

NORTH BAY[®]

O N T A R I O • C A N A D A

Just North Enough to be PERFECT

Committee

Agenda

Committee Meeting of Council

December 17, 2012

at 7:00 p.m.

MEETINGS

**FOR THE WEEK OF
DECEMBER 17TH, 2012**

Monday, December 17, 2012

7:00 p.m.

Committee Meeting of Council
Council Chambers, 2nd Floor

MEETINGS

**HELD UNDER THE
PLANNING ACT**

Monday, December 17, 2012

7:00 p.m.

Golden Estates Ltd.
Ski Club Road

ENGINEERING & WORKS COMMITTEE

Monday, December 17, 2012

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Chairperson: Councillor Vrebosch
Vice-Chair: Councillor Koziol
Member: Councillor Campbell
Ex-Officio: Mayor McDonald

EW-2010-03 Report from A. Korell/J. Houston dated March 26, 2010 re Kate Pace Way west end bike route connection between Memorial Drive and Gormanville Road (R05/2010/KPWTR/WESTENDR).

EW-2012-07 Report from John Severino dated December 4, 2012 re Merrick Landfill Tipping Fee Increase (E07/2012/MERRI/TIPPING).

GENERAL GOVERNMENT COMMITTEE

Monday, December 17, 2012

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Chairperson: Councillor Lawlor
Vice-Chair: Councillor Anthony
Members: Councillors Bain, Marosis
Ex-Officio: Mayor McDonald

- GG-2011-04 Motion from Councillor Anthony dated January 10, 2011 re Council remuneration (F16/2011/CNB/COUNCIL).
- GG-2011-16 Report from C.M. Conrad dated August 2, 2011 re Election campaign signs (C07/2011/ELECT/GENERAL).
- GG-2012-06 Report from Margaret Karpenko dated August 29, 2012 re 2013 Operating Budget Timelines and Process (F05/2012/OPEBE/GENERAL).
- ▶ **GG-2012-08 Report from Lorraine Rochefort / Laura Boissonneault dated October 1, 2012 re 2013 Water and Sanitary Sewer Rates (F22/2012/TAXR/GENERAL).**
- GG-2012-09 Report from Margaret Karpenko / Laura Boissonneault re 2013 General Capital Budget, 2013 Water and Sanitary Sewer Capital Budget, with the 2014-2022 Ten-Year Capital Forecasts, Long-Term Capital Funding Policy and Capital Reserves (F05/2012/2013/CAPBU/GENERAL).
- GG-2012-10 Report from Laura Boissonneault / Margaret Karpenko dated November 21, 2012 re 2013 Administration Recommended Operating Budget (F05/2012/2013/OPEBU/GENERAL).

GG-2012-08

Draft Recommendations to be presented to Council as separate General Government Committee Reports:

1. That Council direct staff to remove Fluoridation from Water Treatment.
2. That Council direct staff to remove Project 6149WS – Membrane Module Replacement from the Proposed 2013 Capital Budget.
3. That Council direct staff to reduce the Proposed 2013 Capital Budget Project 6143WS by \$50,000.00 - Flushing Watermains 2013 On-going.
4. That Council direct staff to reduce the Proposed 2013 Capital Budget Project 6141 by \$50,000.00 – Hydrant & Value Rehabilitation 2013 On-going.
5. That Council direct staff to eliminate two (2) summer students from the Water & Sanitary Sewer Facilities operations.
6. That Council direct staff to eliminate four (4) part-time staff from the summer construction within the Water & Sanitary Sewer Facilities operations.
7. That Council direct staff to reduce Growth Related Various Capital Projects valuing \$500,000.00 per year as follows:
 - (i) the delay of Phase One of the Cedar Heights Project which is the replacement of the existing pumping station for the University and College;
 - (ii) the elimination of Phase Two of the Cedar Heights Project which is the standpipe on Larocque Road; and
 - (iii) the delay of other growth related project such as the servicing of the Highway 11 North area with water and sanitary sewer and the sanitary sewer across the Ski Hill; and
8. That Council direct that:
 - (i) in accordance with the direction contained in the *Safe Drinking Water Act*, 2002 the current policy of recovering all Water and Sanitary System operating, capital and financing costs from user rates be maintained;
 - (ii) the Water and Sanitary Sewer rate increase be 4.45% effective January 1st, 2013;
 - (iii) the Water Filtration Plant Capital Surcharge be reduced from 8% to 6.70% of water charges;
 - (iv) The Sanitary Sewer Surcharge be reduced from 86% to 69.35% effective January 1st, 2013; and
 - (v) A one-time reduction in Pay-As-You-Go Capital Levy is approved in the amount of \$311,576.00
9. That Council direct staff to bring forward a report, based on Council's approved recommendations, setting out the following:
 - (i) the Water and Sanitary Sewer rate increase for 2013;
 - (ii) the Water Filtration Plant Capital Surcharge for 2013; and
 - (iii) the Sanitary Sewer Surcharge for 2013.

CITY OF NORTH BAY

REPORT TO COUNCIL

Report No: CORP 2012-159

Date: December 10, 2012

Originator: Margaret Karpenko

Subject: **2013 Water and Sanitary Sewer Rates – Supplemental Report #4**

BACKGROUND:

On November 26, 2012 the General Government Committee meeting requested that Administration prepare a report for the 2013 Water and Sanitary Sewer budget considering an additional one time capital reduction of \$270,000 representing the deferral of the water treatment plant membranes and that the 2013 municipal tax charges for the water treatment plant be pro rated and recovered from the general tax levy.

In the report dated November 26th it was communicated that the membrane replacement strategy was to charge the capital budget \$270,000 annually to build a reserve to replace the membrane modules in 12 to 14 years in order to avoid a spike in costs in the future year. Given these costs are associated to the projected annual cost of the wear and tear of the asset, staff are not recommending this deferral. Should Council elect to adopt this option, this change will reduce the water and sanitary sewer rate increase from 4.45% to 3.08%

Annual Municipal Taxes

The amount of \$236,173 in the tabled water and sanitary sewer budget represents municipal taxes being charged to water & sanitary sewer as required by the Assessment Act and Municipal Affairs Act that directs MPAC to assess Public Utilities and to classify them in the commercial tax class as a Payment in Lieu of Taxes (PILT).

The Assessment Act defines "public utility" as defined in the Municipal Affairs Act and includes parking facilities on land owned by a municipality or upper-tier municipality or by a municipal parking authority established under any general or special Act.

The Municipal Affairs Act defines "public utility" as waterworks, gasworks, including works for the transmission, distribution, and supply of natural gas, electrical power or energy works, or system for the generation, transmission or distribution of electric light, heat or power, a telephone system, a street or other railway system, a bus or other public transportation system, a site for the disposal, transfer, reduction, reuse or recycling of waste or any other works or system for supplying the inhabitants generally with necessities or conveniences that are vested in or owned, controlled or operated by a municipality or municipalities or by a local board; ("services publics")

The water and sanitary sewer treatment facilities always paid municipal taxes however two influencing factors has brought attention to this line item. The first factor is that in 2012 when the City began operations of the facilities new cost centers were established and the 2012 taxes were not carried forward into the new account structure properly. The second factor is that the amount was far less because the value of the water treatment plant was valued less prior to the reconstruction.

Further, Section 27(3) of the Assessment Act requires payment in the amount equal to the taxes for municipal and school purposes that would be payable if the land and buildings were taxable and classified in the commercial property class. Lastly, Section 27(7) also requires that a credit to the municipal general fund be made and recorded as a Payment In Lieu of Taxes (PILT). Thus, the expense in the water and sanitary sewer budget is offset with a revenue in the general tax levy.

Council has requested that the impact of the municipal taxes on the water and sanitary sewer rates be reduced. As outlined there are clear guidelines on how to account for these taxes. The discretion

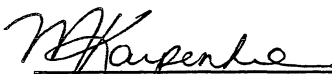
Council has is to generate an expense in the general levy that may be called "subsidy to water & sanitary sewer" and, create a one time "transfer from general levy" revenue in water and sanitary sewer.

The rational was to examine the proportion of tax payers who pay water and sanitary sewer. When the accounts are analyzed approximately 74% of North Bay tax payers have water and sanitary sewer bills.

Therefore, 74% of \$236,173 is \$174,700 which would be accounted for as a one time expense within general government and a one time revenue in the water and sanitary sewer budget and reduces the water and sanitary sewer rate by .90%. Accepting this change with the membranes would bring-the water rate to 2.18% increase over 2012.

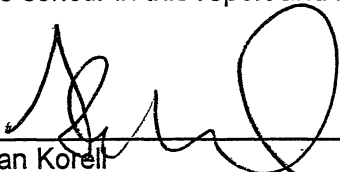
Although the amount of \$174,700 represents 0.24% increase to the general levy the concept generates inequities in the process. There has been a clear identification of services provided by taxes which is paid by the 'tax payer', with the 'tax payer' benefiting from all municipal assessment. Water and sanitary sewer costs have always been shared by the consumer / user of the services who is referred to as the 'rate payer'. This accounting adjustment adds a burden to the overall taxpayer that is not a water and sanitary sewer user and if a person is also a rate payer they are still paying for the costs of the water and sanitary sewer system. So if the 'rate payer' is still paying there is no real benefit in moving these costs. This adjustment is not recommended as it is not a sustainable business decision, and it generates inequities between the taxpayer and the rate payer (user fee for water and sanitary sewer). This option is also not recommended as it does not follow our key principles of transparency and full cost recovery for water and sanitary services.

Respectfully submitted,

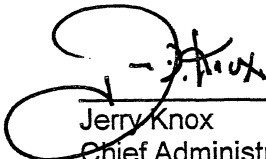


Margaret Karpenko, CMA
Chief Financial Officer/Treasurer

We concur in this report and recommendation.



Alan Korell
Managing Director of Engineering,
Environmental, and Works



Jerry Knox
Chief Administrative Officer

Personnel designated for continuance:

Manager of Accounting and Budgets
Manager of Revenues and Taxation

Attachments:

CITY OF NORTH BAY

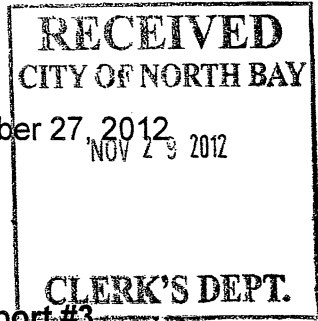
REPORT TO COUNCIL

Report No: CORP 2012-152

Date: November 27, 2012
NOV 29 2012

Originator: Margaret Karpenko

Subject: **Achieving 0.0% Water and Sanitary Sewer Rate Increase
2013 Water and Sanitary Sewer Rates – Supplemental Report #3**



BACKGROUND:

On November 19, 2012 the Public Meeting for water and sanitary sewer rates was held and as a result the General Government Committee requested that Administration prepare a 2013 Water and Sanitary Sewer budget with a rate increase of 0%.

