

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO.34-83

BEING A BY-LAW TO AMEND BY-LAW NO. 28-80
TO REZONE CERTAIN LANDS ON RIVERBEND ROAD
FROM "RURAL MARINE COMMERCIAL (RMC)" AND
"RURAL (A)" TO RURAL MOBILE HOME (RMH)"
(FAIRVIEW)

WHEREAS upon the request of the property owner concerned, and with the approval of the local Planning Board, it is considered advisable to amend By-Law No. 28-80 of The Corporation of the City of North Bay to amend the zone designation shown on Schedule "C.2" of By-Law No. 28-80 pursuant to Section 39 of The Planning Act, R.S.O. 1980, Chapter 379;

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

1. Schedule "C.2" of said By-Law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "A" attached hereto and forming part hereof, which property is more particularly described as Part of Lot 11 Registrars Compiled Plan No. 6, in the City of North Bay, shown as hatched on Schedule "B" attached hereto and forming part hereof, from a "Rural Marine Commercial (RMC)" Zone and "Rural (A)" Zone to a "Rural Mobile Home (RMH)" Zone.
2. Section 10 of By-Law No. 28-80 is amended by inserting at the end thereof, the following Section 10.9:

"10.9 Rural Mobile Home (RMH) Zone

10.9.1 No person shall use, or cause to use or erect or alter, or cause to erect or alter any building or structure in a "Rural Mobile Home (RMH)" Zone except for:
Mobile Homes;
Local park and playgrounds;
Accessory Uses to the above;
Home Occupations in accordance with Section 3.36.


10.9.2 In a "Rural Mobile Home (RMH)" Zone, no person shall erect or alter or cause to be erected or altered, or use, or cause to be used any building or

10.9.2 or structure except in conformity with the following regulations:

- 1) Minimum lot area for a single mobile home unit shall be three hundred twenty-five (325) square metres;
- 2) Minimum lot area for a double mobile home unit shall be three hundred seventy-two (372) square metres;
- 3) Minimum lot frontage for a single mobile home unit shall be ten and five-tenths (10.5) metres;
- 4) Minimum lot frontage for a double mobile home unit shall be thirteen and seven-tenths (13.7) metres;
- 5) Minimum front yard shall be six (6) metres;
- 6) Minimum side yard shall be one and two-tenths (1.2) metres;
- 7) On any lot where there is no attached garage or carport, one side yard shall have a minimum width of three (3) metres;
- 8) Minimum rear yard shall be seven and six-tenths (7.6) metres;
- 9) 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;
- 10) Minimum floor area per dwelling unit shall be fifty-six (56) square metres;
- 11) Maximum lot coverage shall be thirty-five percent;
- 12) Minimum area of the lands shall be one (1) hectare;
- 13) Maximum number of mobile home units on the lands shall be twenty (20);
- 14) 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;

- 10.9.2 15) No less than five (5) percent of the total site area, excluding the buffer area, of the lands shall be used exclusively for playground purposes;
- 16) There shall be a buffer area of at least seven and six-tenths (7.6) metres in which no lots, buildings, or structures shall be permitted."
3. Pursuant to section 39 (3) of the Planning Act, no person shall use land or erect or use a building or structure in such "Rural Mobile Home (RMH)" Zone shown on schedule "B" attached hereto unless such building or structure, designed for human habitation has no opening such as a door, window, vent, passageway or any other opening below the Canadian Geodetic Datum elevation of one hundred ninety-eight and four tenths (198.4) metres.
4. All buildings or structures erected or altered and the use of land in such "Rural Mobile Home (RMH)" Zone hereby established shall conform to all applicable provisions of By-Law No. 28-80 of The Corporation of the City of North Bay, except as hereby expressly varied.
5. 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 21st DAY OF MARCH 19⁸³
READ A SECOND TIME IN OPEN COUNCIL THIS 5th DAY OF APRIL 19⁸³
READ A THIRD TIME IN OPEN COUNCIL AND FINALLY ENACTED AND PASSED
THIS 5th DAY OF APRIL 19⁸³.


