



**Council**

**Agenda**

**Regular Meeting of Council  
December 12, 2011  
at 7:00 p.m.**

# MEETINGS

**FOR THE WEEK OF  
DECEMBER 12<sup>TH</sup>, 2011**

Monday, December 12, 2011

12:00 p.m.

Engineering & Works Business  
Unit Budget Review  
5<sup>th</sup> Floor Boardroom

5:00 p.m.

Special Closed Meeting of Council  
Council will adjourn in-camera for  
training and educational purposes  
5<sup>th</sup> Floor Boardroom

7:00 p.m.

Regular Meeting of Council  
Council Chambers, 2<sup>nd</sup> Floor

Tuesday, December 13, 2011

12:00 p.m.

General Government Business  
Unit Budget Review  
5<sup>th</sup> Floor Boardroom

**THE CORPORATION OF THE CITY OF NORTH BAY  
REGULAR MEETING OF COUNCIL HELD  
MONDAY, DECEMBER 12, 2011**

**PUBLIC PRESENTATIONS:**

**PUBLIC MEETING MINUTES:**

Wednesday, December 7, 2011

**CLOSED MEETING MINUTES (available for Council viewing in the Clerk's Office):**

Monday, November 28, 2011

Wednesday, December 7, 2011

**COMMITTEE REPORTS:**

Nil

**CORRESPONDENCE:**

1. Report from P. Carello dated November 25, 2011 re 2011 Municipal Heritage Committee Annual Report (R01/2011/NBMHC/GENERAL).
2. Report from P. Carello dated December 8, 2011 re Proposed radio antenna tower for North Bay Hydro - Cedar Heights Road (A12/2011/TELEC/GENERAL).
3. Report from S. McArthur dated December 5, 2011 re Lane closure application by Ken Woodward for a block bounded by Regina Street, Franklin Street, Laurier Avenue and Ellis Street (L07/2011/LANEW/1135REGI).
4. Report from S. McArthur dated December 6, 2011 re Highway 17 Route Alternative Analysis (T05/2011/MTO/MRCHWY17).
5. Report from P. Valenti dated December 2, 2011 re Supply of crew cab dump truck (F05/2011/PARKS/6028PR).
6. Report from J.D. Knox / A. Lang dated December 6, 2011 re Steve Omischl Sports Complex Summary (F05/2009/PARKS/PR73).
7. Report from A. Korell dated December 6, 2011 re Pre-Servicing Agreement renewal - Ashgrove Estates, Carmichael Drive Subdivision (D12/2003/ODORI/AIRPORTR).
8. Report from S. Killins dated December 5, 2011 re Amendment to By-Law No. 2011-157, Administration of Building Permits and By-Law No. 2011-158, Municipal Law Enforcement Officers (C00/2011/BYLAW/BUILD).

9. Report from S. McArthur dated December 5, 2011 re Condominium Final Approval - Turret Construction & Housing Co. Inc., Jorah Investments Ltd. and 133494 Canada Inc. - Phases 5 to 8, Lake Heights Road, Glen Rouge Drive and Melina Close (D07/2007/TURRE/CIRCLELA).
10. Report from L. Rochefort dated December 8, 2011 re Reduction, cancellation or refund of taxes (F22/2011/442/GENERAL).

**BY-LAWS FOR CONSIDERATION:**

**General Government - First and second readings:**

By-Law No. 2011-242 to stop up, close and convey a portion of the laneway located in a block bounded by King Street West, High Street and McPhail Street.

**General Government - First, second and third readings:**

By-Law No. 2011-233 to establish rates or charges for the supply of water and sanitary sewer by the City of North Bay for domestic, commercial and manufacturing use, and including other related matters.

By-Law No. 2011-237 to amend By-Law No. 2003-05, being a by-law to regulate smoking in public places and workplaces.

By-Law No. 2011-238 to confirm proceedings of the Meeting of Council on November 28, 2011.

By-Law No. 2011-243 to authorize the sale of lands no longer required for municipal purposes to Mine Hoist International Limited (Airport Industrial Park).

**Community Services - First, second and third readings:**

By-Law No. 2011-234 to regulate parking in municipal parking lots.

By-Law No. 2011-244 to execute Condominium Agreements with Turret Construction & Housing Co. Inc., Jorah Investments Ltd. and 133494 Canada Inc. relating to Turret Phase 5, Turret Phase 6, Turret Phase 7 and Turret Phase 8.

By-Law No. 2011-245 to execute an Agreement with 331265 Ontario Limited, operating as G&P Welding & Iron Works relating to the rehabilitation of the Memorial Gardens gondola.

**Engineering & Works - First, second and third readings:**

By-Law No. 2011-246 to execute an Agreement with Gap Construction Co. Ltd. relating to the North Bay Aerospace Business Park.

By-Law No. 2011-247 to execute an Agreement with Sewer Technologies Inc. relating to sanitary sewer rehabilitation.