Achieving 0.0%

In order to achieve a budget resulting in a 0.0% increase, rather than the current 4.45% rate increase a reduction of approximately \$878,000 is required. Administration has reviewed several actions that would be required to achieve a 0.0% rate increase.

When the LTFP was presented it was noted that the operating costs were projected to increase close to 5% annually. Several long term assumptions were made in order to complete the study however, the most significant assumption was that the City would continue to support its Long Term Capital Funding Policy. When we convert the increase in operating costs to a rate increase, the range for the next ten years would suggest a percentage between 5-7%.

All actions noted below would be required to achieve a 0% increase to the water and sanitary rates:

1. Remove Fluoridation from Water Treatment

Providing fluoridation of drinking water is not a regulatory requirement. In 2012, the City expects to incur chemical costs of approximately \$27,000 for fluoride. In addition to the chemical costs, discontinuing fluoridation would provide additional savings related to testing, monitoring, calibration and safety protection equipment. Fluoride is one the most dangerous chemicals used at the water treatment plant. Total annual savings of \$30,000 from the 2013 budget could be realized if fluoridation was discontinued.

Fluoridation is a controversial issue. Many municipalities have discontinued fluoridation. In October of 2010, Waterloo, Ontario shut down their 44 year fluoridation practice. The following web site provides many links to articles from the Waterloo "anti-fluoride" camp. <http://www.waterloowatch.com/home.html> The North Bay Parry Sound District Health Unit has been consulted and has taken a firm stand in favour of continued fluoridation. See attached letter from the Medical Officer of Health, Dr. J. Chirico. The fluoridation debate can be divisive, but there are costs associated with this practice which is not required by regulation and staff feel that it should be considered as a service reduction option.

2. Removal of Project 6149WS - Membrane Module Replacement

The water filtration plant was designed with replaceable membrane modules. The current replacement cost of the membrane modules is approximately \$3,730,000, plus installation. Pall, the manufacturer and supplier of the modules, has indicated that they have seen modules last as long as 13 years, however, this useful life is dependent on a number of factors including water quality, volume treated, cleaning schedule, strict compliance to the O&M manuals, etc. The Pall warranty for the North Bay facility provides a full 2 years and 8 years pro-rated thereafter.

The new facility began treating water in January of 2010 so the modules are now almost 3 years old but the Pall warranty, due to testing and various contractor deficiencies did not start until September 2011.

It can be expected that the modules would last at least another 9 years (to the end of the warranty period) and due to various modifications made, the expectation is that they will last longer.

Project 6149WS provides annual funding of \$270,000 for the expected replacement of membrane modules within 12 to 14 years. Staff is not recommending this project be removed as it would result in the deferral of the annual wear and tear cost of the filtration process to a one-time large cost that rate payers would have to bear in a future year. Additionally, should this option be accepted, in the year(s) in which these membranes are actually replaced, capital investment in the system will be limited.

3. Reduction of \$50,000 from Project # 6143WS – Flush Watermains 2013 On-going

Staff at Public Works is required to flush all municipal hydrants in the City annually. This forms part of the Drinking Water Quality Management System. In addition to the task of flushing, funds from this project are also used to complete watermain looping projects. Looping provides a permanent solution to dead end flushing and eliminates customer complaints of brown water and low chlorine residuals.

Currently, due to the age of the infrastructure, Public Works crews are called repeatedly to flush numerous dead ends in an attempt to temporarily improve water quality. In the event that repeated flushing does not work, crews are required to install permanent flushing lines which require excavation, restoration, and waste excessive amounts of water to ensure safe drinking water for the customer. Under this scenario, annual flushing would be completed however, watermain looping projects would be sacrificed, additional permanent flushing lines would need to be installed, and there would be additional call outs of staff to attend problematic areas.

4. Reduction of \$50,000 from Project # 6141 Hydrant & Valve Rehabilitation 2013 On-going

Staff at Public Works utilize specialty equipment for turning water valves on and off in the City's water distribution system. The City is divided into multiple sectors and valves are operated and directional flushing of the sector is undertaken using hydrants. This project is designed to increase the useful life of the infrastructure and was designed to have all valves in the entire City completed over a four year period. To date this has not been achievable due to the large number of deficiencies found in the aging infrastructure with valves and hydrants. This project has allowed staff to note deficiencies in a controlled situation rather than in the event of an emergency. Deficiencies are then scheduled for repair or replacement. From our experience, sections of the City which have been completed have become more reliable. With a \$50,000 reduction to this project, staff will continue to not meet our four year goal and many deficiencies with the distribution system will go undetected until needed in an emergency situation such as a watermain break.

5. Elimination of Two Summer Students

Elimination of two summer students is projected to save \$15,000, in the Water & Sanitary Sewer and/or Water & Sanitary Sewer Facilities operations. This reduction would reduce the number of students available to perform the smaller tasks during the summer months when vacation levels amongst regular staff is high. This reduction is to the operating budget. Although this may appear to be an insignificant amount, the work performed by these students is of extreme value for the cost.

6. Elimination of Four Part-Time Staff

Approximately \$100,000 reduction in expenses can be achieved by eliminating four part-time staff (summer construction). These employees currently supplement the water and sanitary sewer staff which allows Public Works to work on small capital works projects for the City.

As well, in times of unexpected high number of water and sanitary sewer breaks, these part-time staff provide a third crew to carry out repairs thus increasing response time, reducing potential claims, and providing staff time to conduct a proper renewals rather than spot repairs. This change will see smaller projects such as water and sanitary sewer main renewals, water and sanitary sewer service connection renewals, and watermain looping being deferred and staff focusing solely on spot repairs and temporary fixes to address outstanding breaks. Additionally, spot repairs will add to future costs as the condition of the infrastructure around the repair will ultimately fail resulting in further excavation and restoration costs. This reduction is to the operating budget.

7. Reduction in Growth Related Various Capital Projects Valuing \$500,000 Per Year

An annual reduction of \$500,000 in the 10 year Capital Budget forecast can be achieved by moving or eliminating growth related projects. This will have an effect on the City's growth in the future. Projects impacted include:

- the delay of Phase One of the Cedar Heights Project which is the replacement of the existing pumping station for the University and College;
- the elimination of Phase Two of the Cedar Heights Project which is the standpipe on Larocque Road;
- the delay of other growth related project such as the servicing of the Highway 11 North area with water and sanitary sewer and the sanitary sewer across the Ski Hill.

It should be noted that delaying the Cedar Heights project increases the City's risk of a significant failure occurring with respect to our current delivery of water to the Education complex. Many of the components in the Canadore pumping station and downstream watermain are past their useful life and are in very poor condition.

Other Considerations

It is the responsibility of the Operating Authority and Owner (as represented by Council) to ensure the Municipality's drinking water system is sustainable. Section 11 of the Safe Drinking Water Act details the duties of owners. It states, among other things, that the Owner shall ensure that, at all times, the drinking water system is operated in accordance with the requirements of the Act, is maintained in a fit state of repair, and satisfies the requirements of the Drinking Water Quality Management Standard.

The Owner (Council) must endorse a Quality Management System which meets the Drinking Water Quality Management Standard. This Quality Management System will facilitate the Municipalities ability to consistently produce and delivery drinking water and enhance consumer protection through effective application and continual improvement (Safe Drinking Water Act, O.Reg 188/07). The Owner must also approve a financial plan which indicates that the drinking water system is financially viable (Safe Drinking Water Act, O.Reg. 453/07).

The above actions reduce the Pay-As-You-Go (PAYGO) capital levy by an additional \$870,000 representing a 7.64% reduction in the target policy, and reduce operating costs by \$145,000. The PAYGO reduction is a significant change to the current Long Term Capital Funding Policy for Water and Sanitary Sewer. The reduction also causes a shift in the amounts funded by PAYGO and debt.

In the 2012 Capital plan, 70% is funded by PAYGO, 26% funded with debt and the balance 4% funded through other sources. The PAYGO/debt/other mix shift to 68% / 28% / 4% (2013) and moves to a 43% / 48% / 9% mix over the longer term (2023). This means that for the next several years the capital funding envelope will be reduced because of the principle and interest pressures. Generally, the City has targeted a 70% / 26% / 4% split.

It was noted in the recent Stantec State of the Infrastructure Report that the City's infrastructure renewal program has had positive results. The noted projects are renewal projects and growth related, therefore, the longer term impacts may compound and become significant to the operating budget in the future and may also limited the City's ability to attract new investment in the community.

Financial Services staff has been analyzing Moody's methodology to identify any opportunity to improve our Baseline Credit Assessment (BCA) which is the City's intrinsic credit strength. The exercise highlighted that the City scored full points in three of the six factors. The key message is that fiscal discipline means that the City has sufficient revenues to pay for expenses and when looking at business decisions we consider the long term. Our long-term funding policies and capital plans are viewed as sound, forward thinking tools that are a positive factor in ratings. If decisions are made that do not match the policy and plan, Moody's could take a negative view and possibly impact the city's

overall rate. Another key theme is that it is one thing to have savings through efficiencies and quite another to have savings through cuts which could have negative implications in the future.

For demonstration purposes, the impact in dollars for an average residential 'Flat Rate Water/Sanitary Sewer Bill' should the \$870,000 be removed from the capital levy and \$145,000 be eliminated from operations.

Description	Current Rates	Revised Rates @ 0.0%	% Rate change
Water Rate	\$36.16	\$39.78	10.00%
Water Filtration	\$2.89	\$2.79	-3.46%
Sanitary Sewer Rate	\$31.10	\$27.04	-13.05%
Total Flat Rate Bill	\$70.15	\$69.61	-.77%

Therefore, a typical monthly residential 'Flat Rate Water/Sanitary Sewer Bill' would decrease by approximately \$0.54 per month.


A minimum 'Metered Water/Sanitary Sewer Bill' would decrease by approximately \$0.52 per month.

