than thirty-six (36) mobile home units.

11.2.3.2(b) The regulations for this "Rural Mobile Home Special Zone No. 4 (R.M.H. Sp.4)" are as follows:

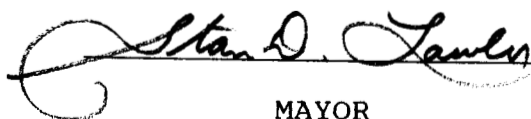
- i) Minimum lot area for a single mobile home unit shall be three hundred twenty-five (325) square metres;
- ii) Minimum lot area for a double mobile home unit shall be three hundred seventy-two (372) square metres;
- iii) Minimum lot frontage for a single mobile home unit shall be ten and five-tenths (10.5) metres;
- iv) Minimum lot frontage for a double mobile home unit shall be thirteen and seven-tenths (13.7) metres;
- v) Minimum front yard shall be six (6) metres;
- vi) Minimum side yard shall be one and two-tenths (1.2) metres;
- vii) On any lot where there is no attached garage or carport, one side yard shall have a minimum width of three (3) metres;
- viii) Minimum rear yard shall be seven and six-tenths (7.6) metres;
- ix) Where a lot fronts on the seven and six-tenths (7.6) metre buffer strip required by this By-law, the minimum rear yard shall be three (3) metres;

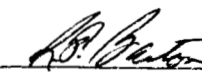
- x) Minimum floor area per dwelling unit shall be fifty-six (56) square metres;
- xi) Maximum lot coverage shall be thirty-five percent (35%);
- xii) Minimum area of the lands shall be one (1) hectare;
- xiii) Maximum number of mobile home units on the lands shall be thirty-six (36);
- xiv) No lot shall be used for a mobile home for sub-surface sewage disposal and on-site water supply without the approval of the Ministry of the Environment; no communal water supply and sewage disposal system shall be permitted for the development without the approval of the Ministry of the Environment;
- xv) No less than five percent (5%) of the total site area, excluding the buffer area, of the lands shall be used exclusively for playground purposes, and
- xvi) There shall be a buffer area of at least seven and six-tenths (7.6) metres in which no lots, building, or structures shall be permitted.

11.5.4.3. The use of land or buildings in this "Rural Mobile Home Special Zone No. 4 (R.M.H. Sp.4)" shall conform to all other regulations of this By-law, except as hereby expressly varied.

- 3) Section 11 of By-law No. 28-80 is further amended by inserting Revised "Schedule to Rural Mobile Home Special Zone No. 4 (R.M.H. Sp.4)" as shown on Schedule "C" to this By-law.
- 4) All buildings or structures erected or altered and the use of land in the "Floodway (0.1)" zone shall conform to all applicable provisions of By-law 28-80 of The Corporation of the City of North Bay.
- 5) a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Ontario Regulation 404/83.
- b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, then this By-law shall be deemed to have come into force on the day it was passed.
- c) Where one or more notices of appeal are filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, setting out the objection to the By-law and the reasons in support of the objection, then this By-law shall not come into force until all appeals have been finally disposed of, whereupon the By-law shall be deemed to have come into force on the day it was passed.

