NORTH BAY
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Committee Agenda

Committee Meeting of Council
February 13, 2012
at 7:00 p.m.

MEETINGS FOR THE WEEK OF FEBRUARY 13TH, 2012

Monday, February 13, 2012	7:00 p.m.	Committee Meeting of Council Council Chambers, 2nd Floor
Tuesday, February 14, 2012	5:30 p.m.	General Government Budget Committee Meeting Agencies, Boards & Commissions Council Chambers, 2nd Floor
Wednesday, February 15, 2012	5:30 p.m.	General Government Budget Committee Meeting Agencies, Boards & Commissions Council Chambers, 2nd Floor

MEETINGS HELD UNDER THE *PLANNING ACT*

Nil

Chairperson:	**Councillor Chirico**
Vice-Chair:	**Councillor Koziol**
Members:	**Councillors Anthony, Maroosis**
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-2011-18	Report from D.G. Linkie dated August 31, 2011 re Power assisted bicycles (T00/2011/TRANS/GENERAL).
GG-2011-21	Report from R. Mimee / M. Karpenko dated November 23, 2011 re 2012 recommended Operating Budget (F05/2012/OPEBU/ GENERAL).
►GG-2012-01	**Report from L. Rochefort / M. Karpenko dated January 30, 2012 re 2012 Assessment Analysis and Tax Policy Review (F22/2012/ TAXR/GENERAL).**

GG-2012-01

No draft recommendation.

City of North Bay

Report to Council

Report No.: CORP 2012-08 Date: January 30, 2012

Originator: Lorraine Rochefort and Margaret Karpenko

Subject: 2012 Assessment Analysis & Tax Policy Review

RECOMMENDATIONS:

That Council adopt the 2012 Tax Policy recommendations as follows:

i) That the 2012 tax ratios remain at the 2011 levels as follows: ii

Multi-Residential	- 2.2054	Pipeline	- 1.1656
Commercial	- 1.8822	Farmland	- 0.1500
Industrial	- 1.4000	Managed Forest	- 0.2500

ii) That the excess supplementary municipal taxes in the Commercial and Multi-Residential tax classes be transferred to the Tax Policy Development Reserve Fund (#99541). Excess amount to be based on the year-end report from the Chief Financial Officer and;

iii) That the 2012 Capping Program recommendations be brought forward under a separate report.

BACKGROUND:

It is proposed that the 2012 Operating Budget will be approved by Council at its March 19th Council Meeting. The 2012 municipal property tax levy required is estimated at $73,760,898, an increase of approximately $2,468,493 from the 2011 levy.

Prior to the adoption of tax rates, municipalities are required on an annual basis to make a host of decisions in respect of tax policy that will affect the apportionment of the tax burden within and between tax classes.

While no general reassessment will occur for 2012, it is important to remember that in addition to the continued impact of the four-year assessment phase-in program, the updated assessment roll will also reflect changes related to growth, loss and various equity changes that have been made to property values.

As such, municipalities must continue every effort to understand the ongoing and annual implication of changes to the assessment base and assessment roll in order to make informed decisions with respect to local tax policies.

In order to ensure that appropriate and locally sensitive tax policy choices can be made in a timely manner, a careful examination of the following relationships and circumstances must be undertaken:

1. Real assessment and revenue growth and/or loss that has occurred over the past year, which is the starting point, or revenue limit, for budgetary and rate setting purposes;
2. Assessment phase-in program tax impacts and changes to the assessment roll;
3. Property tax shifts and tax dollar impacts from 2012 phase-in assessments;
4. Tax ratio analysis. The effect of status quo and optional tax ratio scenarios on the distribution of the tax burden between tax classes, and
5. The impact of the mandatory "tax capping" protection program on both the capped and uncapped classes, including the effects of any optional capping tools that may be adopted by the municipality. Tax capping recommendations will be brought forward to Council in a separate report.

1. Real Assessment Growth:

Real assessment growth is generated by supplementary assessments resulting from new buildings, additions, new subdivisions, severances, etc. and reduced by reductions in assessment resulting from assessment appeals.

The following table outlines the growth experience from 2005 – 2012:

Year over Year Real Assessment Growth:

Taxation Year(s)	Real Assessment Growth %	Additional Tax Revenue
2008-2009	1.30%	$ 798,000
2009-2010	0.89%	$ 587,000
2010-2011	1.47%	$ 1,065,228
2011-2012	.61%	$ 414,463

2010-2011 Real Assessment Growth by Tax Class:

Tax Class	Growth %	Impact on Tax Levy
Residential	1.3%	$ 566,242
Multi-Residential	-4.8%	($ 306,047)
Commercial	1.1%	$ 157,858
Industrial	-6.7%	($ 3,818)
Managed Forest	3.1%	$ 228
Farmland	0%	$ 00
Total		$ 414,463

The multi-residential real assessment growth reduction is primarily as a result of properties converting to condominiums. When converted, the tax class changes from multi-residential to residential.

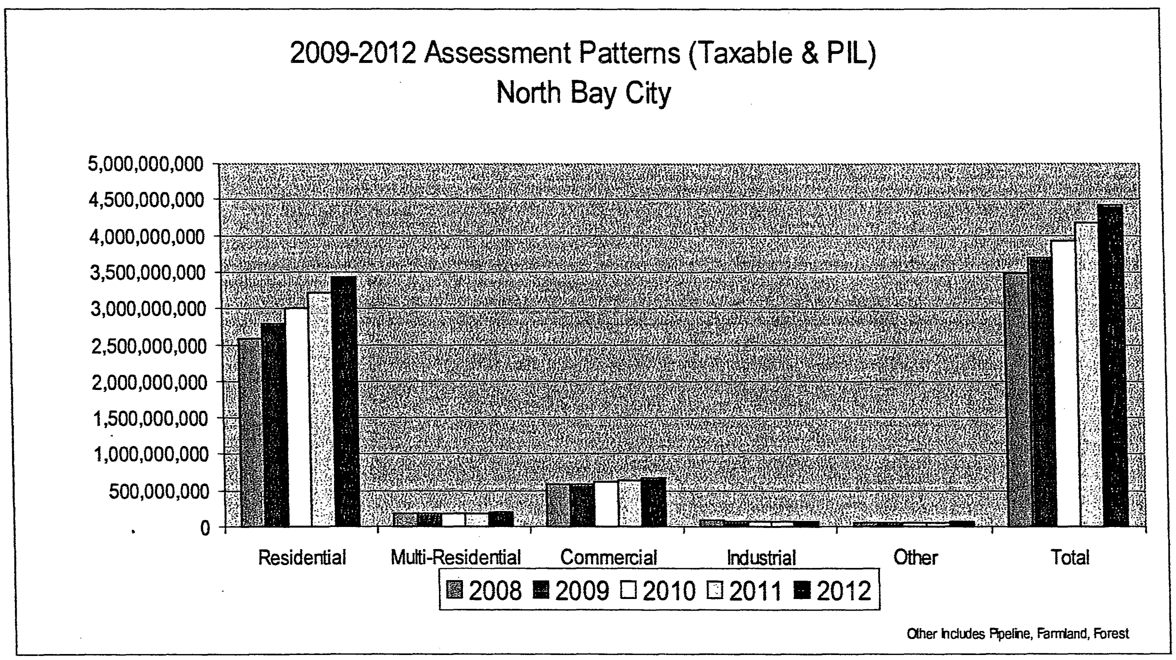
MPAC advises that an increase in the residential assessment after conversion is generally the norm. Multi-residential properties are assessed based on the income approach. If the property is not a big revenue producer the multi-residential assessment would be low. When the new condominium units are revalued, based on condo sales which is generally a higher market, the residential assessment usually increases. In most cases a loss in municipal tax revenue is experienced due to the fact that the tax ratio for the multi-residential tax class is 2.2% of the residential rate. A property's assessment would have to more than double after conversion in order to result in a revenue neutral tax change.

The industrial tax class has also experienced a reduction in real assessment growth. Although the percentage may seem high at 6.7%, the overall impact on the levy is only $3,800.00 because the overall total assessment in the class is low in comparison to the other classes. The industrial class accounts for 2% of the total assessment distribution.

2. Assessment Phase-In Program:

In addition to growth related changes to the assessment roll, the progression and impact of the four-year phase-in program is also of central interest to the City.

The following chart outlines the 2009-2012 assessment patterns experienced by the City as a result of the reassessment.



2012 Phase-In Broad Class Reassessment Results:

2012 marks the fourth and final year of the four year assessment phase-in program. The next reassessment will take place in 2013 and will be phased in over 2014, 2015 and 2016 taxation years. The base date is January 1, 2012 for the four year term.