ANALYSIS:

Appendix A to this supplemental report demonstrates the impact of the actions required to achieve 0.0%. This results in an operating budget decrease of \$283,282 or -1.51%% over 2012 which has a -0.77% impact on the actual flat rate bill:

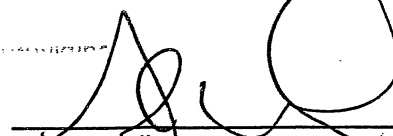
- 1) Results in a net decrease on a typical 'Residential Flat Rate Water/ Sanitary Sewer' bill of -77% or approximately \$0.55 per month, effective January 1st, 2013.
- 2) Results in a reduction in the Water Filtration Plant Capital Surcharge from 8% to 7.01% of water charges.
- 3) Results in a reduction in the required Sanitary Sewer Surcharge from 86% to 67.98% effective January 1st, 2013.
- 4) Would implement a one-time reduction of \$311,576 in the Pay-As-You-Go Capital Levy. This adjustment is a re-establishment of the capital levy budget baseline.

Respectfully submitted,



Margaret Karpenko, CMA
Chief Financial Officer/Treasurer

We concur in this report and recommendation.



Alan Korell
Managing Director of Engineering,
Environmental, and Works



APPENDIX A

Achieving 0.0%

Water and Sewer Levy and Rate Calculation

Budget Year: 2013

	2012 Budget	2013 Dept Review	Variance	Variance %
Water System Budget				
Water Distribution	\$8,238,919	\$9,634,222	\$1,395,303	16.94%
Water Plant	\$1,876,600	\$2,007,526	\$130,926	6.98%
One time Adjustment		-\$515,000	-\$515,000	
Water Total:	\$10,115,519	\$11,126,748	\$1,011,229	10.00%
Sanitary Sewer System Budget				
Sewer Distribution	\$7,002,994	\$5,863,226	-\$1,139,768	-16.28%
Sewer Plant	\$1,674,840	\$2,020,097	\$345,257	20.61%
		-\$500,000	-\$500,000	
Sewer Total:	\$8,677,834	\$7,383,323	-\$1,294,511	-14.92%
Water & Sewer Budget Grand Total:	\$18,793,353	\$18,510,071	-\$283,282	-1.51%

Total Required Water Revenue	\$11,126,748
Less: Estimated revenue from water only	-\$430,009
Total Required Water Revenues:	\$10,696,739
Total Required Sanitary Sewer Revenue	\$7,383,323
Less: Estimated revenue from sewer only	-\$111,350
Total Required Sewer Revenues:	\$7,271,973
Sanitary Sewer as % of Water Revenues:	67.98%

Adjusted Combo Water/Sanitary Sewer Rates	2012	2013	Rate % Change
Water Rate	\$36.16	\$39.78	10.00%
Sewer Rate	\$31.10	\$27.04	-13.05%
	\$67.26	\$66.82	-0.66%
Water Filtration Rate	\$2.89	\$2.79	-3.46%
Final 2013 Water/Sanitary Sewer Rates:	\$70.15	\$69.60	-0.77%



November 1, 2012

Jerry Knox
Chief Administrative Officer
City of North Bay
200 McIntyre Street East
P.O. Box 360
North Bay, ON P1B 8H8

Dear Jerry:

Subject: Fluoridation of Municipal Drinking Water

Thank you again for asking public health to render an opinion on the importance of fluoridation in our drinking water in North Bay. While this controversial issue has recently received more attention as many municipalities struggle with diminishing revenues and escalating expenditures, public health overwhelmingly supports the continuation of fluoridation in our drinking water supply without hesitation or reservation.

When a proper systematic, not selective, statistical review of the scientific literature on water fluoridation is undertaken the conclusions reaffirm consistently that this practice is safe, reduces tooth decay and is cost-effective. Without inundating you with information and a lengthy list of references which I would be pleased to send you upon request, as well as questions and answers, I wish to highlight some important points:

Endorsements

- More than 90 national and international professional health organizations, including Health Canada, the Canadian Public Health Association, the Public Health Agency of Canada, the Canadian Dental Association, the Canadian Medical Association, the U.S. Centers for Disease Control and Prevention (CDC) and the World Health Organization (WHO), have endorsed the use of fluoride at recommended levels to prevent tooth decay.

Water Fluoridation as a Public Health Measure

- The use of fluoride in drinking water has been called one of the greatest public health achievements of the 20th century by the CDC. The WHO affirms that universal access to fluoride for dental health is a part of the basic human right to health.
- Tooth decay is the single most common chronic disease among Canadians of all ages and poor oral health is linked to diabetes, heart disease and respiratory conditions. Water fluoridation is, and must be recognized as, a very important public health measure.

- The fluoridation of drinking water has been used in Canada for over 40 years and between 1979 and 2009 the incidence of dental cavities for children, adolescents, and adults has dropped significantly; from 2.5% to 0.5% for children, from 9.2% to 2.5% for adolescents, and from 17.5% to 10.7% for adults. Approximately 70% of Ontarians have access to fluoridated water.
- While we have accomplished a great deal over the years locally with respect to oral health in large part due to water fluoridation, we have much to do. One in five children (20%) in the North Bay Parry Sound District Health Unit area has some form of tooth decay. In the Peel region it is one in three. Just over half of our elementary schools in our health unit district have been classified as medium or high risk for oral health problems. Eliminating water fluoridation will undoubtedly be regressive with significant human and financial consequences.
- The American Dental Association estimates that water fluoridation continues to be effective in reducing tooth decay by 20-40 per cent.
- The findings of several studies, including one from the CDC, suggest that tooth decay generally increases in a population after water fluoridation is discontinued. In addition, a 2007 report on water fluoridation by the Institut National de Santé Publique du Quebec reveals that the percentage of kindergarten children at high risk of developing tooth decay in Dorval, Quebec doubled in the two year period after water fluoridation was halted in 2003. Water fluoridation has since been reintroduced. Other cities and municipalities have recently reaffirmed decisions to fluoridate their water supplies (Ontario: Atikokan, Halton, Hamilton, London, Norfolk, Sarnia, Toronto, Tottenham; Nova Scotia: Cape Breton).

Cost-Effectiveness

- The CDC estimates \$38 in avoided costs for dental treatment for every \$1 invested in community water fluoridation.
- A 2004 report, Economic Evaluation across the Four Faces of Prevention: A Canadian Perspective, concluded that water fluoridation is a cost-saving intervention.
- Discontinuation of water fluoridation simply shifts the cost to those who are the least able to afford treatment and most vulnerable thereby putting more pressure on publically funded dental programs like Children in Need of Treatment (CINOT), Healthy Smiles Ontario (HSO), as well as our social support systems.

Health and Safety

- Water fluoridation is safe. Studies have not linked fluoride to cancer, bone fractures or intelligence levels. Studies have also found that water fluoridation is safe for the environment, and poses no risk to plants and animals.
- Most dental fluorosis, a condition that occurs when a child receives too much fluoride during tooth development, is mild and appears as white stains on the teeth. In this mildest form, fluorosis may affect the

look of a tooth, but will not affect its function. While moderate or severe fluorosis does occur, the Canadian Health Measures Survey: Oral Health Statistics 2007-2009 concludes that, "[so] few Canadian children have moderate or severe fluorosis that, even combined, the prevalence is too low to permit reporting. This finding provides validation that dental fluorosis remains an issue of low concern in this country." In Ontario, the greatest risk for dental fluorosis is from the ingestion of toothpaste by children.

- The most recent Health Canada review, undertaken in 2007, assessed the latest available evidence on the benefits and potential risks. This review concluded that there is no harmful health risk from the fluoridation of community drinking water at current levels and that fluoridation continues to be an effective public health strategy to prevent dental disease.

Position Statements on Water Fluoridation

World Health Organization, (WHO)

Call to Action to Promote Dental Health by Using Fluoride

Health Canada

Experts Confirm the Benefits of Fluoride for Dental Health

Findings and Recommendations of the Fluoride Expert Panel (January 2007)

Chief Medical Officer of Health (Ontario) (CMOH)

Value of Water Fluoridation

Ontario Medical Association

Ontario's Doctors Set the Record Straight On Fluoride in Drinking Water

The U.S. Centers for Disease Control and Prevention (CDC)

Community Water Fluoridation

Ontario Dental Association

The ODA Applauds Decision to Keep Fluoride in Toronto's Drinking Water

Canadian Dental Association

CDA Position Statement - Fluorides

Water fluoridation continues to play an important role in a comprehensive approach to good dental health which includes other sources of fluoride (such as toothpaste), better nutrition, better dental preventive care and treatment.

The value of drinking water fluoridation should not be underestimated –it is one of the greatest preventive measures we have in the fight against dental decay. It is an effective public measure that reduces health inequities. It helps to contain the costs of health care in our community and province. It benefits all residents.

We respectfully request that municipal cost savings be found in budget lines other than water fluoridation so that the health of our families in our community will not be adversely impacted.

Most Sincerely,



James Chirico, H.BSc., M.D., F.R.C.P. (C), MPH
Medical Officer of Health/Executive Officer

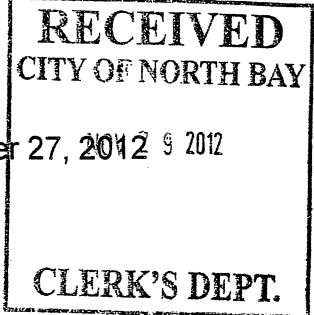
CITY OF NORTH BAY
REPORT TO COUNCIL

Report No: CORP 2012-151

Date: November 27, 2012 9 2012

Originator: Margaret Karpenko

Subject: **Achieving 2.5% Water and Sanitary Sewer Rate Increase
2013 Water and Sanitary Sewer Rates – Supplemental Report #2**



BACKGROUND:

On November 19, 2012 the Public Meeting for water and sanitary sewer rates was held and as a result the General Government Committee requested Administration prepare a 2013 Water and Sanitary Sewer budget with a rate increase of 2.5%.

As well, during the meeting it was identified that Ontario Regulation 244/02 was revoked and the Sustainable Water and Sewage Act, 2002 was not proclaimed by the Lieutenant Governor. It is correct that O.Reg. 244/02 was revoked, however, the requirements formerly under the regulation are now fulfilled under City By-Law 2007-190. It was also suggested that the City did not have to charge full cost recovery for water and sanitary sewer fees. In researching several reports as far back as 2002, it was found that the City of North Bay's practice to impose rates on the basis of full cost recovery for the water and sanitary sewer system dates back to 1998.

