

Mobile Homes Less Costly - Report

By MARY DAWSON
Richmond Hill Council will be considering the report on mobile homes prepared by its planning staff at its meeting October 7 at 7:30 pm. Those wishing to speak to council on the matter are asked to contact Clerk Mack Clement by Friday of this week.

The staff report was discussed by council's planning committee July 9 and a planning committee as a whole September 9. Comments received on those two occasions have been incorporated in the present draft of the report.

The report was prepared in response to a resolution by council which recognized that mobile homes should be studied as a housing type to be considered as a component part of the official plan.

DIFFERENT CONCEPT
"With changing technology, a demand for higher standards and a changing market situation, the concept of mobile homes is changing," the report states. In the past a mobile home meant a unit which was moved from place to place on its wheels. They were, generally, located in crowded, poorly kept parks in commercial or industrial areas. They appealed to those who moved frequently, possibly because of seasonal jobs, or those whose jobs were located where traditional housing was unobtainable. Therefore, few mobile home parks were permitted in southern central Ontario, nor was the demand for them very great.

In recent years mobile homes are appealing to the average home owner in ur-

ban areas as a means of obtaining a single dwelling unit at a lower cost than a conventional house constructed on a site.

The town's planning staff has approached the subject on the basis of how mobile homes differ from the conventional lot-built units and the implications of these differences. Although considering them primarily in terms of mobile home parks, the staff has also considered them in terms of a location on a single lot and in subdivisions as well.

DEFINITION
The definition used by the CMHC is "Mobile Home - A transportable, factory-built single family dwelling, providing space standards substantially equal to those laid down in the Canadian Code Standards for 1970, designed to be transported on its own wheels and chassis to the mobile home lot, and may be supported on wheels, jacks, posts or piers, or with a permanent foundation. It is designed to be connected to service utilities so as to be suitable for year round long term occupancy."

RECOMMENDATIONS
Recommendations in the report are:

- Mobile home parks and mobile home subdivisions may be permitted to develop in urban areas or adjacent to urban areas as any other residential use with the same planning considerations. Such uses should be a minimum of 15 acres in size and a maximum of 25 acres and should be buffered from any adjacent residential area.
- Double wide mobile home units may be permitted on individual lots in the rural area.
- Mobile parks, in which children under 16 are prohibited should be permitted to develop to a limited extent in the rural area. Such parks should be no larger than 80 acres or 500 units and no smaller than 15 acres.
- Qualification for NHA financing should be a prerequisite for mobile home development and lower cost financing.

• The municipality should require that any mobile homes be permanently located on their site to ensure that the units can be assessed.

• The municipality should ensure that the construction standards which are required are both the CSA standards to insure factory inspection as well as part nine of the National Building Code. The building bylaw of the town should be amended if necessary to require both these standards. As with any other construction the local building inspectors should be responsible for a site inspection.

• A special zoning category should be created for mobile homes. Thus any attempt to introduce mobile home development would require a rezoning. Site plan agreements should be required for mobile home parks and subdivision agreements for the development of a subdivision. The municipality should require that the lease used in a park is sufficient to guarantee a high quality park and adequately protects the rights of the tenant.

SUGGESTIONS
During discussions it was noted that number 2 of these recommendations might not be desirable. In number 3 it was noted that children under five years of age should be permitted and that an upper limit should not be required but an equivalent number of units should be stated. It was also noted that an additional area should be provided for servicing.

It has been suggested number 4 be rewritten to read "Qualification for NHA financing is a desirable feature for mobile home development, which would encourage a minimum quality of development and lower cost financing."

An additional recommendation was proposed.

- This type of unit should be considered when the province has approved its legislation regarding mobile homes.

Among other comments noted were:

That the report does not answer the question of who the municipality is trying to accommodate by this type of housing; that the report does not deal with mobile homes in comparison to government subsidized low cost housing programs or conventional houses built on small narrow lots; and that the recommendation that they could be located in rural areas is contrary to the working goals and objectives of the official plan recently presented to council.

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Hospital Langstaff Wing Opens

(Continued from Page 1)
babies and learn how to bath and care for the infant. This, the staff feels, will be most gratifying to mothers with their first baby.

The touring public will visit a typical two-bed patient room. Each of the rooms has a large picture window and all suites have their own washrooms.

There will still be a separate ambulance entrance, but all other patients, including out-patients and emergency, will go through the new patient reception department, a breakdown of the more commonly known admitting department.

Here all patients documents will be handled, and patients' records will be kept in a central office. One file will record each admission, treatment, test, from x-rays to blood tests to emergency stitching of cuts, minor illness, major operations so that staff can see the patient as a whole, providing better and quicker care.

the hospital's present three operating rooms each month. In the new x-ray department one of the features that will please patients most is the waiting area where they may enjoy a degree of privacy instead of being lined up in corridors.