The following table shows the City's 2012 phased CVA value increases from 2011. The results are consistent with the original projections where the residential tax class continues to absorb the higher share of the tax burden.

Tax Class	2011 Market Value (Equity)	2012 Market Value (Equity)
Residential	7.1%	6.6%
Multi-Residential	1.0%	0.9%
Commercial	4.6%	4.1%
Industrial	0.7%	1.1%
Pipeline	3.8%	3.6%
Farmland	3.5%	3.4%
Managed Forest	11.4%	10.1%

3. Property Tax Shifts and Tax Dollar Impacts from 2012 Phase-in Assessments:

Translating broad class assessment changes to tax dollar impacts is demonstrated below, applying the 2011 tax policy tools (tax rates, tax ratios, tax capping) .

Tax Class	Tax Class Shift (based on 2011 Tax Ratios)	Tax Levy Shift
Residential	1.3%	$564,528
Multi-Residential	(4.3%)	($249,058)
Commercial	(1.1%)	($149,136)
Industrial	(4.6%)	($59,749)

Although the residential tax class is absorbing 1.3% of the total tax shift, 82% of the 14,520 increasing properties will see an average annual increase in municipal taxes of $60.00; 18% of the 3,450 decreasing properties will see decreases of $56.00. This analysis is based on assessment impacts, not municipal tax rate impacts.

Current Value Assessment Change Analysis and Tax Dollar Impacts (Residential):

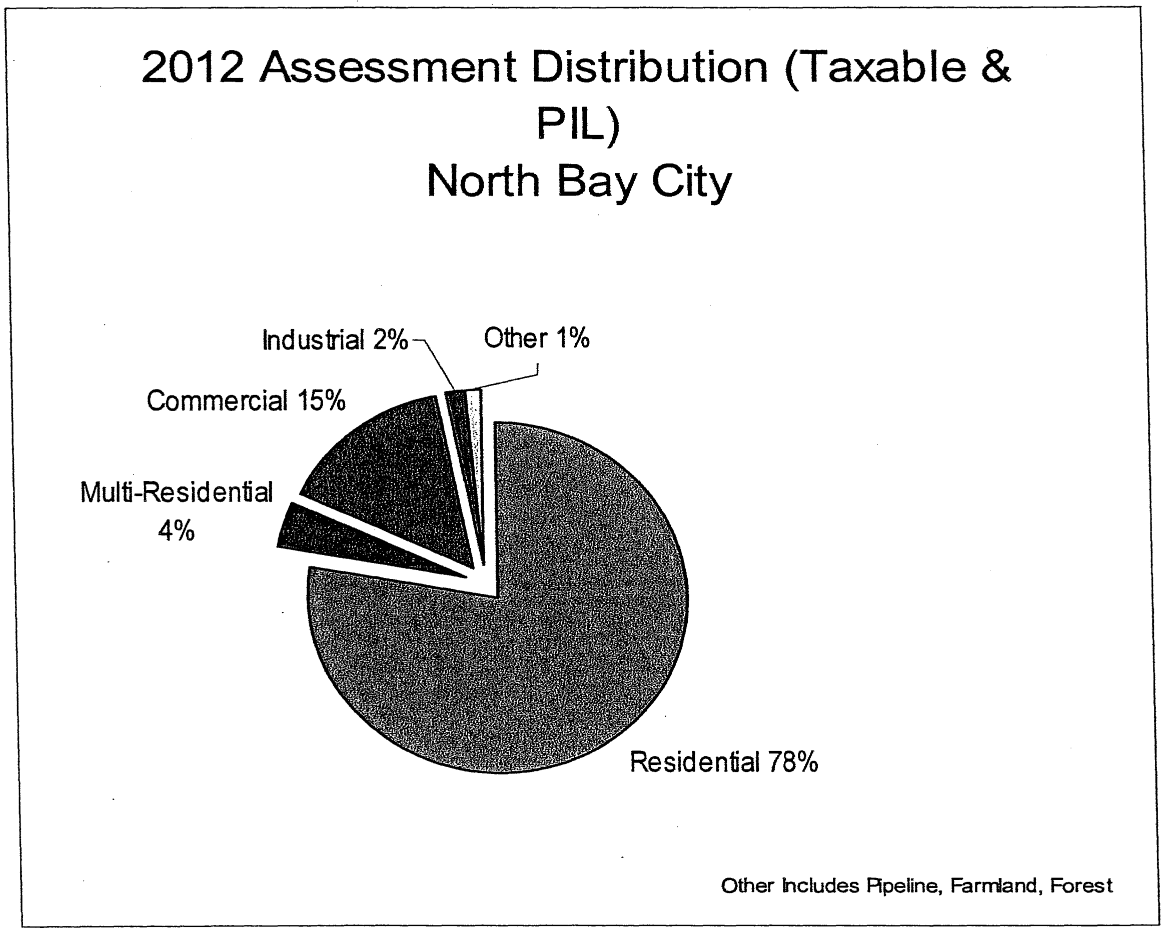
	Scenario 1	Scenario 2	Scenario 3
	0% increase in CVA	5% increase in CVA	6.6% increase in CVA
2011 CVA	247,000	247,000	247,000
2012 CVA	247,000	259,350	263,302
Dollar Change	0	12,350	16,302
Percentage Change	0	5%	6.6%
2011 Taxation	$4,130	$4,130	$4,130
2012 Taxation	$3,925	$4,131	$4,184
Dollar change	($205)	0	$ 54
Percentage Change	(-5%)	0%	1.3%

Scenario 1: if a property's assessment remained constant year over year, the taxes would *decrease* by 5%, which is consistent with the increase in the overall assessment base for all classes for 2012 which is 5.9%.

Scenario 2: if a property's assessment increased by the 5% overall average, the taxes would not increase.

Scenario 3: if a property's assessment increased by 6.6%, which is the average increase in CVA for the residential tax class, the property would see an increase in taxes of 1.3% which equals the tax class shift for the residential tax class for 2012.

2012 Assessment Distribution by Class:



4. Tax Ratios:

For 2012, the Municipal Act continues to provide municipalities with a range of tax policy tools that may be used to alter the distribution of the tax burden both within and between tax classes. Tax ratios may be adjusted to affect the level of taxation on different tax classes.

Municipalities are required to establish tax ratios for the multi-residential, commercial, industrial and pipeline classes prior to finalizing tax rates for this year's tax cycle.

Established ratios ultimately govern the relationship between the rate of taxation for each affected class and the tax rate for the residential property class.

The tax ratio for the residential class is legislated at 1.0, while the farm and managed forest classes have a prescribed tax ratio of 0.25. Municipalities do have the flexibility to set a tax ratio for the farm class that is below 0.25. Council reduced the farm class ratio to 0.15 in 2003. (See Appendix B for tax ratio comparisons)

In setting tax ratios for all other property classes, municipalities must do so within the guidelines prescribed by the Province. Council may choose to adopt:

- either the current tax ratio for any class (2011 adopted);
- establish a new tax ratio for the year that is closer to or within the Range of Fairness. This option gives the City the flexibility to reduce tax ratios as per the Long Term Tax Policy;
- restated revenue neutral transition ratios to mitigate phase-in related tax shifts between classes.

An analysis has been undertaken to show the effects of the following tax ratio scenarios for the affected classes using the municipal levy only.

1. Status quo 2011 ratios
2. Reduced ratios as per Long Term Tax Policy
3. Revenue neutral ratios (maximum)

Tax Ratio Comparison:

Property Class	1. 2011 Tax Ratios Status Quo	2. 2012 Tax Ratios Long Term Tax Policy	3. 2012 Revenue Neutral Tax Ratios	**Tax Policy Target**
Residential	1.000000	1.000000	1.000000	**1.000000**
Multi-Res.	2.205400	2.167200	2.331182	**1.400000**
Commercial	1.882200	1.859600	1.930160	**1.400000**
Industrial	1.400000	1.400000	1.479901	**1.400000**
Farmlands	.150000	.150000	.150000	**.150000**
Managed Forest	.250000	.250000	.250000	**.250000**
Pipelines	1.165600	1.165600	1.199240	**1.165600**

Tax Shift Impact Summary – 2012 Reassessment Tax Shifts using alternate tax ratios:

	Scenario 1		Scenario 2		Scenario 3	
Tax Class	**Class Shift 2011 Tax Ratios Increase/ (decrease)**	**Tax Levy Shift**	**Class Shift using Tax Policy reductions**	**Tax Levy Shift**	**Class Shift Max. Rev. Neutral Tax Ratios**	**Tax Levy Shift**
Residential	1.3%	$564,528	1.8%	$821,378	.0%	$15,970
Multi-Res.	(4.2%)	($249,058)	(5.3)%	($315,524)	.0%	($ 17)
Comm.	(1.1%)	($149,136)	(2.4)%	($243,818)	3.0	$44,335
Industrial	(4.6%)	($59,749)	(7.8)%	($145,145)	(0.3%)	($ 1,237)

(Comparison of residential and protected classes only. Offsetting balance to the residential shift includes all tax classes)

Scenario 1 - represents the tax class shift as a result of the 2012 phased-in assessment. As noted, the residential tax class is absorbing an additional 1.3% of the tax burden and all other tax classes are seeing a reduction.