Further, O. Reg. 453/07 Section 1.(2) outlines the requirement for a Financial Plan in order for the City to obtain its municipal drinking water licence. The Financial Plan must be approved by Council resolution verifying the drinking water system is financially viable. The City's Long Term Financial Plan (LTFP) adopted by Council on October 3rd 2011 meets the provincial reporting requirement set out in Section 30(1) of the Safe Drinking Water Act, 2002 and O. Reg. 453/07.

The application for licence renewal was approved by the Ministry of Environment on March 30, 2011 as License No. 196-101.

In order to obtain this licence, the LTFP had to include details of the projected financial operations including annual surplus or deficit and demonstrate that the water and sanitary sewer systems were being run in a financially prudent and viable manner. A financially viable plan would focus on how to ensure operations deliver safe drinking water and identify revenues required to deliver those services. Therefore, as sound business practice, the City does not budget for a surplus or a deficit. Any annual surplus or deficit at year end is transferred or funded to/from reserve.

Also supporting the concept of total cost recovery is The Ministry of Environment guideline ("Towards Financially Sustainable Drinking-Water and Wastewater Systems") that provides possible approaches to achieving sustainability. The guideline identified nine principles; three of the principles relate to full cost recovery as follows:

- Principle #3 – Revenues collected for the provision of water and wastewater services should ultimately be used to meet the needs of those services;
- Principle #6 – A sustainable level of revenue allows for reliable services that meets or exceeds environmental protection standards, while providing sufficient resources for future rehabilitation and replacement needs;
- Principle #7 – Ensuring users pay for the services they are provided leads to equitable outcomes and can improve conservation. In general, metering and the use of rates can help ensure users pay for services received.

In conclusion the LTFP and the annual budget process ensures that the City's water and wastewater operations are in a sound financial position and services can be provided on a sustainable basis.

Achieving 2.5%

In order to achieve a budget resulting in a 2.5% increase rather than the current 4.45%, a reduction of approximately \$385,000 is required. Administration has reviewed several actions required to achieve a 2.5% rate increase.

When the LTFP was presented to council last year it was noted that the operating costs were projected to increase close to 5% annually. Several long term assumptions were made in order to complete the study however, the most significant assumption was that the City would continue to support it's Long Term Capital Funding Policy. When we convert the increase in operating costs to a rate increase, the range for the next ten years would suggest a percentage between 5-7%.

All actions noted below would be required to achieve a 2.5% water and sanitary sewer increase:

1. Remove Fluoridation from Water Treatment

Providing fluoridation of drinking water is not a regulatory requirement. In 2012, the City expects to incur chemical costs of approximately \$27,000 for fluoride. In addition to the chemical costs, discontinuing fluoridation would provide additional savings related to testing, monitoring, calibration and safety protection equipment. Fluoride is one the most dangerous chemicals used at the water treatment plant. Total annual savings of \$30,000 from the 2013 budget could be realized if fluoridation was discontinued.

Fluoridation is a controversial issue. Many municipalities have discontinued fluoridation. In October of 2010, Waterloo, Ontario shut down their 44 year fluoridation practice. The following web site provides many links to articles from the Waterloo "anti-fluoride" camp. <http://www.waterloowatch.com/home.html> The North Bay Parry Sound District Health Unit has been consulted and has taken a firm stand in favour of continued fluoridation. See attached letter from the Medical Officer of Health, Dr. J. Chirico. The fluoridation debate can be divisive, but there are costs associated with this practice which is not required by regulation and staff feel that it should be considered as a service reduction option.

2. Removal of Project 6149WS - Membrane Module Replacement

The water filtration plant was designed with replaceable membrane modules. The current replacement cost of the membrane modules is approximately \$3,730,000, plus installation. Pall, the manufacturer and supplier of the modules, has indicated that they have seen modules last as long as 13 years, however, this useful life is dependent on a number of factors including water quality, volume treated, cleaning schedule, strict compliance to the O&M manuals, etc. The Pall warranty for the North Bay facility provides a full 2 years and 8 years pro-rated thereafter.

The new facility began treating water in January of 2010 so the modules are now almost 3 years old but the Pall warranty, due to testing and various contractor deficiencies did not start until September 2011. It can be expected that the modules would last at least another 9 years (to the end of the warranty period) and due to various modifications made, the expectation is that they will last longer.

Project 6149WS provides annual funding of \$270,000 for the expected replacement of membrane modules within 12 to 14 years. Staff is not recommending this project be removed as it would result in the deferral of the annual wear and tear cost of the filtration process to a one-time large cost that rate payers would have to bear in a future year. Additionally, should this option be accepted, in the year(s) in which these membranes are actually replaced, capital investment in the system will be limited.

3. Reduction of \$50,000 from Project # 6143WS – Flush Watermains 2013 On-going

Staff at Public Works is required to flush all municipal hydrants in the City annually. This forms part of the Drinking Water Quality Management System. In addition to the task of flushing, funds from this project are used to complete water main looping projects. Looping provides a permanent solution to dead end flushing and eliminates customer complaints of brown water and low chlorine residuals.

Currently, due to the age of the infrastructure, Public Works crews are called repeatedly to flush numerous dead ends in an attempt to temporarily improve water quality. In the event that repeated flushing does not work, crews are required to install permanent flushing lines which require excavation, restoration, and waste excessive amounts of water to ensure safe drinking water for the customer. Under this scenario, annual flushing would be completed, however, watermain looping projects would be sacrificed, additional permanent flushing lines would need to be installed, and there would be additional call outs of staff to attend problematic areas.

4. Reduction of \$50,000 from Project # 6141 Hydrant & Valve Rehabilitation 2013 On-going
Staff at Public Works utilize specialty equipment for turning water valves on and off in the City's water distribution system. The City is divided into multiple sectors and valves are operated and directional flushing of the sector is undertaken using hydrants. This project is designed to increase the useful life of the infrastructure and was designed to have all valves in the entire City completed over a four year period. To date this has not been achievable due to the large number of deficiencies found in the aging infrastructure with valves and hydrants. This project has allowed staff to note deficiencies in a controlled situation rather than in the event of an emergency. Deficiencies are then scheduled for repair or replacement. From our experience sections of the City which have been completed have become more reliable. With a \$50,000 reduction to this project, staff will continue to not meet our four year goal and many deficiencies with the distribution system will go undetected until needed in an emergency situation such as a watermain break.

Other Considerations:

It is the responsibility of the Operating Authority and Owner (as represented by Council) to ensure the Municipality's drinking water system is sustainable. Section 11 of the Safe Drinking Water Act details the duties of owners. It states, among other things, that the Owner shall ensure that, at all times, the drinking water system is operated in accordance with the requirements of the Act, is maintained in a fit state of repair, and satisfies the requirements of the Drinking Water Quality Management Standard.

The Owner (Council) must endorse a Quality Management System which meets the Drinking Water Quality Management Standard. This Quality Management System will facilitate the municipalities ability to consistently produce and deliver drinking water and enhance consumer protection through effective application and continual improvement (Safe Drinking Water Act, O.Reg 188/07). The Owner must also approve a financial plan which indicates that the drinking water system is financially viable (Safe Drinking Water Act, O.Reg. 453/07).

The above actions reduce the Pay-As-You-Go (PAYGO) capital levy by an additional \$370,000 representing a 3.25% reduction in the target policy, and reduce operating costs by \$30,000. The PAYGO reduction is a significant change to the current Long Term Capital Funding Policy for Water and Sanitary Sewer. The reduction also causes a shift in the amounts funded by PAYGO and debt. In the 2012 Capital plan 70% is funded by PAYGO, 26% funded with debt and the balance 4% funded through other sources. The PAYGO / debt / other mix shifts to 69% / 27% / 4% . This means that for the next several years the capital funding envelope will be reduced because of the principle and interest pressures. Generally, the City has tried to aim for a 70%/ 26% / 4% split.

It was noted in the recent Stantec State of the Infrastructure Report that the City's commitment to infrastructure renewal program has had positive results. The noted projects are renewal projects and not growth related, therefore, the longer term impacts may also compound and become significant in the future.

Financial Services staff has been analyzing Moody's methodology to identify any opportunity to improve our Baseline Credit Assessment (BCA) which is the City's intrinsic credit strength. The exercise highlighted that the City scored full points in three of the six factors. The key message is that fiscal discipline means the City has sufficient revenues to pay for expenses and when looking at business decisions we consider the long term. For this reason, the City's long-term funding policies and capital plans are viewed as sound, forward thinking tools that are a positive factor in ratings. If decisions are

made that do not match the policy and plan, Moody's could take a negative view and possibly impact the City's overall rating. Another key theme is that it is one thing to have savings through efficiencies and quite another to have savings through cuts which could have negative implications in the future.

For demonstration purposes, the impact in dollars for an average residential 'Flat Rate Water/Sanitary Sewer Bill' should the \$370,000 be removed from the capital levy and \$30,000 for elimination of fluoridation.

Description	Current Rates	Revised Rates @2.5%	% Rate change
Water Rate	\$36.16	\$40.19	11.13%
Water Filtration	\$2.89	\$2.79	-3.46%
Sanitary Sewer Rate	\$31.10	\$28.87	-7.17%
Total Flat Rate Bill	\$70.15	\$71.85	2.42%

Therefore, a typical monthly residential 'Flat Rate Water/Sanitary Sewer Bill' would increase by approximately \$1.70 per month.

A minimum 'Metered Water/Sanitary Sewer Bill' would increase by approximately \$1.62 per month.

ANALYSIS:

Appendix A to this supplemental report demonstrates the impact of the actions required to achieve 2.5%. This results in an operating budget increase of \$331,718 or 1.77% over 2012 which has a 2.42% impact on the actual flat rate bill:

- 1) Results in a net increase on a typical 'Residential Flat Rate Water/ Sanitary Sewer bill of 2.42% or approximately \$1.70 per month, effective January 1st, 2013.
- 2) Results in a reduction in the Water Filtration Plant Capital Surcharge from 8% to 6.94% of water charges.
- 3) Results in a reduction in the required Sanitary Sewer Surcharge from 86% to 71.84% effective January 1st, 2013.
- 4) Would implement a one-time reduction of \$311,576 in the Pay-As-You-Go Capital Levy. This adjustment is a re-establishment of the capital levy budget baseline.