FOOD SERVICES
Staff in the food services department headed by Leonard Ashford will increase from 25 to 56 people who will be responsible for all meals from preparation to tray delivery to the patient, and menus for various diets will be color coded.

The new laboratory is a complex unit, including the hospital's blood bank and a histology department where tissue specimens from the operating room are prepared and examined by a pathologist. Cancer is often detected in this way.

The pharmacy department's new unit dosage system will speed up distribution of medication to patients. Drugs prescribed for each patient are stored in individual bins or drawers. The system has been set up by hospital pharmacist Jane Gillespie.

CONTINENTAL FIRST
The new wing at York Central has another claim to fame. It is the first North American hospital to have a cart rotation system dispatching supplies from its central supply outlet. The department is responsible for stores, preparation, dispatch, linen and decontamination and the cart rotation will make it possible to effectively dispatch supplies throughout the hospital.

One of the most important services is provided by volunteers headed by Mrs. Joyce Studdy. These people manage gift shop, gift cart, provide escort service, look after flowers, deliver mail, help to make life more pleasant for pediatric patients and those who must be hospitalized for a long time. They assist in admitting, at the information desk, in the laboratory, in emergency and as meal-time assistants.

Patients will begin moving into the new wing some time next month, and hopefully all will be accommodated there by the end of the year so that the third phase of the hospital's development-renovation and conversion of the present hospital, can get under way, bringing total capacity up to 404 beds from the present 126.

REGIONAL GROUND WATER POLLUTION REPORT
(Continued from Page 1)
store for a year and then discharge into a stream. The spray system did not seem right.

Mayor Britnell felt the British had a way. Why couldn't their methods be used?

Mr. Reichardt said facilities there could take effluent three times as strong, but did not completely treat sewage.

Mayor Britnell said she didn't think that either King Township or the Ministry of the Environment would go for discharging into the Humber.

Mr. Bruno said the latter wouldn't be significantly affected, as no other plants discharged into it.

The report went on to say that, in the Oak Ridges-Lake Wilcox area, servicing should be provided by the design of the trunk sewer.

ALTERNATIVES
However, as an alternative, a connection to the latter was not required. Truck haulage and lagoon truck

with spray irrigation, would be alternatives should the Yonge Street trunk be delayed.

In summing up, the report said the storage lagoon spray should be used in Lake Wilcox, because if its treatment works were replaced by the Yonge Street connection, the sewage disposal lands and spray system could be reclaimed for other uses.

Treatment costs were about \$4.60 per 1,000 gallons. However, if land costs were not included in the capital debt, they could be used for agricultural purposes when no longer needed for sewage treatment purposes, collection and treatment costs would drop to about \$2.20 per 1,000 gallons.

Council agreed to a recommendation by Mayor Joe Dales of Georgina Township, that the report and its recommendations be accepted as guidelines only.

Mayorality Candidate Schiller Wants Simpler Spending "Info"

Richmond Hill Mayorality Candidate Dave Schiller told "The Liberal" this week that he believes municipal expenditure information has to be simplified so the average taxpayer can understand how his money is being spent. He says statistical reports which pile figure on figure, are almost incomprehensible to all but the accountants. His suggestion is that "a chart or graph" be used to show how much costs have increased or decreased in a given service over a period of years.

Schiller also supports the study now under way which is looking into the feasibility of categorizing town expenditures by "units of service" rather than "solely by dollar amount". This could mean, he explains, that the financial report could show how much it costs to clean given roads once a year, twice a year, three times a year, etc. "In this way, council and ratepayers would be better able

to determine how much service they are getting for how many dollars. Such tools are necessary to enable the public to comment on priorities in spending."

DEBT RESTRAINT
The candidate for the mayor's chair also called for restraint in increasing municipal debt. "I feel the debt as it exists and is projected should be made more of a public matter than it is at present. A clear understanding is necessary of the effect the municipal debt is having on the mill rate. Perhaps we should look more closely at comparisons with other communities' expenditure figures."

Acknowledging that "our own community's needs and desires are not identical to others, nor should they be," he suggested a comparison "may assist in assessing whether we greatly exceed or are grossly deficient in providing particular services."

NOTICE

The Council of the Corporation of the Town of Richmond Hill will consider the Staff Report "Mobile Homes in Richmond Hill?" at their October 7th meeting at 7:30 P.M. in the Council Chambers. Copies of the report are available at the Planning Department.

Anyone wishing to speak at the Council meeting must inform the Clerk, Mr. M. Clement, Town of Richmond Hill, P.O. Box 300, Richmond Hill by FRIDAY, OCTOBER 4th, 1974.

The advertisement in last week's Liberal incorrectly stated that the Clerk Mr. M. Clement must be notified by September 4th. We apologize for any inconvenience this might have caused.