Scenario 2 - represents the tax class shifts if tax ratios reduced in the commercial and multi-residential tax classes as per the Long Term Tax Policy. This results in the shift moving back to the residential tax class and a reduction in all other classes.

Scenario 3 - represents the tax class shifts if the "revenue neutral" tax ratios were imposed to offset 100% of the tax burden shift from the residential tax class.

Tax Reductions for Mandated Subclasses of Vacant Land/Units:

Municipalities must pass by-laws to reduce the tax burden on vacant and industrial land. The by-law identifies the reduction as a percentage discount of the occupied tax rate.

Section 313 of The Municipal Act provides two options as follows:

Vacant Commercial and Industrial:

1) Use legal default reductions of 30% and 35% for the commercial and industrial classes respectively, or
2) Set a uniform discount rate for both classes anywhere between 30% and 35%.

The City has chosen to set a uniform rate of 30% for both classes and passes a by-law annually to adopt the discount rates.

Administration continues to recommend this policy and a By-law will be brought forward on March 19, 2012.

Long Term Tax Policy

Council adopted a Long Term Tax Policy in 2005 which introduced the following goals and implementation plans:

To reduce tax ratios for the multi-residential and commercial classes to 1.400 over a twenty-five year period *only if the tax burden shifts can be offset by real assessment growth.*

- To consider annually a transfer of excess supplementary taxes in the multi-residential and commercial classes to a Tax Policy Reserve Fund.
- To accelerate the movement toward full Current Value Assessment for all properties in the capped classes utilizing the capping options available.
- To fund the cost of the mandatory capping program within each class.
- To consider annually the options to fund a portion of the cost of the mandatory capping program from the Tax Policy Development Reserve Fund.

Administration continues to recommend this policy and a recommendation will be brought forward on March 19, 2012.

Tax Policy Reserve Fund

To facilitate implementation of the Tax Policy, Council established a Tax Policy Development Reserve Fund in 2004 as follows:

- To transfer excess supplementary municipal taxes in the commercial and multi-residential classes to a Tax Policy Development Reserve.
- Excess amount to be based on year-end report from Chief Financial Officer.
- The total balance as at December 31, 2011 is $340,479.51.

Administration continues to recommend this policy and a recommendation will be brought forward on March 19, 2012.

2012 Tax Policy Options:

Mandatory Capping Options:

We are unable to accurately analyze the capping options in OPTA at this time. However, we do not anticipate significant budget requirements for funding the program. The commercial capping program is the largest, which historically has been funded within the class and the multi-residential and industrial programs have been funded through the Tax Policy Reserve.

Once the information is available we will bring a Report to Council outlining our findings and seek your approval of our final recommendation on the Program.

Tax/Transition Ratios Options:

1. To reduce the multi-residential and commercial tax ratios using real assessment growth as follows:
   - Multi-residential tax ratio by .0382 from 2.2054 to 2.1672
   - Commercial tax ratio by .0226 from 1.8822 to 1.8596

2. To increase tax ratios to the maximum revenue neutral transition ratios to avoid shifts that occurred between property classes as a result of the 2012 phase-in reassessment.

3. To maintain the 2011 tax ratios for the 2012 year as follows:

Multi-residential	- 2.2054	Pipeline	- 1.1656
Commercial	- 1.8822	Farmland	- 0.1500
Industrial	- 1.4000	Managed Forest	- 0.2500

OPTIONS / ANALYSIS:

Option 1:

To reduce the 2012 tax ratios as per the Long Term Tax Policy as follows:

- Multi-residential tax ratio by .0382 from 2.2054 to 2.1672
- Commercial tax ratio by .0226 from 1.8822 to 1.8596

The Long Term Tax Policy requires that the reductions be funded by real assessment growth. The cost to fund the multi-residential reduction is $66,466.00; however, the class did not realize growth, but a large decrease in the amount of $306,047.00. Therefore, the multi-residential reduction is not an option.

The cost to fund the commercial reduction is $94,682.00. The commercial tax class realized growth in the amount of $157,858.00 therefore growth could fund the reduction. By doing so, the residential tax class would see an additional shift of 1.6% when the class is already absorbing a 1.3% shift from the reassessment results. This Option is not recommended.

Option 2:

To increase the tax ratios to the maximum revenue neutral transition ratios to avoid the tax shift to the residential tax class. The analysis shows that if the maximum revenue neutral ratios were used, the residential class and multi-residential tax classes would not see a tax shift at all. The Commercial would increase by 3% and industrial would decrease by .3%.

Although the residential, multi-residential and industrial tax classes would benefit by not experiencing a tax burden shift, the commercial, pipeline and managed forest would see increases. If adopted, the new tax ratios would be far above the current tax ratios, which is not in keeping with the Long Term Tax Policy.

Under the maximum revenue neutral tax ratio scheme, the industrial tax ratio would increase from the 1.40 to 1.50. The 1.40 tax ratio is the destination tax ratio for the commercial, multi-residential and commercial tax classes; therefore, this type of shift would definitely be a step backward in Council's long term vision as it relates to tax ratios.

Option 3:

1) To maintain the 2011 tax ratios for the 2012 year as follows:

• Multi-Residential	- 2.2054	Pipeline	- 1.1656
• Commercial	- 1.8822	Farmland	- 0.1500
• Industrial	- 1.4000	Managed Forest	- 0.2500

Tax ratios have been reduced from the 1998 transition ratios from 2001-2008 in an effort to redistribute the relative tax burden in the non-residential tax classes. (See Appendix B)

In 2011 Council opted to maintain the 2010 tax ratios because:

a) adopting revenue neutral ratios to mitigate the shift to the residential tax payer was contrary to the goals of the Long Term Tax Policy. Revenue neutral tax ratios increase the tax ratios in the business classes.

b) the reduction of commercial and multi-residential tax ratio, as per the Long Term Tax Policy, would pose an additional burden to the residential tax class which had already absorbed large shifts from the reassessment; and there was not sufficient growth in the two classes to pay for the cost of the tax ratio reductions.

For 2012 the residential tax class will continue to absorb a larger shift than the other tax classes, therefore, the 2011 rationale continues to apply for the 2012 taxation year.

2) To adopt the 2012 Tax Capping program

We are unable to accurately analyze the capping options in OPTA at this time. Once the information is available we will bring a Report to Council outlining our findings and seek your approval of our final recommendation on the Program.

RECOMMENDED OPTION:

Option 3 is the recommended option.

That Council adopts the 2012 Tax Policy recommendations as follows:

i) That the 2012 tax ratios remain at the 2011 levels as follows:

Multi-Residential	- 2.2054	Pipeline	- 1.1656
Commercial	- 1.8822	Farmland	- 0.1500
Industrial	- 1.4000	Managed Forest	- 0.2500

ii) That the excess supplementary municipal taxes in the Commercial and Multi-Residential tax classes be transferred to the Tax Policy Development Reserve Fund. (#99541) Excess amount to be based on the year-end report from the Chief Financial Officer and;

iii) That the 2012 Capping Program recommendations be brought forward under a separate report.

Following Council approval of the 2012 Tax Policy, by-laws will be brought forward to the March 19th Council Meeting adopting the 2012 Tax Rates, Tax Ratios and Tax Rate Reductions for property subclasses.

Respectfully submitted,

Lorraine Rochefort, AMCT
Manager of Revenues & Taxation

Margaret Karpenko, CMA
Chief Financial Officer/Treasurer

I/We concur in this report and recommendations.

David Linkie
Chief Administrative Officer

Personnel designated for continuance: Manager of Revenues & Taxation
Chief Financial Officer/Treasurer

Attachments: Appendix A: Background – Assessment/Taxation Legislation
Appendix B: Tax Ratio/Tax Rate Comparisons
Appendix C: Long Term Tax Policy

APPENDIX A

BACKGROUND – Assessment and Taxation Legislation

Assessment and taxation legislation were significantly changed as a result of the 2007 and 2008 Provincial budgets. The budgets introduced a number of measures to enhance the fairness and predictability of the current property tax system, including:

1) Business Education Tax Cuts
2) Four-year Reassessment Cycle & Phase-In
3) Assessment Appeal Process Changes
4) Assessment Notices
5) New Tax Capping Option

1) Business Education (BET) Property Tax Cuts:

In the 2007 Budget the Government announced a plan to cut business education taxes by $540 million over seven years, lowering the high BET rates to a target maximum rate of 1.60%. Under the plan, annual ceiling rates for commercial and industrial properties would be reduced each year until they reach the target maximum BET rate of 1.60%.