DEPUTY MAYOR


CITY CLERK

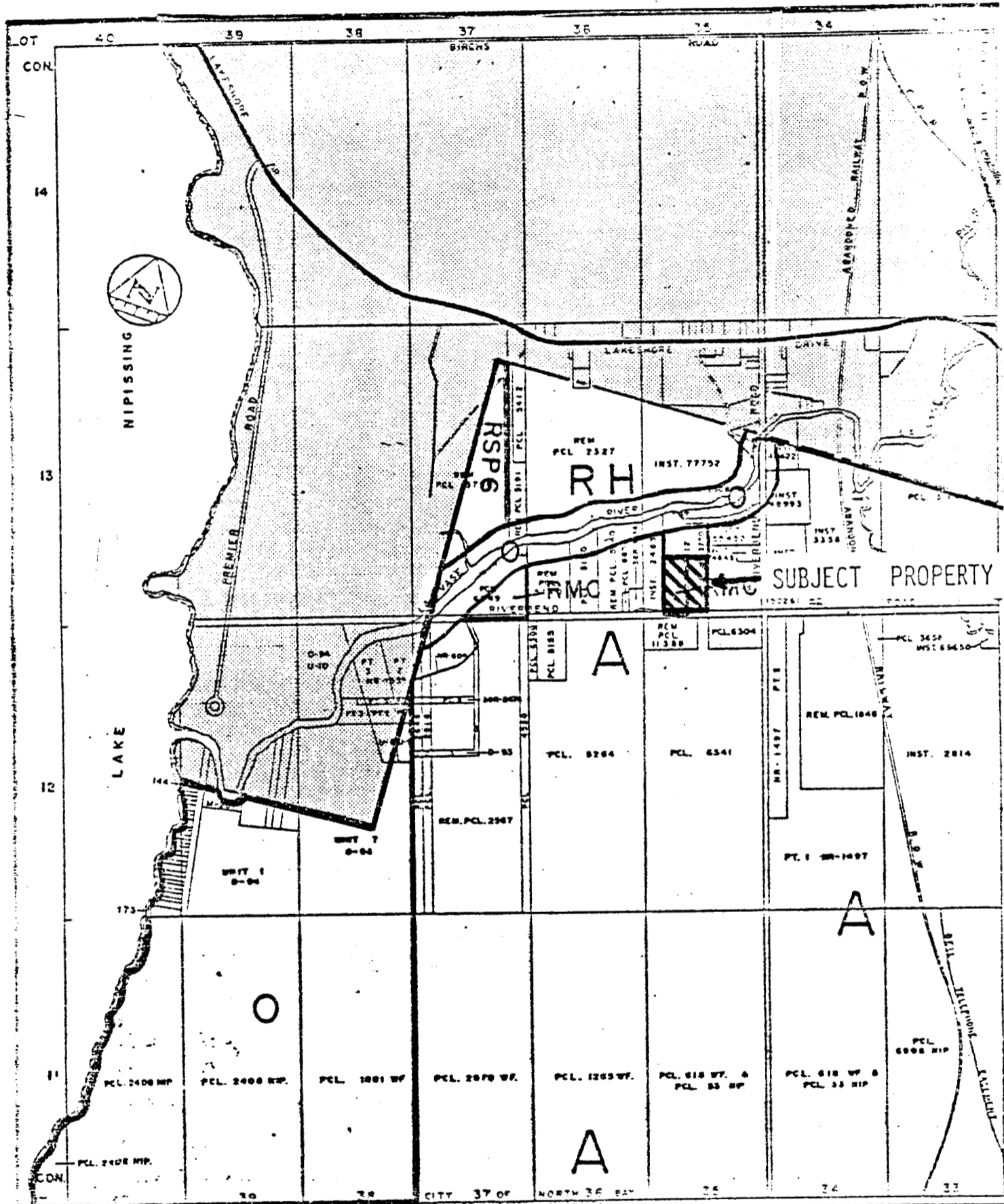
This is Schedule " A "

To By-law No. 34-83

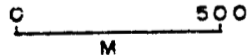
Passed the 5th day of April,
1983.