Respectfully submitted,


Margaret Kalpenko, CMA
Chief Financial Officer/Treasurer



APPENDIX A

Achieving 2.5%

Water and Sewer Levy

Budget Year: 2013

	2012 Budget	2013 Dept Review	Variance	Variance %
Water System Budget				
Water Distribution	\$8,238,919	\$9,634,222	\$1,395,303	16.94%
Water Plant	\$1,876,600	\$2,007,526	\$130,926	6.98%
One time Adjustment		-\$400,000	-\$400,000	
Water Total:	\$10,115,519	\$11,241,748	\$1,126,229	11.13%
Sanitary Sewer System Budget				
Sewer Distribution	\$7,002,994	\$5,863,226	-\$1,139,768	-16.28%
Sewer Plant	\$1,674,840	\$2,020,097	\$345,257	20.61%
Sewer Total:	\$8,677,834	\$7,883,323	-\$794,511	-9.16%
Water & Sewer Budget Grand Total:	\$18,793,353	\$19,125,071	\$331,718	1.77%

Total Required Water Revenue	\$11,241,748
Less: Estimated revenue from water only	-\$433,678
Total Required Water Revenues:	\$10,808,070
Total Required Sanitary Sewer Revenue	\$7,883,323
Less: Estimated revenue from sewer only	-\$118,891
Total Required Sewer Revenues:	\$7,764,432
Sanitary Sewer as % of Water Revenues:	71.84%

Adjusted Combo Water/Sanitary Sewer Rates	2012	2013	Rate % Change
Water Rate	\$36.16	\$40.19	11.13%
Sewer Rate	\$31.10	\$28.87	-7.17%
	\$67.26	\$69.06	2.67%
Water Filtration Rate	\$2.89	\$2.79	-3.46%
Final 2013 Water/Sanitary Sewer Rates:	\$70.15	\$71.85	2.42%



November 1, 2012

Jerry Knox
Chief Administrative Officer
City of North Bay
200 McIntyre Street East
P.O. Box 360
North Bay, ON P1B 8H8

Dear Jerry:

Subject: Fluoridation of Municipal Drinking Water

Thank you again for asking public health to render an opinion on the importance of fluoridation in our drinking water in North Bay. While this controversial issue has recently received more attention as many municipalities struggle with diminishing revenues and escalating expenditures, public health overwhelmingly supports the continuation of fluoridation in our drinking water supply without hesitation or reservation.

When a proper systematic, not selective, statistical review of the scientific literature on water fluoridation is undertaken the conclusions reaffirm consistently that this practice is safe, reduces tooth decay and is cost-effective. Without inundating you with information and a lengthy list of references which I would be pleased to send you upon request, as well as questions and answers, I wish to highlight some important points:

Endorsements

- More than 90 national and international professional health organizations, including Health Canada, the Canadian Public Health Association, the Public Health Agency of Canada, the Canadian Dental Association, the Canadian Medical Association, the U.S. Centers for Disease Control and Prevention (CDC) and the World Health Organization (WHO), have endorsed the use of fluoride at recommended levels to prevent tooth decay.

Water Fluoridation as a Public Health Measure

- The use of fluoride in drinking water has been called one of the greatest public health achievements of the 20th century by the CDC. The WHO affirms that universal access to fluoride for dental health is a part of the basic human right to health.
- Tooth decay is the single most common chronic disease among Canadians of all ages and poor oral health is linked to diabetes, heart disease and respiratory conditions. Water fluoridation is, and must be recognized as, a very important public health measure.

- The fluoridation of drinking water has been used in Canada for over 40 years and between 1979 and 2009 the incidence of dental cavities for children, adolescents, and adults has dropped significantly; from 2.5% to 0.5% for children, from 9.2% to 2.5% for adolescents, and from 17.5% to 10.7% for adults. Approximately 70% of Ontarians have access to fluoridated water.
- While we have accomplished a great deal over the years locally with respect to oral health in large part due to water fluoridation, we have much to do. One in five children (20%) in the North Bay Parry Sound District Health Unit area has some form of tooth decay. In the Peel region it is one in three. Just over half of our elementary schools in our health unit district have been classified as medium or high risk for oral health problems. Eliminating water fluoridation will undoubtedly be regressive with significant human and financial consequences.
- The American Dental Association estimates that water fluoridation continues to be effective in reducing tooth decay by 20-40 per cent.
- The findings of several studies, including one from the CDC, suggest that tooth decay generally increases in a population after water fluoridation is discontinued. In addition, a 2007 report on water fluoridation by the Institut National de Santé Publique du Quebec reveals that the percentage of kindergarten children at high risk of developing tooth decay in Dorval, Quebec doubled in the two year period after water fluoridation was halted in 2003. Water fluoridation has since been reintroduced. Other cities and municipalities have recently reaffirmed decisions to fluoridate their water supplies (Ontario: Atikokan, Halton, Hamilton, London, Norfolk, Sarnia, Toronto, Tottenham; Nova Scotia: Cape Breton).

Cost-Effectiveness

- The CDC estimates \$38 in avoided costs for dental treatment for every \$1 invested in community water fluoridation.
- A 2004 report, Economic Evaluation across the Four Faces of Prevention: A Canadian Perspective, concluded that water fluoridation is a cost-saving intervention.
- Discontinuation of water fluoridation simply shifts the cost to those who are the least able to afford treatment and most vulnerable thereby putting more pressure on publically funded dental programs like Children in Need of Treatment (CINOT), Healthy Smiles Ontario (HSO), as well as our social support systems.

Health and Safety

- Water fluoridation is safe. Studies have not linked fluoride to cancer, bone fractures or intelligence levels. Studies have also found that water fluoridation is safe for the environment, and poses no risk to plants and animals.
- Most dental fluorosis, a condition that occurs when a child receives too much fluoride during tooth development, is mild and appears as white stains on the teeth. In this mildest form, fluorosis may affect the

look of a tooth, but will not affect its function. While moderate or severe fluorosis does occur, the Canadian Health Measures Survey: Oral Health Statistics 2007-2009 concludes that, "[so] few Canadian children have moderate or severe fluorosis that, even combined, the prevalence is too low to permit reporting. This finding provides validation that dental fluorosis remains an issue of low concern in this country." In Ontario, the greatest risk for dental fluorosis is from the ingestion of toothpaste by children.

- The most recent Health Canada review, undertaken in 2007, assessed the latest available evidence on the benefits and potential risks. This review concluded that there is no harmful health risk from the fluoridation of community drinking water at current levels and that fluoridation continues to be an effective public health strategy to prevent dental disease.

Position Statements on Water Fluoridation

World Health Organization, (WHO)

Call to Action to Promote Dental Health by Using Fluoride

Health Canada

Experts Confirm the Benefits of Fluoride for Dental Health

Findings and Recommendations of the Fluoride Expert Panel (January 2007)

Chief Medical Officer of Health (Ontario) (CMOH)

Value of Water Fluoridation

Ontario Medical Association

Ontario's Doctors Set the Record Straight On Fluoride in Drinking Water

The U.S. Centers for Disease Control and Prevention (CDC)

Community Water Fluoridation

Ontario Dental Association

The ODA Applauds Decision to Keep Fluoride in Toronto's Drinking Water

Canadian Dental Association

CDA Position Statement - Fluorides

Water fluoridation continues to play an important role in a comprehensive approach to good dental health which includes other sources of fluoride (such as toothpaste), better nutrition, better dental preventive care and treatment.

The value of drinking water fluoridation should not be underestimated –it is one of the greatest preventive measures we have in the fight against dental decay. It is an effective public measure that reduces health inequities. It helps to contain the costs of health care in our community and province. It benefits all residents.

We respectfully request that municipal cost savings be found in budget lines other than water fluoridation so that the health of our families in our community will not be adversely impacted.

Most Sincerely,



James Chirico, H.BSc., M.D., F.R.C.P. (C), MPH
Medical Officer of Health/Executive Officer

RECEIVED
 CITY OF NORTH BAY
 NOV 15 2012
 CLERK'S DEPT.

CITY OF NORTH BAY
 REPORT TO COUNCIL

Report No: CORP 2012-145

Date: November 13, 2012

Originator: Margaret Karpenko

Subject: 2013 Water and Sanitary Sewer Rates - Supplemental

RECOMMENDATION:

- 1) That, in accordance with the direction contained in the Sustainable Water and Sewage systems Act, 2002, the current policy of recovering all Water and Sanitary System operating, capital and financing costs from user rates be maintained.
- 2) That the Water and Sanitary Sewer rate increase be 4.45% effective January 1st, 2013.
- 3) That the Water Filtration Plant Capital Surcharge be reduced from 8% to 6.70% of water charges.
- 4) That the Sanitary Sewer Surcharge be reduced from 86% to 69.35% effective January 1st, 2013.
- 5) That a one-time reduction in the Pay-As-You-Go Capital Levy is approved in the amount of \$311,576.

BACKGROUND:

On October 1, 2012 Council received Corporate Report 2012-128 that tabled the 2013 Water and Sanitary Sewer Rates. Since that time two committee meetings of General Government and Engineering, Environmental and Works have met. At these meetings the budget and business processes were thoroughly reviewed. As a result, the overall water & sewer budget increase has dropped from 4.37% to 3.89%. A copy of the revised water and sewer Levy rate calculation is attached as Appendix A.

For demonstration purposes, the impact in dollars for an average residential 'Flat Rate Water/Sewer Bill' is noted in the following table.

Description	Current Rates	Revised Rates	% Rate change
Water Rate	\$36.16	\$41.62	15.09%
Water Filtration	\$2.89	\$2.79	-3.46%
Sewer Rate	\$31.10	\$28.86	-7.19%
Total Water/Sewer Flat Rate	\$70.15	\$73.27	4.45%

Therefore, a typical monthly residential 'Flat Rate Water/Sanitary Sewer Bill' would increase by approximately \$3.12 per month.

A minimum 'Metered Water/Sanitary Sewer Bill' would increase by approximately \$2.99 per month.

ANALYSIS:

Administration has provided two scenarios for Council to consider. Appendix A to this supplemental report is a revision to Scenario #2 of the first report.

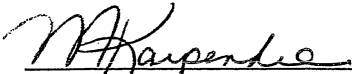
Approving an operating budget increase of \$731,718 or 3.89% over 2012:

- 1) Results in a net increase on a typical 'Residential Flat Rate Water/ Sanitary Sewer' bill of 4.45% or approximately \$3.12 per month, effective January 1st, 2013.
- 2) Results in a reduction in the Water Filtration Plant Capital Surcharge from 8% to 6.70% of water charges.
- 3) Results in a reduction in the required Sanitary Sewer Surcharge from 86% to 69.35% effective January 1st, 2013.
- 4) Would implement a one-time reduction of \$311,576 in the Pay-As-You-Go Capital Levy. This adjustment is a re-establishment of the capital levy budget baseline.