As a result of the 2009 reassessment, the target minimum BET rate and the annual ceiling rates for 2009 were reset to offset reassessment impacts. For example, the 2008 maximum BET rate of 1.60% was lowered to 1.52% for 2009.

Business Education Tax Rates for new construction were immediately subject to the 1.60% rate for 2008 and the 1.52% rate for 2009, 2010 and onward. The government has created new construction property classes to facilitate the lower education tax rate for new construction.

These new property classes are for education tax purposes only and reflect existing definitions for commercial and industrial property classes. Eligibility is determined in part by new construction initiated after March 22, 2007 and an increase in the current value assessment by 50% or more.

All properties in the Commercial and Industrial tax classes in the City of North Bay were set at 1.43% for 2010 to offset the 2nd year of the phase-in assessment impacts. 2011 rates may be further reduced to offset the 3rd year phase-in reassessment results.

Business Education Tax (BET) Rates – City of North Bay

Property Tax Class	2009 BET Rate	2010 BET Rate	2011 BET Rate
Commercial	2.000000%	1.430000%	1.330000%
Industrial	1.859127%	1.430000%	1.330000%
Pipeline	1.239394%	1.192848%	1.149635%
New Construction – Commercial	1.520000%	1.430000%	1.330000%
New Construction – Industrial	1.520000%	1.430000%	1.330000%

CITY OF NORTH BAY BET CUTS - 2008-2011

Year	Max. Rate	North Bay Commercial Rate	Overall % Reduction
2008	2.35	2.237236	
2009	2.00	2.000000	
2010	1.52	1.430000	
2011	1.52	1.330000	-40.90%
Year	**Max. Rate**	**North Bay Industrial Rate**	**% Reduction**
2008	2.75	1.859127	
2009	2.25	1.853944	
2010	1.52	1.430000	
2011	1.52	1.330000	-35.70%

2) Changes to the Assessment System:

Three changes to the assessment system were introduced commencing 2009:

- a four year reassessment cycle
- a mandatory phase-in of assessment increases for all tax classes
- Enhancement to the fairness and effectiveness of the assessment appeal system

Four Year Reassessment Cycle:

2009 was a reassessment year and assessments were based on property values as of January 1, 2008. The January 1, 2008 valuation date will apply for 2009, 2010, 2011 and 2012. The cycle will continue accordingly every four years. Another reassessment will occur in 2013 with a valuation date January 1st, 2012 for 2013, 2014, 2015 and 2016.

Phase-in of Assessment Increases:

Commencing with the 2009 reassessment year, all assessment increases will be phased-in over four years for all tax classes. For example, a 20% assessment increase would be phased in gradually in increments of 5% per year over four years – 2009, 2010, 2011 and 2012. The phase-in applies to assessment increases only, assessment decreases were realized immediately in 2009. 2012 marks the fourth and final year of the four (4) year phased-in reassessment cycle.

Current Value Assessment Revised from 1998 to Current:

The following chart outlines the reassessment years and changes to base dates since the implementation of the Ontario Fair Assessment System in 1998.

Taxation Year	*Base Date for Assessment of Current Value
1998, 1999 and 2000	June 30, 1996
2001 and 2002	June 30, 1999
2003	June 30, 2001

2004 and 2005	June 30, 2003
2006/2007/2008	January 1, 2005
2009 - 2012	January 1, 2008
2013-2016	January 1, 2012 and so forth

3) Assessment Appeal System:

Prior to changes in legislation in 2008, ratepayers were able to file a Request for Reconsideration RfR to the Municipal Property Assessment Corporation (MPAC) or file a formal appeal with the Assessment Review Board (ARB).

The deadline for RfR was Dec. 31st and ARB March 31st. (9 months earlier than the RfR deadline). MPAC was not obligated to respond to the requests prior to the ARB's appeal deadline resulting in people filing protective appeals with the ARB that are held in abeyance pending a response from MPAC. The process often leads to confusion, duplication of effort and inefficient use of resources.

For 2009 and onward, the assessment appeal system has been changed as follows:

- Deadline to challenge CVA is March 31st
- Right to appeal remains annual
- If a property or portion of it, is classified as residential, farm or managed forest, a request for reconsideration (RfR) is now a mandatory first step
- MPAC must respond by September 30th of the year, or within 180 days for supplementary and omitted assessment
- An appeal may be filed to the ARB within 90 days of MPAC's decision being mailed as a second option for recourse
- For supplementary and omitted assessments, the deadline to file an RfR is 90 days after the mailing of the assessment notice

Business Classes

- Deadline to challenge CVA is March 31st
- Right to appeal remains annual
- A Request for Reconsideration (RfR) of CVA is an optional first step
- Business taxpayer may forego the reconsideration process and appeal directly to the ARB

Onus of Proof in the Hearing

- Previous to the legislative changes, the onus rested with the complainant to demonstrate to the Assessment Review Board that the assessed value on their property was incorrect. MPAC was only responsible to explain the assessment. The onus is now on MPAC to prove the accuracy of the assessed values at an ARB hearing.

4) Assessment Notices:

In addition to the standard Notice of Assessment that was issued to all ratepayers in November of 2008 reflecting the 2009-2012 assessment information, MPAC has developed new in-year Notices. Specifically:

- Post Roll Amended Property Assessment Notice – Issued for factual errors on the Assessment Roll at any time during the taxation year. For example, plans of subdivision that did not get added to the Assessment Roll.

- Property Assessment Change Notice – this was previously known as the Supplementary or Omitted Property Assessment Notice.

- Statement of Revised Assessment – accompanies the Property Assessment Change Notice. Provides the revised total assessment, including improvements. Includes the revised phased-in assessments for the next four taxation years.

- Advisory Notice of Adjustment – MPAC is required to notify property taxpayers about changes to their phased-in assessment amounts whenever the current value assessment for a property changed. For example, if the Assessment Review Board mails a Notice of Decision to a property owner indicating a reduction in assessment, MPAC will mail an Advisory Notice of Adjustment to the owner explaining how the reduction will affect their phased-in assessment amounts.

5) New Tax Capping Option:

In 2009 municipalities had the option to permanently exclude properties from the capping program once they reach their CVA tax destination. Under this new feature, a property that reaches CVA tax in one year can be excluded from the capping program the next year. The option may be put into place for any or all of the capped classes.

A goal of the Long Term Tax Policy is to accelerate the movement toward full Current Value Assessment for all properties in the capped classes by utilizing the capping options available. The 2009 Tax Capping Policy adopted the new option which permanently excluded properties that had reached CVA tax from the capping/claw back program.

This is an annual Tax Policy decision which means a decision to cap properties previously excluded can be made in subsequent years.

APPENDIX B

TAX RATIO INTRODUCTION:

Tax Ratios/Transition Ratios – The province regulated "transition ratios" which were the tax ratios as at January 1, 1998. They reflect the relative tax burden of each property class prior to tax reform (i.e. in 1997). Transition ratios were calculated by the province utilizing the 1998 current value assessments and the 1997 tax levies for each class to ensure that they can be utilized to maintain the "status quo" tax burden for each class.

Prior to 1998 there were three tax classes. Residential/Farm, Commercial and Business. After current value assessment implementation, there were seven. Residential, Multi-Residential, Commercial, Commercial Vacant, Industrial, Industrial Vacant, Managed Forest/Farmland and Pipeline. In order to ensure that property owners would continue to assume the same tax burden as prior to reform, tax ratios were introduced.

Tax ratios express the relationship that each property class bears to the tax rate for the residential class. They determine the relative tax burden to be borne by each property class or their share of the pie. The residential property class is the benchmark class and its value in the ratio structure is therefore set at 1.0000.

Provincial Range of Fairness: The province established a target range for each property class. Tax ratios can be equal to the transition ratios but cannot be moved further away from the fairness range. Once a tax ratio is moved closer to the range of fairness, it cannot be moved back further away.

Tax Ratios/Threshold Ratios: Commencing in 2001, the Province introduced "threshold ratios" for the three capped classes. Any municipal levy increase can not be passed on to the classes that have tax ratios above the threshold ratio, therefore, it is very important to ensure ratios are not above thresholds so the levy increase can be passed on to the ratepayer. The threshold ratios for 2001 were set by regulation and equaled the provincial average.