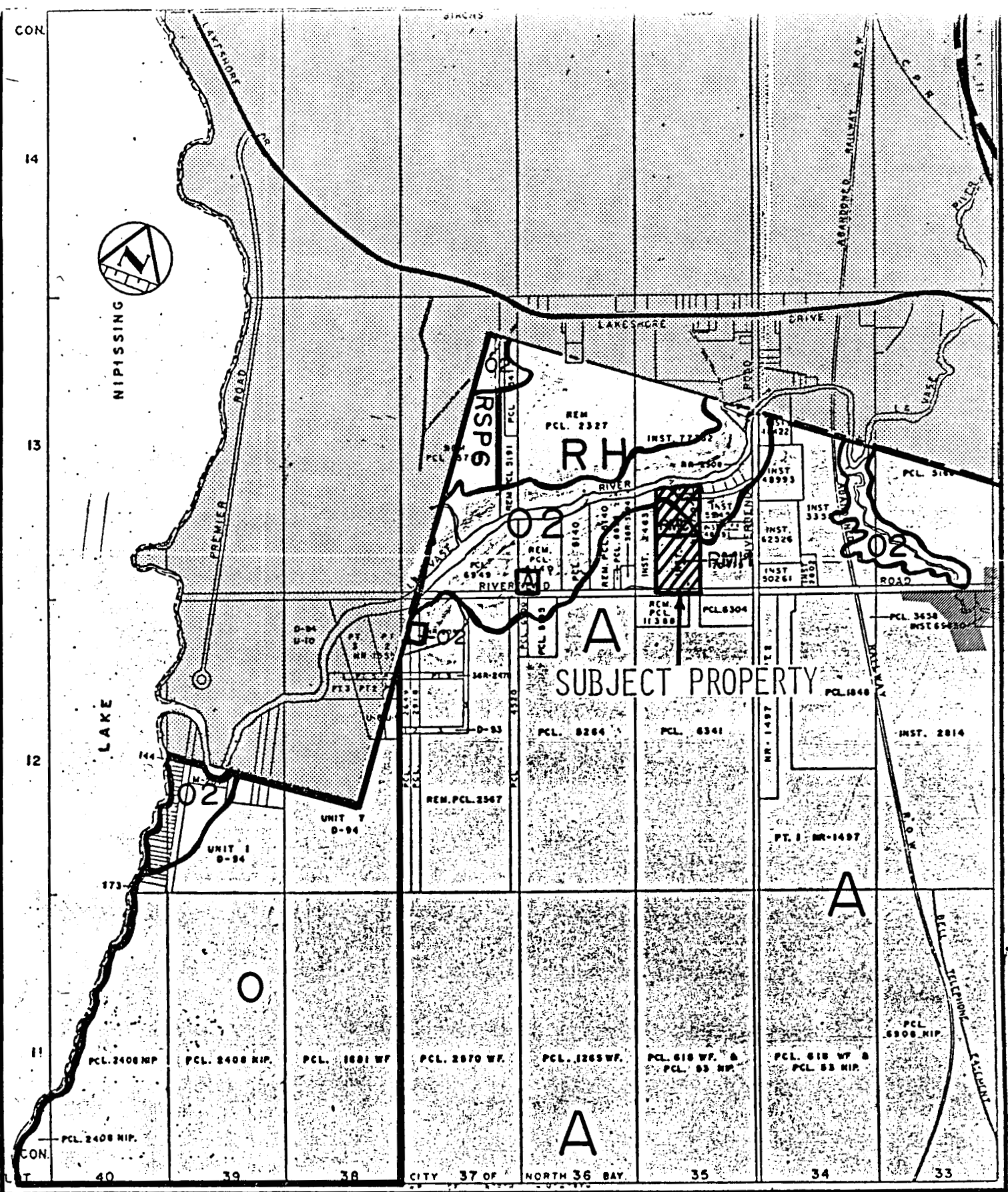
READ A FIRST TIME IN OPEN COUNCIL THE 4 TH DAY OF SEPTEMBER 1990.
READ A SECOND TIME IN OPEN COUNCIL THE 7TH DAY OF JANUARY ~~1990~~ 1991.
READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 7TH DAY
OF JANUARY ~~1990~~ 1991.


MAYOR


CITY CLERK

This is Schedule " A "
 To By-law No. 172-90
 Passed the 7TH day of JANUARY
 19 91 .

Stan D. Lamber
 MAYOR
[Signature]
 CITY CLERK



SCHEDULE
C 2
 CITY OF NORTH BAY
 ZONING BY-LAW No. 28-80
 SITE PLAN CONTROL - SEE SECTION 3.38 (a)

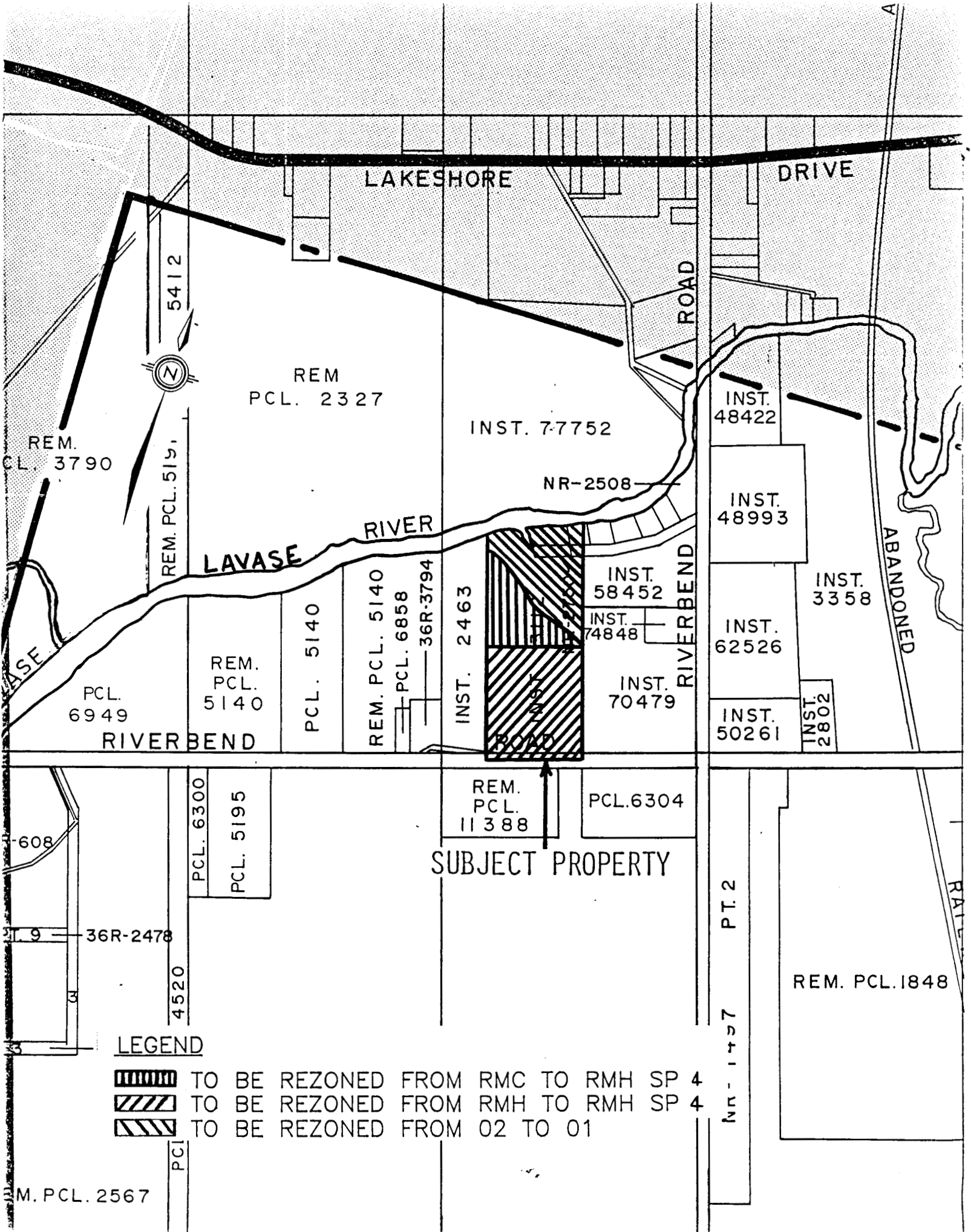
This is Schedule " B "