RECOMMENDATION:


- 1) That, in accordance with the direction contained in the Sustainable Water and Sewage systems Act, 2002, the current policy of recovering all Water and Sanitary System operating, capital and financing costs from user rates be maintained.
- 2) That the Water and Sanitary Sewer rate increase be 4.45% effective January 1st, 2013.
- 3) That the Water Filtration Plant Capital Surcharge be reduced from 8% to 6.70% of water charges.
- 4) That the Sanitary Sewer Surcharge be reduced from 86% to 69.35% effective January 1st, 2013.
- 5) That a one-time reduction in the Pay-As-You-Go Capital Levy is approved in the amount of \$311,576.

Respectfully submitted,



Margaret Karpenko, CMA
Chief Financial Officer/Treasurer

We concur in this report and recommendation.



Alan Korell
Managing Director of Engineering,
Environmental, and Works



APPENDIX A REVISED Water and Sewer Levy and Rate Calculation - (\$311,256) One-time Reduction to Capital Levy

Budget Year: 2013

	2012 Budget	2013 Dept Review	Variance	Variance %
Water System Budget				
Water Distribution	\$8,238,919	\$9,634,222	\$1,395,303	16.94%
Water Plant	\$1,876,600	\$2,007,526	\$130,926	6.98%
Water Total:	\$10,115,519	\$11,641,748	\$1,526,229	15.09%
Sanitary Sewer System Budget				
Sewer Distribution	\$7,002,994	\$5,863,226	-\$1,139,768	-16.28%
Sewer Plant	\$1,674,840	\$2,020,097	\$345,257	20.61%
Sewer Total:	\$8,677,834	\$7,883,323	-\$794,511	-9.16%
Water & Sewer Budget Grand Total:	\$18,793,353	\$19,525,071	\$731,718	3.89%

Total Required Water Revenue	\$11,641,748
Less: Estimated revenue from water only	-\$446,440
Total Required Water Revenues:	\$11,195,308

Total Required Sanitary Sewer Revenue	\$7,883,323
Less: Estimated revenue from sewer only	-\$118,891
Total Required Sewer Revenues:	\$7,764,432

Sanitary Sewer as % of Water Revenues: 69.35%

Adjusted Combo Water/Sanitary Sewer Rates	2012	2013	Rate % Change
Water Rate	\$36.16	\$41.62	15.09%
Sewer Rate	\$31.10	\$28.86	-7.19%
	\$67.26	\$70.48	4.79%
Water Filtration Rate	\$2.89	\$2.79	-3.46%
Final 2013 Water/Sanitary Sewer Rates:	\$70.15	\$73.27	4.45%

COMMUNITY SERVICES COMMITTEE

Monday, December 17, 2012

Page 1

Chairperson: Councillor Mendicino
Vice-Chair: Councillor Mayne
Member: Councillor Vaillancourt
Ex-Officio: Mayor McDonald

- CS-2001-35 Rezoning applications by Consolidated Homes Ltd. – Golf Club Road (D14/2001/CHLTD/GOLFCLUB).
- CS-2003-37 Condominium application by Rick Miller on behalf of New Era Homes Ltd. - McKeown Avenue (D07/2003/NEHL/ MCKEOWN).
- CS-2004-29 Rezoning and Plan of Subdivision applications by Rick Miller on behalf of Grand Sierra Investments Ltd. - Sage Road (D12/D14/2003/GSIL/SAGERD).
- CS-2011-04 Motion moved by Councillor Mayne on January 24, 2011 re Designated Off-Leash Dog Area (R00/2011/PARKS/DOGPARK).
- CS-2012-16 Report from S. Kitlar dated June 12, 2012 re Multi-Use Recreation Facility Study update (R05/2012/ MURF/GENERAL).
- ▶ **CS-2012-19 Report from Steve McArthur dated September 11, 2012 re Rezoning application and Draft Plan of Condominium by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. – Ski Club Road (D07/D14/2009/GEL/SKICLUB).**
- CS-2012-23 Report from Grant Love dated November 28, 2012 re North Bay Fire & Emergency Services – Proposed User Fees (C00/2013/BYLAW-USERFEES).

CS-2012-19

Draft Recommendation:

- "That
- 1) the proposed Zoning By-Law Amendment by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone, as shown on Schedule "A" attached hereto, be approved;
 - 2) the proposed Draft Plan of Condominium (File #48CDM-09102) by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay, as shown on Schedule "B" attached hereto, be granted draft approval; and
 - 3) the property be placed under Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O. 1990, as amended in order to regulate lighting, ingress, egress, building location, parking, landscaping, lot grading, lot drainage and storm water management."

INTER OFFICE

MEMO

**City of North Bay
Planning Services**

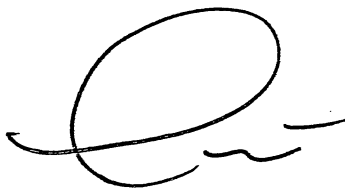
To: Cathy Conrad, City Clerk
From: Steve McArthur - Senior Planner, Current Operations
Subject: Resolution No. 6 - Planning Advisory Committee
Date: September 11, 2012

Quoted below is Resolution No. 6 passed at the regular meeting of the Planning Advisory Committee held on Thursday, August 30th, 2012:

Resolution No. 6

"That the Planning Advisory Committee recommend the following to City Council:

1. That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone, as shown on Schedule "A" attached hereto, BE APPROVED;
2. That the proposed Draft Plan of Condominium (File #48CDM-09102) by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay, as shown on Schedule "B" attached hereto, BE GRANTED DRAFT APPROVAL; and
3. That the property be placed under SITE PLAN CONTROL pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended in order to regulate lighting, ingress, egress, building location, parking, landscaping, lot grading, lot drainage and storm water management."



Steve McArthur, MCIP, RPP
Senior Planner, Current Operations

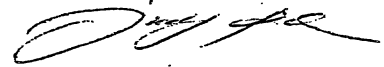
North Bay Planning Advisory Committee

Resolution No. 6

Date: August 30, 2012

Moved By: Schubert

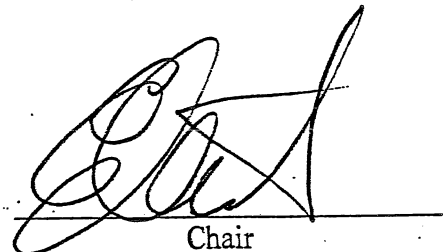
Seconded By: Jody Kozlowski



"That the Planning Advisory Committee recommend the following to City Council:

1. That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone, as shown on Schedule "A" attached hereto, BE APPROVED;
2. That the proposed Draft Plan of Condominium (File #48CDM-09102) by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay, as shown on Schedule "B" attached hereto, BE GRANTED DRAFT APPROVAL; and
3. That the property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended in order to regulate lighting, ingress, egress, building location, parking, landscaping, lot grading, lot drainage and storm water management."

"CARRIED"



Chair

INTER OFFICE

City of North Bay**MEMO**

To: Chair and Members, Planning Advisory Committee

From: Steve McArthur - Senior Planner, Current Operations

Subject: Proposed Zoning By-Law Amendment and Draft Plan of Condominium by Miller & Urso Surveying Inc. o/b Golden Estates Ltd. (Ski Club Road)

Date: August 20, 2012

Recommendation

- 1) That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone, as shown on Schedule "A" attached hereto, BE APPROVED;
- 2) That the proposed Draft Plan of Condominium (File #48CDM-09102) by Miller & Urso Surveying Inc. on behalf of Golden Estates Ltd. for Concession C, Part of Lot 16, Parcel 599, PIN #49144-0001(LT) in the former Township of Widdifield, along Ski Club Road in the City of North Bay, as shown on Schedule "B" attached hereto, BE GRANTED DRAFT APPROVAL; and
- 3) That the property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O. 1990, as amended in order to regulate lighting, ingress and egress, building massing and location, parking, landscaping, lot grading, lot drainage and storm water management.

Site

The subject lands are currently vacant and front on the north side of Ski Club Road.

The portion of the property subject to the proposed Zoning By-law Amendment and Draft Plan of Condominium is irregularly shaped and has an area of approximately 0.9445 hectares (2.33 acres) with a frontage of 210.9 meters (691.93 feet) on Ski Club Road. The subject lands lie within the limits of urban services and are designated "Residential" on Schedule 'B' of the Official Plan. The northern portion of the property forms part of the North Bay Escarpment and is outside the limits of urban services. The applicant is not proposing to develop these escarpment lands.

Adjacent uses include single detached dwellings, semi-detached dwellings, vacant lands and public utility facilities including a North Bay Hydro substation and a Union Gas transfer station. The eastern terminus of Ski Club Road was once home to the south portal (entrance) to the Canadian Forces Base North Bay underground complex which has been closed for many years. The subject lands are also within 200 meters of the active Ontario Northland Railway and some multi-residential (apartment) buildings fronting on Trout Lake Road.

Proposal

The applicant is proposing to rezone the subject lands from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone in order to permit the construction of a fifty (50) unit townhouse development. As part of this development, the applicant has concurrently submitted an application for approval of a Draft Plan of Condominium.

Provincial Policy Statement

This proposal has been reviewed in the context of the Provincial Policy Statement (PPS). The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development.

Section 1.0 of the PPS, Building Strong Communities, provides for a wide variety of policies relating to wisely managing change and promoting efficient land use and development patterns.

Section 1.1.3.3 states that "Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs".

The subject property has access to existing municipal services as encouraged by Sections 1.6.2 and 1.6.4.2 of the PPS. The property is surrounded by various forms of low and medium density residential development. The proposed development will maintain the existing character of the neighbourhood and will result in an infilling situation which is encouraged by the PPS.

In reviewing the proposed Zoning By-law Amendment and Draft Plan of Condominium, I am of the professional opinion that all pertinent policies of the PPS have been applied in their entirety and the end use is consistent with Provincial Policy as set out in the Provincial Policy Statement (PPS) 2005.

Official Plan

The City of North Bay received approval of our new Official Plan on January 6, 2012. The proposed Zoning By-law amendment and Plan of Condominium applications were received and deemed complete on June 10, 2009. As a result, the applications are being reviewed under the policies that were in place at the time of application.

The subject property is designated "Residential" in the City of North Bay's Official Plan. The proposed Zoning By-law Amendment and Draft Plan of Condominium complies with the residential policies contained within Section 2.2 of the Official Plan.