Tax Ratio Flexibility: In 2009, the government provided municipalities with the tax ratio flexibility that has been provided in previous reassessment years. This allowed municipalities to avoid tax shifts that may occur between property tax classes as a result of reassessment by adoption of new transition ratios, referred to as "Revenue Neutral Tax Ratios". This allows municipalities to move the ratios away from the Range of Fairness to avoid reassessment tax shifts. The Minister will be making decisions on tax ratio flexibility on an annual basis.

Tax Ratio Reductions: The City of North Bay has taken the initiative to reduce tax ratios since 2001, whereby reducing the tax burden to the applicable tax classes. The Long Term Tax Policy goal is to reduce the multi-residential and commercial tax ratios equal to the industrial tax ratio of 1.40 over a twenty-five year period. Any reductions of tax ratios for one class will shift tax burden to other classes unless it is funded by a budget allocation, reserves or real assessment growth. The Policy requires that real assessment growth be used to fund tax ratio changes.

TAX RATIO COMPARISON – 1998 TO CURRENT 2011

Property Class	Provincial Fairness Range	City Transition Ratios in 1998	Provincial Threshold Ratios	City's Current **2011** Tax Ratios	**2011 BMA** Study average for 43 municipalities
Residential	1.0000	1.0000	1.0000	**1.0000**	1.0000
Multi-Residential	1.0000-1.0000	2.3556	2.7400	**2.2054**	2.0102
Commercial	1.6000-1.1000	2.0326	1.9800	**1.8822**	1.6867
Industrial	0.6000-1.1000	3.2920	2.6300	**1.4000**	2.2229
Farmlands	.25	.25	n/a	**.15**	n/a
Managed Forest	.25	.25	n/a	**.25**	n/a
Pipelines	0.6000-0.7000	1.1656	n/a	**1.1656**	n/a

TAX RATIO REDUCTIONS FROM 2001-2011

YEAR	**Multi-Residential**	**Commercial**	**Industrial**	**Farmland**
1998	**2.3556**	**2.0326**	**3.2920**	**.2500**
2001	**2.3556**	**1.9700**	**2.4200**	**.2500**
2002	**2.3556**	**1.9650**	**1.8300**	**.2500**
2003	**2.3556**	**1.9650**	**1.40**	**.1500**
2004	**2.3556**	**1.9650**	**1.40**	**.1500**
2005	**2.3200**	**1.9500**	**1.40**	**.1500**
2006	**2.2818**	**1.9274**	**1.40**	**.1500**
2007	**2.2436**	**1.9048**	**1.40**	**.1500**
2008	**2.2054**	**1.8822**	**1.40**	**.1500**
2009/2010/2011	**2.2054**	**1.8822**	**1.40**	**.1500**

2010 TAX RATIO COMPARISON – NORTHERN MUNICIPALITIES

Municipality	**Multi-Residential**	**Commercial**	**Industrial**
North Bay	2.2054	1.8822	1.4000
Greater Sudbury	2.2667	2.1302	3.0255
Thunder Bay	2.7400	1.9527	2.4300
Timmins	1.6816	1.7501	2.1783

APPENDIX C

The Corporation of The City of North Bay

FINANCIAL POLICY AND PROCEDURES	**SECTION: FINANCIAL PLAN**
	APPROVED: OCTOBER 2010
	SUBJECT: Long-Term Tax Policy **POLICY 2010-00**

PURPOSE:

The purpose of the Long-Term Tax Policy is to establish a framework for tax ratio, tax capping and Tax Policy Development Reserve Fund goals over a twenty-five year period.

LEGISLATIVE AUTHORITY:

Tax Policy considerations and programs are mandatory and legislated by *The Municipal Act, 2001, S.O. 2001, c.25* and associated tax policy/capping related regulations.

The Tax Policy Development Reserve Fund is not a legislative requirement.

GOALS AND OBJECTIVES:

The goals and objectives of the Long-Term Tax Policy include,

1. To reduce the tax ratios for the Multi-Residential and Commercial Classes to 1.400 over a twenty-five year period
2. To reduce tax ratios only if the tax burden shift can be offset by *real assessment growth*
3. To consider each year to transfer "excess" supplementary taxes in the Multi-Residential and Commercial classes to a Tax Policy Development Reserve Fund
4. To accelerate the movement toward full Current Value Assessment for all properties in the capped classes utilizing the capping options available

5. To fund the cost of mandatory capping program within each class by limiting assessment related tax reductions that would otherwise benefit other properties (claw-backs)
6. To consider annually the options to fund a portion of the cost of the mandatory capping program from the Tax Policy Development Reserve Fund

ROLES AND RESPONSIBILITIES:

City Council is responsible to:

1. Review the Long-Term Tax Policy annually
2. Authorize by by-law the tax policy program as it relates to tax ratios and the mandatory tax capping program
3. Consider and authorize the transfer of excess supplementary revenue to the Tax Policy Development Reserve Fund
4. Authorize the use of the Tax Policy Reserve Fund to fund a portion of the cost of the mandatory capping program.

Chief Administrative Officer is responsible to:

1. Sign all Tax Policy related reports to Council

Chief Financial Officer is responsible to:

1. Ensure goals and objectives of the Policy are being met and adhered to.
2. Confirm Real Growth calculations based on the definition adopted in the 2010 Tax Policy Program
3. Ensure that all authorizations required for the tax policy program and use of the reserve fund are received.
4. Sign all Tax Policy related reports to Council

IMPLEMENTATION:

The implementation of the Long Term Tax Policy includes,

1. Enactment of by-laws as follows:
    i. Adoption of tax ratios
    ii. Adoption of Optional Tools for the Capping Program
    iii. Establishment decrease limits for claw back properties
    iv. Adoption of New Construction Thresholds

2. Resolutions for:
    i. Transfer from the Tax Policy Development Reserve Fund for costs related to funding the legislated caps if required
    ii. Transfer to reserve of excess supplementary revenue if required

The implementation of this Policy shall be considered a long-term goal over a period of up to twenty-five years.

The implementation of this Policy shall be considered as a key component of the City of North Bay's Long-Term Financial Plan.

DEFINITIONS:

CURRENT VALUE ASSESSMENT:

In general terms "Current Value Assessment" (CVA) is the amount of money a property would realize if sold at arm's length by a willing seller to a willing buyer.

TAX RATIO:

A "tax ratio" determines the relative tax burden to be borne by each property class and expresses the relationship that each property class bears to the tax rate for the residential class.

TAX POLICY DEVELOPMENT RESERVE FUND:

The Tax Policy Development Reserve Fund is funded from the excess supplementary revenue from the Multi-Residential and Commercial tax classes and is established in a specific resolution that also outlines its operational elements.

TAX CAPPING PROGRAM:

Tax capping limits increases in taxes in the Multi-Residential, Commercial and Industrial tax classes resulting from reassessment or class changes to a level adopted annually by Council, but to a minimum of 5% from the previous year's adjusted taxes.

CLAWBACK:

Clawback's are tax decreases in the Multi-Residential, Commercial and Industrial tax classes that may be utilized to fund the tax capping program.

OPTIONAL TOOLS:
Optional tools are tools provided by the provincial government which gives municipalities the opportunity to bring all classes of properties to Current Value Assessment more quickly.

MUNICIPAL PROPERTY ASSESSMENT CORPORATION (MPAC):

MPAC administers a uniform, province-wide property assessment system based on current value assessment in accordance with the provisions of the *Assessment Act*. It provides municipalities with a range of services, including the preparation of annual assessment rolls used by municipalities to calculate property taxes and municipal enumerations in order to prepare the Preliminary List of Electors during an election year.

NEW CONSTRUCTION THRESHOLDS:
Is the average tax level new construction properties pay in relation to comparable properties compiled by Municipal Property Assessment Corporation (MPAC) and as adopted by Council by by-law annually.

SUPPLEMENTARY ASSESSMENT:
Supplementary assessment is new assessment compiled by MPAC resulting from an increase in value of properties for new buildings or structures, alterations/additions to buildings or structures or new lots created by subdivision/condo plans and splits.

SUPPLEMENTARY TAXES:
Are taxes generated from the supplementary assessment roll.

REAL ASSESSMENT GROWTH:
Real Assessment Growth means new assessment which is generated by supplementary assessments and netted by assessment reductions resulting from assessment appeals.