To By-law No. 172-90

Passed the 7TH day of JANUARY 19 91 .

Stan D. Lawler
MAYOR

[Signature]
CITY CLERK



This is Schedule "C"

to By-law No. 172-90

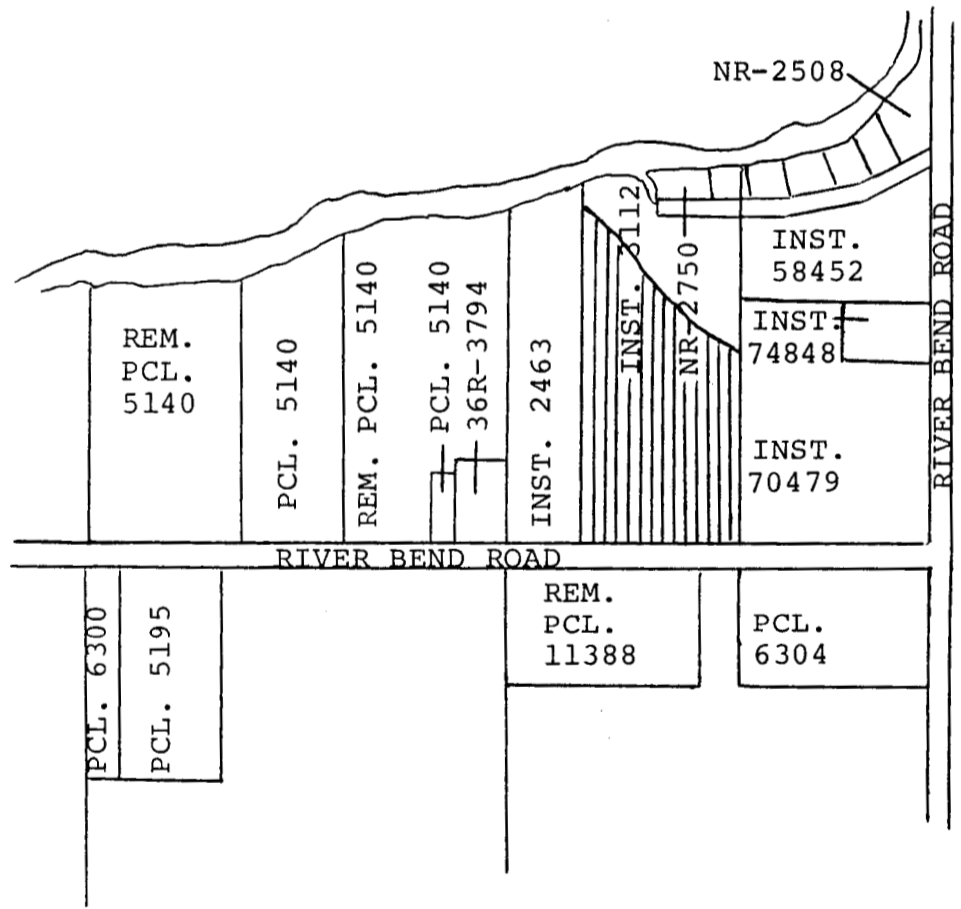
Passed the 7TH day of

JANUARY 1991.

Stan D. Taylor
MAYOR

B. Carter
CITY CLERK

SCHEDULE TO "RURAL MOBILE HOME SPECIAL ZONE NO. 4
(R.M.H. Sp.4) "



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