Section 2.2.2.1 of the Official Plan states that: *"in low density residential areas, the intent of this Plan is to provide for accommodation in relatively small buildings, in dwelling units generally suitable for families with children. In this regard, the dwelling types considered appropriate generally involve low profile buildings having an external access and outdoor privacy area associated with each dwelling unit"*.

Section 2.2.2.1 goes on to state that: *"dwelling units considered suitable in such low density areas are:*

- a) *single detached and semi-detached dwellings;*
- b) *duplexes, triplexes;*
- c) *rooming houses, boarding houses;*
- d) *maisonettes, townhouses and low profile apartments;*
- e) *mobile homes, and*
- f) *group homes."*

The Applicant is proposing to construct a townhouse-style condominium development which is considered "low density" in the Official Plan. The proposed development meets the density targets for low density developments of 230 square metres per dwelling unit.

In my professional opinion the proposed Zoning By-law Amendment and Draft Plan of Condominium complies with the residential policies contained in Section 2.2 and the proposed use is in conformity with the Official Plan for the City of North Bay.

Zoning By-law No. 28-80

The subject property is currently zoned "Residential Third Density (R3)", which permits the following uses:

- Single Detached Dwelling;
- Semi-Detached Dwelling;
- Duplex Dwelling;
- Accessory Home based business;
- Parks, Playgrounds and Non-profit uses;
- Institutional uses

The applicant is proposing to rezone the subject property to a "Residential Multiple Second Density Zone (RM2)", which would permit the following uses:

- Duplex Dwelling
- Semi-Detached dwelling
- Triplex
- Double Duplex
- Maisonette Dwelling
- Townhouses
- Boarding or rooming house or Group home type 1
- Multiple Dwellings
- Accessory Home based businesses
- Parks, Playgrounds & Non-profit uses
- Institutional uses

The applicant is proposing to rezone the subject lands from a "Residential Third Density (R3)" zone to a "Residential Multiple Second Density (RM2)" zone in order to permit the construction of a fifty (50) unit townhouse development. As part of this development, the applicant has concurrently submitted an application for approval of a Draft Plan of Condominium. The proposed development would meet all other regulations of the City of North Bay's Zoning By-Law No. 28-80.

Correspondence

This proposal was circulated to property owners within 120 metres (400 feet) of the subject lands, as well as to several municipal departments and other agencies that may have an interest in this matter.

In terms of the correspondence received, the Secretary-Treasurer of the Municipal Heritage Committee, the Mayor's Office of Economic Development, and the Chief Building Official offered no objections to the proposal.

The Fire Prevention Officer advised that the Fire Department has no objection to the application. The department further advises that the developer will be required to install water mains and fire hydrants as part of this development.

The North Bay-Mattawa Conservation Authority advised that the proposal does fall within the 220-280 escarpment elevation "guidelines" as prepared as part of an escarpment Study in 1997. This review also went on to state that the Escarpment is made of slopes that are 15% or greater. There are flat areas as well as steep slopes. The Conservation Authority requested that the toe of the slope be clearly marked and identified on-site prior to submitting further comments with regard to this proposal. A condition to this effect has been added to the Conditions of Draft Approval attached as Appendix 'A' to this report. No development will be permitted above the identified toe of the escarpment.

The subject property is in an area that is regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulations 97/04 and 177/06. These regulations are pursuant to Section 28 of the Conservation Authorities Act of Ontario. Following a detailed stormwater management study, a Development, Interference with Wetlands & Alteration to Shorelines & Watercourses Permit will be required prior to any excavation work being done or any placement of fill on the subject property.

The Director of Parks, Recreation and Leisure Services stated that in addition to the two (2) Parkland parcels identified as 'Park Land' on the attached Draft Plan of Condominium, totalling approximately one (1) acre in size and located on the extreme east and west ends of the development, the applicant will be required to construct and equip a 'tot lot' as part of this proposed development. The Director further commented that the transfer of the identified parkland to the City of North Bay "*will assist in the future access to the North Bay Escarpment and the future transfer of escarpment lands to the Conservation Authority will help to implement the policies of the 2009 Parks Plan Update.*"

The City's Engineering Department offered the following comments:

- *Watermain is accessible across frontage of property.*
- *Limited access to Sanitary Sewer adjacent to property. Will likely require short extension trunk piping along Ski Club Road.*
- *No Storm Sewer available.*
- *City Capital Budget forecast includes relocation of trunk water services from existing easement to Ski Club Road. Limited Watermain Works may be in area of the Sanitary Sewer extension required for the development. Coordinated Works and Cost Sharing may be possible.*
- *Internal Watermains must remain looped.*
- *Internal islands should be removed or have a proper Round-A-Bout installed.*
- *Full Storm Water Management Report is required.*
- *Overland Storm flows from escarpment will be blocked by townhouse units 6 to 26. Detailed consideration of surface water routing is required. We are concerned that the 3*

meter spacing between units is insufficient for water flow and other uses such as pedestrian or maintenance vehicle access. Concentrated flows from this area will need to be transported in a controlled manner to outlets on Ski Club Road. Upgrading of road side ditches may be required due to upgraded flows.

- *Roadway accesses from Ski Club Road may require roadway upgrading.*
- *It is our understanding that units 35 to 50 front Northward onto Condominium roadway. The rear yards of these units backing onto Ski Club Road will not be permitted access to Ski Club Road. Consideration of rear lot fencing and one foot reserve across these units may be required."*

A number of circulated neighbours expressed objection to the proposed rezoning, either in writing, by phone or by presenting at the Planning Advisory Committee. In addition, a petition with 79 signatures in opposition to this development was submitted.

The neighbourhoods concerns can be summarized as follows:

- Townhouses are not in character with the existing neighbourhood;
- Effect of the development on local traffic;
- Devaluation of all other adjacent properties;
- Impact on the natural drainage of the Escarpment; and
- Increase in Crime in the area.

In response to the neighbourhood's concerns regarding drainage of the escarpment, the City of North Bay's Engineering Department is working with the applicant to establish a stormwater management pond on an adjacent parcel on the south side of Ski Club Road. A full stormwater management plan must be approved by the City of North Bay and the North Bay Mattawa Conservation Authority prior to development and final approval of the Plan of Condominium. The Applicant is working with the City of North Bay and North Bay Mattawa Conservation Authority to identify the toe of the North Bay Escarpment. As part of this application, the applicant will dedicate 0.3897 hectares to the City for parkland and 1.9468 hectares to the Conservation Authority for protection of the Escarpment.

The Engineering Department has noted that some roadway upgrades may be required on Ski Club Road. However, these are not anticipated to be a major issue and the Engineering Department believes that traffic will remain within normal levels.

Planning staff have previously researched the impact of this type of development on neighbouring property values. The results of this research have indicated that development of this type of housing either has no impact, or even a positive impact, on neighbouring properties. In the absence of research demonstrating that townhouse developments have a negative impact, Planning staff does not agree with neighbours concerns regarding property values and a potential increase in crime.

The Engineering Department advises that traffic volumes should remain within normal parameters. Local traffic was once much heavier when the south portal to CFB North Bay was open and military personal were coming and going from this location. The addition of fifty (50) new townhouse units should not have a significant impact on the traffic volumes on this underutilized dead end street.

Summary


Townhouses are considered a form of low density development, similar to the single detached and semi-detached dwelling units that are currently found in the immediate vicinity of the subject property. The portion of the property that will be developed is designated "Residential" in the City's Official Plan.

The proposed "Residential Multiple Second Density (RM2)" zone and subsequent townhouse development is compatible with the existing uses in the surrounding area, which features variety of low, medium and high density residential uses. Areas to the south of the subject lands are occupied by townhouses and apartment buildings off Johnston and Trout Lake Roads.

The subject property will be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate landscaping, parking, lighting, garbage facilities, fencing, stormwater management, lot grading and drainage.

The proposal is consistent with the PPS as it results in the development of an existing property (infill opportunity). In reviewing the proposed Zoning By-law Amendment and Draft Plan of Condominium Planning Services is of the opinion that the end use is consistent with the Provincial Policy Statement (PPS 2005) and the general intent and purpose of the Official Plan and Zoning By-law are being maintained.

Respectfully submitted,




Steve McArthur, MCIP, RPP
Senior Planner, Current Operations

attach.

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I concur with the recommendations contained in this report.



Beverley Hillier, MCIP, RPP
Manager, Planning Services

City of North Bay
File No. 48CDM-09102

APPENDIX "A" – STANDARD CONDOMINIUM - UNITS 1 TO 50

The City of North Bay's Conditions to Final Approval for registration of the Condominium File No. 48CDM-09102, are as follows:

- | <u>No.</u> | <u>Conditions</u> |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1) | That this approval expires five (5) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the <i>Planning Act</i> , the five (5) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the <i>Planning Act</i> . |
| 2) | That this approval applies to the Draft Condominium Plan prepared by R. D. Miller, OLS, dated May 12, 2009 including fifty (50) townhouse style units and two parts for trail/parkland purposes identified as Units 1 to 50 and "Park Land" on the attached Schedule "A". |
| 3) | That prior to the signing of the Final Plan by the Municipality, the proposed Condominium conform with the Zoning By-law in effect for the Municipality. |
| 4) | That no removal of trees be undertaken prior to final approval except for survey purposes around the boundary of the Draft Approved Lands and for exploratory soils investigations for the purpose of estimating servicing costs. |
| 5) | That such easements as may be required for utility, water, sanitary and drainage purposes shall be granted to the appropriate authority. |
| 6) | That the owner agrees in writing to satisfy all requirements, financial and otherwise of the City of North Bay concerning provision and installation of services and drainage easements. |
| 7) | That the Condominium Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that: <ol style="list-style-type: none">a) The Owner agrees that a Stormwater Management Plan shall be undertaken by the Owner, and the Owner shall hire a professional engineer with respect to the Condominium describing best management practices and appropriate measures to maintain quality storm runoff, both during and after construction;b) The Stormwater Management report shall also address any slope stability or any hydrological issues associated with this development; andc) Any recommendations forthcoming from the Stormwater Management Study shall be incorporated into the final Condominium site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality. |

- 8) That the Owner provides full engineering drawings showing the provision of full municipal services including storm, sanitary sewers, water and full curb section, prepared by a qualified engineer, to the satisfaction of, and at no expense to the City of North Bay.
- 9) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes, including the area marked as 'Park Land' as shown on the Draft Condominium Plan prepared by R. D. Miller, OLS, dated May 13, 2009, and to construct and equip a 'tot lot' to the satisfaction of the City of North Bay.
- 10) That the Owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post.
- 11) That the Condominium Agreement between the Owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Condominium has been registered prior to any encumbrances.
- 12) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.
- 13) The Condominium agreement for the subject Condominium application shall include a statement informing the first purchaser of a lot within the subject Plan of Condominium that prior to the issuance of a building permit, the purchaser will be required to pay Development Charges.
- 14) That the developer agrees to identify (via a survey prepared by an OLS), to mark the toe of escarpment and to entertain on-site the City of North Bay and the North Bay-Mattawa Conservation Authority in order to arrive at an agreed to limit of construction for the proposed development. No development, site alteration or final approval of the Draft Plan of Condominium will be permitted until this condition is fulfilled.