Chairperson:	**Councillor Lawlor**
Vice-Chair:	**Councillor Mendicino**
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-2011-16 Plan of Subdivision application by Miller & Urso Surveying Inc. on behalf of 873342 Ontario Inc. (Kenalex Development Inc.) - Phase II, Trillium Woods Subdivision (Booth Road) (D12/2011/KENAL/BOOTHRD2).

CS-2011-22 Report from E. Acs dated November 15, 2011 re 2011 Update - Municipal Accessibility Advisory Committee Annual Report (C01/2011/ MAAC/GENERAL).

►CS-2011-23 Report from I.G. Kilgour dated November 22, 2011 re Sport Field User Fees (C01/2011/BYLAW/USERFEES).

CS-2011-24 Report from P. Carello dated November 25, 2011 re 2011 Municipal Heritage Committee Annual Report (R01/2011/NBMHC/GENERAL).

CS-2012-05 Report from S. McArthur dated February 2, 2012 re Rezoning application by Southshore Investment Inc. – 1704 to 1730 Main Street West (D14/2012/SSINV/MAINSTW).

CS-2011-23

No draft recommendation, item to remain on Committee.

City of North Bay

Report to Council

Report No: CSBU 2012-26 Date: January 24, 2012

Originator: Ian Kilgour
Director Parks, Recreation and Leisure Services

Subject: Sport Field User Fees-Supplemental Report to CSBU 2011-111 Report

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RECOMMENDATION

1) That the attached Field User Fee chart and accompanying Supplemental Report to Council CSBU 2012-26 be received by Council in consideration of Report CSBU 2011-111 for formal consultations with user groups by way of Public Meeting before Council as required by the User Fee By-Law.

BACKGROUND

This report is being presented at this time to provide field user groups with fee information that will assist them in their budgeting and setting registration fees for the 2012 season. The User Fee By-law process is scheduled for a Public Meeting regarding User Fees in April/May 2012.

Over the past year, staff has been undertaking a review of Sports Field User Fees in an effort to determine the appropriate fee structure for sport fields. In reviewing previous years, the cost recovery from user fees represented between 25 and 35 percent of direct maintenance costs. The recommended fees in the original report to this supplemental (CSBU 2011-111) uses a cost recovery of 50% of Parks, Recreation & Leisure Services direct and indirect costs.

In 2011, Parks and Recreation staff commenced a review of Sports Field User Fees which included comparison to 17 other communities and consultation with user groups. The study also reviewed both direct and indirect costs associated to Sports Fields.

On November 22, 2011, Council was presented with Report CSBU 2011-111 Sport Field Recommended User Fees (copy attached). An excerpt from the proposed fee structure of CSBU 2011-111 is shown below.

User Fee Structure as Recommended in Original Report CSBU 2011-111

The following is the proposed fee structure charged on an hourly basis for sport field use:

f) *Tournament: discounted hourly rate proposed based on level of play and number of out of town teams participating.*

Local, regional, provincial, national: Sliding scale of increased discount as the level of play and number of out of town teams increase. i.e. the rate/hour will decrease as the level of play and number of out of town teams increase.

Sport Tourism Tournaments – The City has initiated a sport tourism strategy. According to Blair McIntosh of the Sport Alliance of Ontario, tournament conveners routinely request municipalities to contribute to their events. Sport tourism tournament is defined as a minimum of 75% of participants require lodging in the City. The proposed discounts for regional/provincial tournaments and up are based on the fact people who come to these events from out of town (visitors) spend money in restaurants, hotels, gas stations, shopping. The discounted rate is proposed to encourage leagues to host these types of tournaments.

- *Local tournament – 15% discount off of applicable hourly fees for field category (Youth or Adult)*
- *Regional/Provincial Tournament – 25% discount off of applicable fees for field category*
- *National Tournament – negotiated based on bid package. Minimum 25% discount*

g) *Omischl Artificial Turf off season use – cost of manpower and other services plus the hourly rental rate. Conditions will apply relating to snow cover.*

Note:

Based on the cost analysis it has been determined that lights had a minimal impact on the hourly cost. It is proposed that there is no light fee charged.

<u>Sport Field Categorization:</u>

Fields have been grouped into categories to reflect similar levels of maintenance and play. Like fees will be charged for a field category with the goal of an overall cost recovery of 50% for sport field operations (PRLS direct and indirect).

Athletic Field Categories (Soccer, Football, Ultimate Frisbee)

Category 1 – Sport complex – Soccer/Football Synthetic Soccer Synthetic
Category 2 – Sport complex – Soccer Natural Turf field
Category 3 – Fischer, Veterans, ONR, W.J. Fricker, Graham, Amelia, Sam Jacks Mini Fields

<u>Ball Field Categories</u>

Category 1 – Sport Complex – 2 ball fields, 1 ball field with mound
Category 2 – Johnson, Troy, Veterans
Category 3 – Amelia, Handley, Kelly, Lennox, Centennial
Category 4 – Tapper Grey, Phillips (Youth Only)

Youth Rates

Proposed youth rates reflect the following discount depending on the Field Category:

Youth Prime rate-20% discount off of adult rates (Field Categories 1 to 3)
Youth Prime rate on youth field (Fields category 4)-20% off of youth category 1 to 3 field rate
Youth Non-Prime rate – 50% discount off regular youth fee for the field category

Sport Complex Rates

Based on the survey of other municipalities the proposed fees for fields at Omischl Sports Complex are not the highest or lowest, they are somewhere in between.

A meeting with user groups was held on November 30, 2011 to review the recommended fees and rate structure in CSBU 2011-111. Following is a summary of comments and concerns expressed at the meeting.

- Proposed increase is too much – all leagues support a status quo 3% annual increase
- Proposed fees will cause registration fee sticker shock if the increase is done in one year
- Any increase over the historical 3% should be phased in over a few years
- Any increase impacts ability to pay for some who play
- Groups include CRF + HST total cost when calculating hourly rate
- Tournament Rates – local tournaments should have the same discount as out of town teams (Provincial/National)
- Youth leagues should not get discounted rates on the back of adult leagues, City should subsidize with tax base
- Low user fees promote healthy active living
- North Bay is becoming an unfriendly community because of user fees
- Additional field classification required for Athletic Fields (Amelia/Sam Jacks Mini)
- Suggested off Season discounted rates – i.e. April to mid-May, mid-October to mid-November – discounted rate to encourage use
- Why does it cost more to use natural turf soccer field vs. ball field?
- Sport Tourism – hospitality partners should be supporting tournaments financially in return for the paying customers the tournaments bring to them.
- Corporate sponsorship at Omischl should offset user fees
- The City is operating like a business instead of the service it is supposed to be
- Hourly field fees cannot not be considered in isolation and total costs including the Capital Reserve Fee (CRF) as well as HST should be shown.

The following user groups were represented at the meeting:

Youth Soccer, Selects Soccer, Men's and Women's Soccer, Ultimate Frisbee, Minor Girls Softball, Minor Baseball, Senior Baseball, Men's Slo-pitch, Women's Slo-pitch, Mixed Slo-pitch, Senior Men's Fastball

Based on the feedback received from the user groups the following User Fee structure is recommended. It should be noted that these fees will make up part of the City's User Fee By-law and will need to be considered at the time Council is dealing with the User Fee by-law which is to occur in April/May.

MODIFICATIONS/ADDITIONS TO PREVIOUS RECOMMENDATIONS

1) Items a, b, c, and d of the User Fee Structure in Report CSBU 2011-111 remain unchanged as shown below:

   a. Adult for users 19 and over.

   b. Youth for users 18 and under – Proposed that the youth hourly fee be at a 20% discount off of adult fees charged for a field utilized by both adults and youth and that a youth fee be established for "youth" only/restricted fields.

   c. Prime Time: Monday to Friday, 5 – 11pm Saturday, Sunday 8am – 11pm.

   d. Non-Prime: Monday to Friday, 8am – 5pm Proposed 50% discount off of regular rate.

2) It is recommended that the original report be amended to include one tournament fee for any type of tournament. This fee would apply to local, regional/provincial events (not including regular season play or play-offs). It is proposed that the tournament discount would be 50% off of the regular rate for the field/time/age group. National tournaments would receive a minimum of a 50% discount; however, additional terms may be negotiated based on the national bid package and Sport Tourism benefits.

3) It is recommended that the original report be amended to add a fourth field category to the Athletic Field Categories based on feedback from the group. Fields suggested to be included in the new fourth field category are Amelia, Thomson Mini and the new mini fields at Bowness. This was because of the size of the fields and level of play. A fourth category has been created with a corresponding fee category.

4) It is recommended that the original report be amended to include a three year (3) phase-in (2012, 2013 and 2014).

5) It is recommended that the original report be amended to include a two year (2) phase-in for fields at the Steve Omischl Sport Complex over 2012 and 2013.