NOTICE OF APPLICATION TO THE ONTARIO MUNICIPAL BOARD BY THE CORPORATION OF THE TOWN OF VAUGHAN

TAKE NOTICE that the Council of the Corporation of the Town of Vaughan intends to apply to The Ontario Municipal Board pursuant to the provisions of Section 35 of The Planning Act for approval of By-Law Number 106-74 passed on the 16th day of July, 1974. A copy of the by-law is furnished herewith. A note giving an explanation of the purpose and effect of the by-law and stating the lands affected thereby is also furnished herewith.

Any person interested may, within fourteen (14) days after the date of this notice send by registered mail or deliver to the Clerk of the Town of Vaughan notice of his objection to approval of the said by-law, together with a statement of the grounds of such objection.

Any person wishing to support the application for approval of the by-law may within fourteen (14) days after the date of this notice send by registered mail or deliver to the Clerk of the Town of Vaughan notice of his support of approval of the said by-law together with a request for notice of any hearing that may be held giving also the name and address to which such notice should be given.

The Ontario Municipal Board may approve of the said by-law but before doing so it may appoint a time and place when any objection to the by-law may be considered. Notice of any hearing that may be held will be given only to persons who have filed an objection or notice of support and who have left with or delivered to the Clerk undersigned, the address to which notice of hearing is to be sent.

The last date for filing objections will be October 16th, 1974.

DATED at the Town of Vaughan this 25th day of September, 1974.

F. G. Jackman,
Clerk, Town of Vaughan,
Maple, Ontario.

THE CORPORATION OF THE TOWN OF VAUGHAN
BY-LAW NUMBER 106-74
SUMMARY TO BY-LAW NUMBER 106-74
A By-law to amend Township of Vaughan By-law Number 2523, as amended.

WHEREAS the lands affected by this by-law are now situate in the Municipality of the Town of Vaughan by virtue of the Regional Municipality of York Act, 1970, but remain subject to the provisions of the Township of Vaughan By-law Number 2523;

NOW THEREFORE the Council of the Corporation of the Town of Vaughan ENACTS AS FOLLOWS:

1. By-law Number 2523 be and is hereby amended by adding the following section as Section 25A:

"25A Thornhill-Vaughan Study Area.
No building or structure shall be erected in the Thornhill-Vaughan Study Area unless municipal water mains and municipal sanitary and storm sewers are available to service the building or structure. The "Thornhill-Vaughan Study Area" consists of lands situate in the Town of Vaughan comprised of Lots 26 to 35 inclusive in Concession 1, and Lots 1 to 10 inclusive in Concession 2, but excluding therefrom the lands described by By-laws 125-73 and 145-73. Nothing in this paragraph shall prevent the construction of an addition or extension to an existing building or the construction of a single family dwelling."

READ A FIRST and SECOND time this 8th day of July, 1974.

"Garnet A. Williams" MAYOR
"F. G. Jackman" CLERK

READ A THIRD time and finally passed this 16th day of July, 1974.

"J. C. Gilbert" ACTING MAYOR
"F. G. Jackman" CLERK

SUMMARY TO B-YLAW NUMBER 106-74
This by-law applies to all of the lands in Lots 26 to 35 inclusive in Concession 1 and Lots 1 to 10 in Concession 2 excepting two small parcels of land on Steeles Avenue as described in By-law Numbers 125-73 and 145-73.

The purpose of the by-law is to prohibit the erection of any building or structure unless full municipal services are available. The provisions of the by-law do not prevent the construction of an addition to any existing building and the erection of a single family dwelling.

TOWN OF RICHMOND HILL



PROCLAMATION WORLD LIONS SERVICE DAY

WHEREAS we live in a world of marvelous technological progress, where continents and oceans can be spanned in mere hours. Through modern communications, we can contact people anywhere in the world in minutes. Men have walked upon the moon. Yet, in all corners of the earth, poverty, sickness, loneliness and starvation are yet to be found, and millions still need understanding, compassion, love and assistance.

AND WHEREAS it is toward this objective - service to the needy of the world - that more than 27,000 Lions Clubs, comprised of more than one million members, are at work in 149 nations and geographical territories around the globe. These one million men, unified by humanitarian service, have but one objective: to bring to the needy and lonely the help and assistance they need to live with grace and dignity.

AND WHEREAS on October 8, 1974, the 27,000 clubs of the International Association of Lions Clubs will meet in their home communities to perform a special act of humanitarian service. This special act will symbolize the unity of purpose which is best defined by the motto of the worldwide Lions organization: "We Serve".

AND WHEREAS to make all people more fully aware of the significance of the achievements of the Lions Club members at work today throughout the world, WILLIAM C. LAZENBY do hereby proclaim October 8, 1974, as World Lions Service Day.

I urge all citizens of the Town of Richmond Hill to mark this occasion as a special observance in recognition of the numerous services provided by the Richmond Hill Lions Clubs to the needy and the lonely.

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