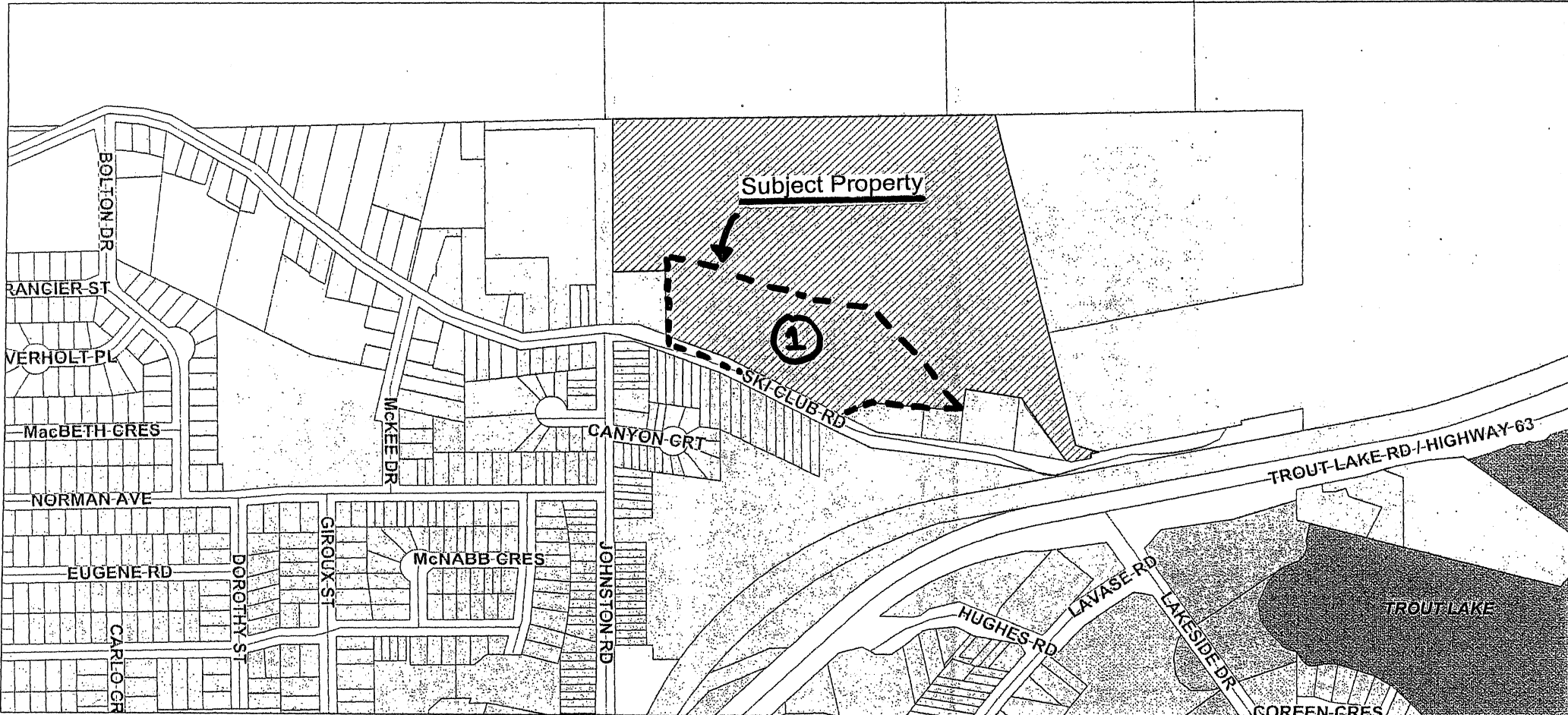
NOTES:

1. We suggest you make yourself aware of the following:
 - o Section 143(1) of The Land Titles Act, R.S.O. 1980 as amended, which requires all new plans to be registered in a land titles system.
 - o Section 143(2) allows certain exceptions.
2. The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication and telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the Developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

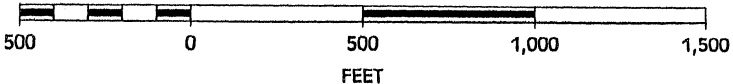
3. The Owner/Developer is hereby advised that prior to commencing any work within the Plan, the Owner/Developer must confirm with North Bay Hydro Distribution Ltd that appropriate electrical services infrastructure is currently available along the proposed development to provide delivery of electrical energy to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing electrical distribution infrastructure, in accordance with North Bay Hydro policies and the Ontario Distribution System Code.

4. The property is regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulations 97/04 and 177/06. These regulations are pursuant to Section 28 of the Conservation Authorities Act of Ontario. A Development, Interference with Wetlands & Alteration to Shorelines & Watercourses (DIA) Permit is required from this office prior to undertaking any site alteration activities and/or any construction or renovation work on the subject property. Site alteration activities would include: the placement or removal of fill material of any kind, and/or the alteration of existing grades on the subject property.

SCHEDULE A

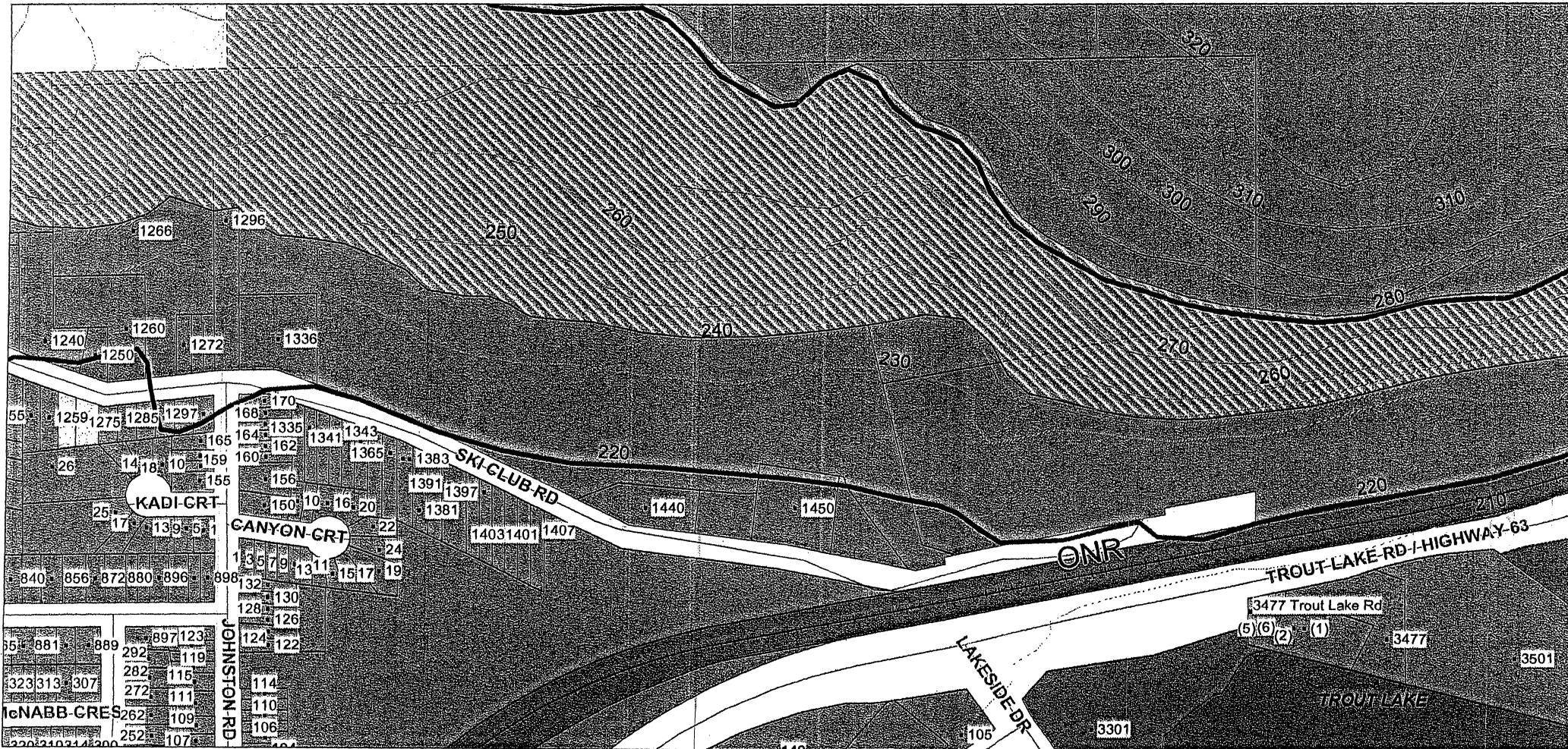


SCALE 1 : 6,807



Proposed Zoning By-law Amendment &
Draft Plan of Standard Condominium (50 Units)
From: "Residential Third Density (R3)"
To: "Residential Multiple Second Density (RM2)"





ITEMS REFERRED BY COUNCIL FOR A REPORT

<u>DATE</u>	<u>ITEM</u>
March 29, 2005	Backflow Prevention Program survey of all industrial, commercial and institutional buildings (due September 2005) .
September 21, 2009	Review, update and consolidation of Noise By-Law (due June 30, 2010) .
March 8, 2010	Comprehensive Long-Term Financial Plan (due April 30, 2010) .
May 3, 2010	Track the net financial benefits created through increased assessment as a result of the Airport Industrial Community Improvement Plan sites being developed.
January 24, 2011	Comprehensive review of City owned Lake Nipissing accesses.
July 4, 2011	Comprehensive Status Report relating to BCIP (due July 2014) .
August 2, 2011	Review of smoking at City facilities and commercial establishment patios.
August 15, 2011	Effectiveness of the Residential Rental Housing By-Law (due May 2013) .
July 16, 2012	Review of water and sewage rates for the dispensing facility on Patton Road (due March 2013) .