Field Fee Chart (attached)

The User Field Fee chart includes:

1) Athletic Field User Fee -Three (3) Year Phase-In of Fees
2) Ball Field User Fee -Three (3) Year Phase-In of Fees
3) Steve Omischl Sports Complex -Two (2) Year Phase-In of Fees

The attached chart reflects changes recommended in this report, including the respective two and three year phase-in of field fee increases, the additional "Athletic Field Category 4" and corresponding user fee rates including Amelia, Bowness Mini and Thomson Mini soccer fields. The recommended tournament rate discount of 50% is not shown on the charts but is calculated as a 50% discount off of the Prime and Non-prime fees in the chart.

The chart also shows the total recommended field user fee without phase-in for comparison purposes.

The revised chart shows the new recommended rates as phased in over the next two and three years respectively; the annual 3% increase; the phased in CRF as per Clause No. 1 of Community Services Committee Report No. 2011-14 and the Harmonized Sales Tax (HST) of 13%.

Please note the following with respect to the attached Field User Fee Chart for phase-in:

- For comparing the new rates to the existing rates, the chart uses the existing lit field fee rate including the annual 3% increase
- Capital Reserve Fee (CRF) implemented to raise community share for Omischl Sports Complex
- Harmonized Sales Tax (HST) came into effect July 1, 2010
- "Recommended Fee" demonstrates total Field Fee as it would have been in 2014 including 3% increases in 2013 for the two (2) year phase-in and 2014 for the three (3) year phase-in. It utilizes the appropriate recommended fees in CSBU 2011-111 as the base fee.

ANALYSIS / OPTIONS

1) That the attached Field User Fee chart and accompanying Report to Council CSBU 2012-26 be received by Council in consideration of Report CSBU 2011-111 for formal consultations with user groups by way of Public Meeting before Council as required by the User Fee By-Law.

2) That Council not receive the supplemental report CSBU 2012-26

RECOMMENDED OPTION / FINANCIAL IMPLICATIONS

1) That the attached Field User Fee chart and accompanying Report to Council CSBU 2012-26 be received by Council in consideration of Report CSBU 2011-111 for formal consultations with user groups by way of Public Meeting before Council as required by the User Fee By-Law.

Ian Kilgour,
Director Parks, Recreation and Leisure Services

I concur in this report and recommendation.

Jerry Knox
Managing Director Community Services

Margaret Karpenko
Chief Financial Officer

Dave Linkie
Chief Administrative Officer

Person designated for continuance:

Attachments: CSBU-2011-111-Sport Field Recommended Use Fees
Field User Fee Chart

File: wdrive/parks/reports to council/2012/ Supplemental Report Sport User Fees 3

DRAFT

Recommended Athletic Field Rates

Field Classification	Existing Hourly Rental Rate	Recom-mended Hourly Prime Time Rate Adult	Recom-mended Non-Prime Rate Adult 50% discount	Recom-ended Local Tournament Rate Adult 15% discount	Recom-mended Provincial Tournament Rate Adult 25% discount	Recom-mended Hourly Prime Time Rate Youth 20% discount	Recom-mended Non-Prime Rate Youth 50% discount	Recom-ended Local Tournament Rate Youth 15% discount	Recom-mended Provincial Tournament Rate Youth 25% discount
1 Sport Complex Artificial Turf	$35.40 WL $39.82 L	$61.53	$30.77	$52.30	$46.15	$49.22	$24.61	$41.84	$36.92
2 Sport Complex Natural Turf	$25.00 WL $30.00L	$38.15	$19.08	$32.42	$28.61	$30.52	$15.26	$25.94	$22.89
3 Fischer Veterans Graham ONR Fricker Amelia Sam Jacks Mini	$16.62 WL $18.15 L	$30.64	$15.32	$26.04	$22.98	$24.51	$12.26	$20.83	$18.38

ATHLETIC FIELD USER FEE - THREE YEAR PHASE-IN OF FEES

	Current Fee	Recommended Fee	Phase in over 3 Years			Increase From Current	3 Year Phase-In
			2012 0.00%	2013 3.00%	2014 3.00%		
ADULT FEES							
Field Classification #3 - **Prime**	$18.15	$30.64			$32.51	$14.36	**$4.79**
Fisher, Veterans, Graham, ONR, Fricker							
		$4.79 increase per year	$22.94	$27.72	$32.51		
		CRF	$4.00	$8.00	$12.00		
		HST	$3.50	$4.64	$5.79		
		Totals	**$30.44**	**$40.36**	**$50.29**		
Field Classification #3 - **Non-Prime**	$18.15	$15.32			$16.25	($1.90)	**($0.63)**
Fisher, Veterans, Graham, ONR, Fricker							
		($0.63) decrease per year	$17.52	$16.89	$16.25		
		CRF	$4.00	$8.00	$12.00		
		HST	$2.80	$3.24	$3.67		
		Totals	**$24.31**	**$28.12**	**$31.93**		
Field Classification #4 - **Prime**	$18.15	$24.02			$25.48	$7.33	**$2.44**
Amelia							
		$2.44 increase per year	$20.59	$23.04	$25.48		
		CRF	$4.00	$8.00	$12.00		
		HST	$3.20	$4.04	$4.87		
		Totals	**$27.79**	**$35.07**	**$42.36**		
Field Classification #4 - **Non-Prime**	$18.15	$12.01			$12.74	($5.41)	**($1.80)**
Amelia							
		($1.80) decrease per year	$16.35	$14.54	$12.74		
		CRF	$4.00	$8.00	$12.00		
		HST	$2.65	$2.93	$3.22		
		Totals	**$22.99**	**$25.48**	**$27.96**		
YOUTH FEES							
Field Classification #3 - **Prime**	$18.15	$24.51			$26.00	$7.85	**$2.62**
Fisher, Veterans, Graham, ONR, Fricker							
		$2.62 increase per year	$20.77	$23.39	$26.00		
		CRF	$4.00	$8.00	$12.00		
		HST	$3.22	$4.08	$4.94		
		Totals	**$27.99**	**$35.47**	**$42.94**		
Field Classification #3 - **Non-Prime**	$18.15	$12.26			$13.01	($5.14)	**($1.71)**
Fisher, Veterans, Graham, ONR, Fricker							
		($1.71) decrease per year	$16.44	$14.72	$13.01		
		CRF	$4.00	$8.00	$12.00		
		HST	$2.66	$2.95	$3.25		
		Totals	**$23.09**	**$25.67**	**$28.26**		
Field Classification #4 - **Prime**	$18.15	$19.22			$20.39	$2.24	**$0.75**
Amelia, Bowness & Thomson Mini							
		$0.75 increase per year	$18.90	$19.64	$20.39		
		CRF	$4.00	$8.00	$12.00		
		HST	$2.98	$3.59	$4.21		
		Totals	**$25.87**	**$31.24**	**$36.60**		
Field Classification #4 - **Non-Prime**	$18.15	$9.61			$10.20	($7.95)	**($2.65)**
Amelia, Bowness & Thomson Mini							
		($2.65) decrease per year	$15.50	$12.85	$10.20		
		CRF	$4.00	$8.00	$12.00		
		HST	$2.53	$2.71	$2.89		
		Totals	**$22.03**	**$23.56**	**$25.08**		

BALL FIELD USER FEE - THREE YEAR PHASE-IN OF FEES

	Current Fee	Recommended Fee	Phase in over 3 Years 2012 0.00%	2013 3.00%	2014 3.00%	Increase From Current	3 Year Phase-In

ADULT FEES

	Current Fee	Recommended Fee	2012	2013	2014	Increase From Current	3 Year Phase-In
Field Classification #2 -**Prime** Troy, Johnson, Veterans	$18.15	$27.30			$28.96	$10.81	**$3.60**
$3.60 **increase per year**			$21.75	$25.36	$28.96		
CRF			$4.00	$8.00	$12.00		
HST			$3.35	$4.34	$5.33		
Totals			**$29.10**	**$37.69**	**$46.29**		
Field Classification #2 -**Non-Prime** Troy, Johnson, Veterans	$18.15	$13.65			$14.48	($3.67)	**($1.22)**
($1.22) decrease per year			$16.93	$15.70	$14.48		
CRF			$4.00	$8.00	$12.00		
HST			$2.72	$3.08	$3.44		
Totals			**$23.65**	**$26.79**	**$29.92**		
Field Classification #3 -**Prime** Amelia, Centennial, Handley, Kelly, Lennox	$18.15	$22.99			$24.39	$6.24	**$2.08**
$2.08 **increase per year**			$20.23	$22.31	$24.39		
CRF			$4.00	$8.00	$12.00		
HST			$3.15	$3.94	$4.73		
Totals			**$27.38**	**$34.25**	**$41.12**		
Field Classification #3 -**Non-Prime** Amelia, Centennial, Handley, Kelly, Lennox	$18.15	$11.50			$12.20	($5.95)	**($1.98)**
($1.98) decrease per year			$16.17	$14.18	$12.20		
CRF			$4.00	$8.00	$12.00		
HST			$2.62	$2.88	$3.15		
Totals			**$22.79**	**$25.07**	**$27.35**		