Alan D. Fisher
DEPUTY MAYOR

A.S. Beaton
CITY CLERK



SCHEDULE



C 2

CITY OF NORTH BAY
ZONING BY-LAW No. 28-80

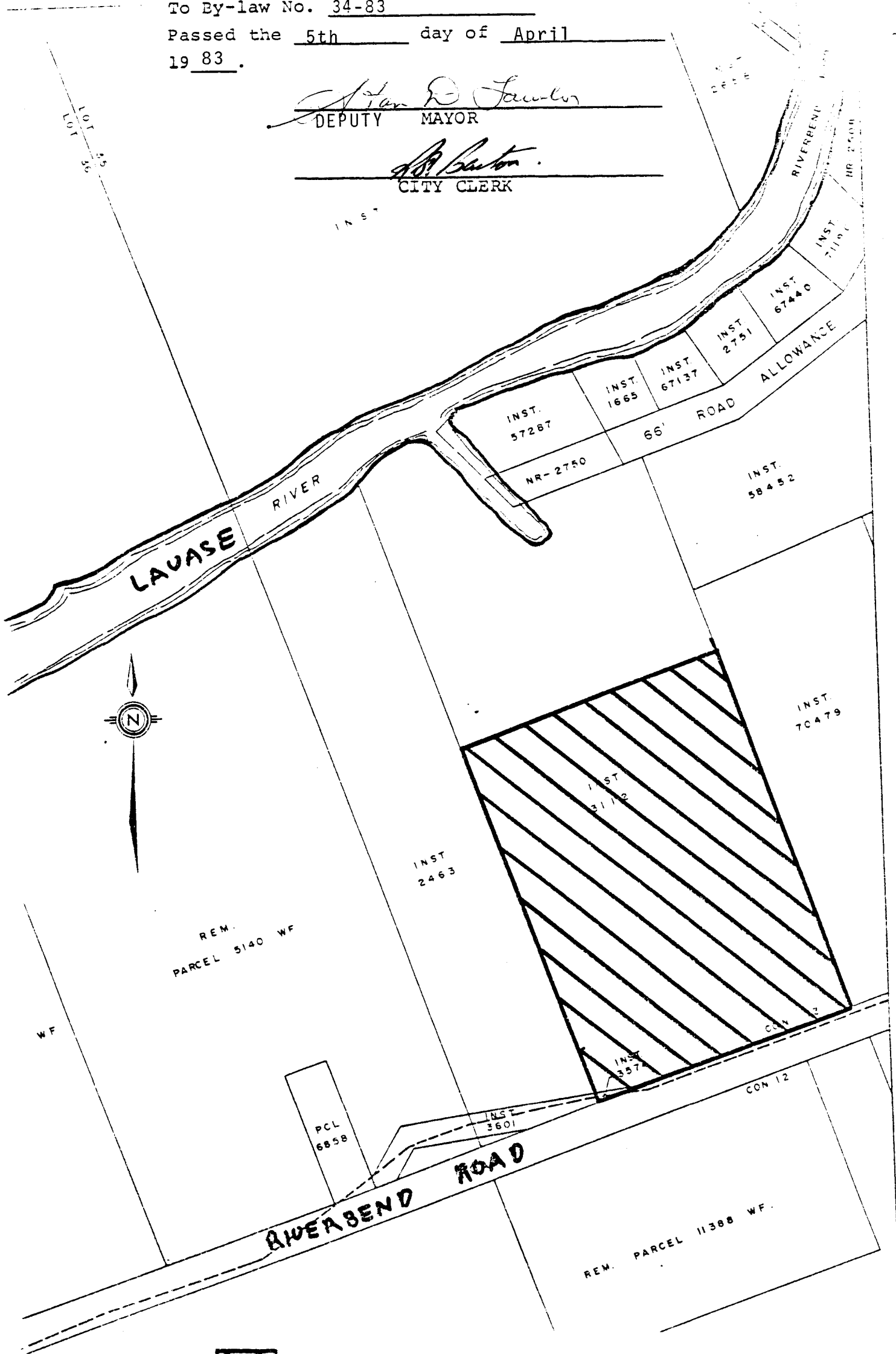
This is Schedule " 3 "

To By-law No. 34-83

Passed the 5th day of April
19 83.


DEPUTY MAYOR


CITY CLERK



FROM "RURAL MARINE COMMERCIAL(RMC)" ZONE AND
"RURAL(A)" ZONE TO "RURAL MOBILE HOME(RMH)" ZONE