YOUTH FEES

	Current Fee	Recommended Fee	2012	2013	2014	Increase From Current	3 Year Phase-In
Field Classification #2 -**Prime** Troy, Johnson, Veterans	$18.15	$21.84			$23.17	$5.02	**$1.67**
$1.67 **increase per year**			$19.82	$21.50	$23.17		
CRF			$4.00	$8.00	$12.00		
HST			$3.10	$3.83	$4.57		
Totals			**$26.92**	**$33.33**	**$39.74**		
Field Classification #2 -**Non-Prime** Troy, Johnson, Veterans	$18.15	$10.92			$11.59	($6.56)	**($2.19)**
($2.19) decrease per year			$15.96	$13.77	$11.59		
CRF			$4.00	$8.00	$12.00		
HST			$2.60	$2.83	$3.07		
Totals			**$22.56**	**$24.60**	**$26.65**		
Field Classification #3 -**Prime** Amelia, Centennial, Handley, Kelly, Lennox	$18.15	$18.39			$19.51	$1.36	**$0.45**
$0.45 **increase per year**			$18.60	$19.06	$19.51		
CRF			$4.00	$8.00	$12.00		
HST			$2.94	$3.52	$4.10		
Totals			**$25.54**	**$30.57**	**$35.61**		
Field Classification #3 -**Non-Prime** Amelia, Centennial, Handley, Kelly, Lennox	$18.15	$9.20			$9.76	($8.39)	**($2.80)**
($2.80) decrease per year			$15.35	$12.56	$9.76		
CRF			$4.00	$8.00	$12.00		
HST			$2.52	$2.67	$2.83		
Totals			**$21.87**	**$23.23**	**$24.59**		
Field Classification #4 -**Prime** Trapper Gray, Phillips	$18.15	$14.71			$15.61	($2.54)	**($0.85)**
($0.85) decrease per year			$17.30	$16.45	$15.61		
CRF			$4.00	$8.00	$12.00		
HST			$2.77	$3.18	$3.59		
Totals			**$24.07**	**$27.63**	**$31.19**		
Field Classification #4 -**Non-Prime** Trapper Gray, Phillips	$18.15	$7.36			$7.81	($10.34)	**($3.45)**
($3.45) decrease per year			$14.70	$11.26	$7.81		
CRF			$4.00	$8.00	$12.00		
HST			$2.43	$2.50	$2.58		
Totals			**$21.13**	**$21.76**	**$22.38**		

STEVE OMISCHL SPORTS COMPLEX - TWO YEAR PHASE-IN OF FEES

	Current Fee	Recommended Fee	Phase in over 2 Years 2012 0.00%	Phase in over 2 Years 2013 3.00%	Increase From Current	2 Year Phase-In

ADULT FEES

	Current Fee	Recommended Fee	2012	2013	Increase From Current	2 Year Phase-In
Athletic Fields - **Artifical Turf** ***Prime***	$39.82	$61.53		$63.38	$23.56	**$11.78**
		$11.78 increase per year	$51.60	$63.38		
		CRF	$4.00	$8.00		
		HST	$7.23	$9.28		
		Totals	**$62.83**	**$80.65**		
Athletic Fields - **Artifical Turf** ***Non-Prime***	$39.82	$30.77		$31.69	($8.13)	**($4.06)**
		($4.06) decrease per year	$35.76	$31.69		
		CRF	$4.00	$8.00		
		HST	$5.17	$5.16		
		Totals	**$44.92**	**$44.85**		
Athletic Fields - **Natural Turf** ***Prime***	$30.00	$38.15		$39.29	$9.29	**$4.65**
		$4.65 increase per year	$34.65	$39.29		
		CRF	$4.00	$8.00		
		HST	$5.02	$6.15		
		Totals	**$43.67**	**$53.44**		
Athletic Fields - **Natural Turf** ***Non-Prime***	$30.00	$19.08		$19.65	($10.35)	**($5.17)**
		($5.17) decrease per year	$24.83	$19.65		
		CRF	$4.00	$8.00		
		HST	$3.75	$3.59		
		Totals	**$32.57**	**$31.25**		

YOUTH FEES

	Current Fee	Recommended Fee	2012	2013	Increase From Current	2 Year Phase-In
Athletic Fields - **Artifical Turf** ***Prime***	$39.82	$49.22		$50.70	$10.88	**$5.44**
		$5.44 increase per year	$45.26	$50.70		
		CRF	$4.00	$8.00		
		HST	$6.40	$7.63		
		Totals	**$55.66**	**$66.33**		
Athletic Fields - **Artifical Turf** ***Non-Prime***	$39.82	$24.61		$25.35	($14.47)	**($7.24)**
		($7.24) decrease per year	$32.58	$25.35		
		CRF	$4.00	$8.00		
		HST	$4.76	$4.34		
		Totals	**$41.34**	**$37.68**		
Athletic Fields - **Natural Turf** ***Prime***	$30.00	$30.52		$31.44	$1.44	**$0.72**
		$0.72 increase per year	$30.72	$31.44		
		CRF	$4.00	$8.00		
		HST	$4.51	$5.13		
		Totals	**$39.23**	**$44.56**		
Athletic Fields - **Natural Turf** ***Non-Prime***	$30.00	$15.26		$15.72	($14.28)	**($7.14)**
		($7.14) decrease per year	$22.86	$15.72		
		CRF	$4.00	$8.00		
		HST	$3.49	$3.08		
		Totals	**$30.35**	**$26.80**		

STEVE OMISCHL SPORTS COMPLEX - TWO YEAR PHASE-IN OF FEES

	Current Fee	Recommended Fee	Phase in over 2 Years 2012 0.00%	Phase in over 2 Years 2013 3.00%	Increase From Current	2 Year Phase-In

ADULT FEES

	Current Fee	Recommended Fee	2012	2013	Increase From Current	2 Year Phase-In
Ball Diamonds *Prime*	$30.00	$32.70		$33.68	$3.68	**$1.84**
$1.84 decrease per year			$31.84	$33.68		
CRF			$4.00	$8.00		
HST			$4.66	$5.42		
Totals			**$40.50**	**$47.10**		
Ball Diamonds *Non-Prime*	$30.00	$16.35		$16.84	($13.16)	**($6.58)**
($6.58) decrease per year			$23.42	$16.84		
CRF			$4.00	$8.00		
HST			$3.56	$3.23		
Totals			**$30.98**	**$28.07**		

YOUTH FEES

	Current Fee	Recommended Fee	2012	2013	Increase From Current	2 Year Phase-In
Ball Diamonds *Prime*	$30.00	$26.16		$26.94	($3.06)	**($1.53)**
($1.53) decrease per year			$28.47	$26.94		
CRF			$4.00	$8.00		
HST			$4.22	$4.54		
Totals			**$36.69**	**$39.49**		
Ball Diamonds *Non-Prime*	$30.00	$13.08		$13.47	($16.53)	**($8.26)**
($8.26) decrease per year			$21.74	$13.47		
CRF			$4.00	$8.00		
HST			$3.35	$2.79		
Totals			**$29.08**	**$24.26**		

ENGINEERING & WORKS COMMITTEE

Monday, February 13, 2012

Chairperson:	**Councillor Vrebosch**
Vice-Chair:	**Councillor Mayne**
Member:	**Councillor Bain**
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-2011-05 Memo to A. Tomek dated October 26, 2011 re Curbside collection of recyclables for ICI Sector (E07/2011/BLUE/GENERAL).

ITEMS REFERRED BY COUNCIL FOR A REPORT

DATE	ITEM
March 29, 2005	Backflow Prevention Program survey of all industrial, commercial and institutional buildings **(due September 2005).**
April 28, 2008	Ways to assist the hospitals with making further appeals to the Province for financial assistance with the infrastructure cost increases.
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.
June 28, 2010	On completion of Tender 2010-74 (Lakeshore Drive Outdoor Sports Complex Phase V - Completion of fields and associated appurtenances), a summary of the total cost of the project and funding sources.
December 30, 2010	Quarterly report on progress of WSIB appeal, error corrections and cost projections for 2011.
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)**.