**MOTIONS:**

Councillor Mendicino        re     Service reductions at the Land Registry Office  
Councillor Bain            re     Northern Ontario Growth Plan

**MOTION TO ADJOURN IN-CAMERA:**

**IN-CAMERA CORRESPONDENCE:**

11.    ***Confidential*** report from C.M. Conrad dated November 28, 2011 re Personnel matter.
12.    ***Confidential*** report from P. Leckie dated December 7, 2011 re Litigation matter.
13.    ***Confidential*** report from B. Hillier dated December 2, 2011 re Property matter.
14.    ***Confidential*** report from P. Leckie dated December 7, 2011 re Property matter.
15.    ***Confidential*** report from P. Leckie dated December 1, 2011 re Property matter.
16.    ***Confidential*** report from L. Janisse dated December 7, 2011 re Employee negotiations.
17.    ***Confidential*** report from L. Janisse dated December 7, 2011 re Employee negotiations.

**MOTION TO RECONVENE:**

**MOTION FOR RECONSIDERATION:**

**GIVING NOTICE:**

**ADJOURNMENT:**

**MINUTES OF THE COMMUNITY SERVICES STANDING  
COMMITTEE BUDGET MEETING HELD  
WEDNESDAY, DECEMBER 7<sup>TH</sup>, 2011**

**PRESENT:** Councillor Lawlor, Chair  
Councillor Mendicino  
Councillor Vaillancourt  
Mayor McDonald  
Councillor Vrebosch-Merry (11:00 a.m. to 3:14 p.m.)

**STAFF PRESENT:**

D. Linkie, L. Boissonneault, C. Conrad, M. Karpenko, J. Knox, R. Mimee (11:00 a.m. to 4:15 p.m.)

Fire Department: G. Love (11:00 a.m. to 12:32 p.m.)  
M. Bechard (11:00 a.m. to 12:32 p.m.)  
B. Hunt (11:00 a.m. to 12:32 p.m.)

Planning Department: B. Hillier (12:10 p.m. to 12:20 p.m.; 12:32 p.m. to 12:50 p.m.)

Building Department: S. Killins (12:10 p.m. to 12:20 p.m.; 12:32 p.m. to 1:00 p.m.)

Economic Development: R. Evans (12:52 p.m. to 1:10 p.m.)

Transit: D. Carvell (1:17 p.m. to 2:45)

Parks, Recreation & Leisure Services: I. Kilgour (2:55 p.m. to 4:40 p.m.)

R. Bellehumeur (2:55 p.m. to 4:40 p.m.)

S. Kitlar (2:55 p.m. to 4:40 p.m.)

D. Schroeder (2:55 p.m. to 4:40 p.m.)

C. Seguin (2:55 p.m. to 4:40 p.m.)

Mayor McDonald left during discussions regarding Memorial Gardens due to his conflict of interest arising from the Nipissing Lakers Hockey Team

Committee Chair, Sean Lawlor, called the meeting to order at 11:00 a.m.

1. Items Discussed – Community Services' Preliminary Operating Budget.
  - Review of process.
  - Review of proposed departmental budgets and proposed enhancements.

Break at 12:05 p.m.

Reconvened at 12:10 p.m.

**Resolution:** Moved by Councillor Mendicino, seconded by Councillor Vaillancourt That the Community Services Committee Budget Meeting adjourn in-camera pursuant to section 239(2) of the *Municipal Act, 2001*, as amended, at 12:20 p.m. to discuss personal matters about identifiable individuals, including municipal employees.

"CARRIED"

**Resolution:** Moved by Councillor Mendicino, seconded by Councillor Vaillancourt That the Community Services Committee Budget Meeting reconvene at 12:32 p.m.

"CARRIED"

Break at 2:45 p.m.

Reconvened at 2:55 p.m.

Meeting adjourned at 4:40 p.m.

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COUNCILLOR SEAN LAWLOR  
CHAIR COMMUNITY SERVICES

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CITY CLERK CATHERINE CONRAD

## City of North Bay

## Report to Council

**Report:** CSBU 2011 – 112**Date:** November 25, 2010**Originator:** Peter Carello, Secretary-Treasurer – Municipal Heritage Committee**Subject:** 2011 Municipal Heritage Committee (MHC) Annual Report

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**RECOMMENDATION**

That City Council receive the 2011 Annual Report from the North Bay Municipal Heritage Committee and refer the matter to Committee.

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**BACKGROUND**

Attached is the Annual Report of the Municipal Heritage Committee (MHC). The Annual Report was adopted by the Municipal Heritage Committee at their regular meeting held on November 17th, 2011. The Annual Report describes the activities of the Committee over the past year.

The Committee was able to evaluate and score two properties in 2011. In cooperation with the City's Parks, Recreation and Leisure Services Department, three (3) new Heritage Site Plaques were produced in 2011. The Committee has also continued to promote heritage and conservation throughout the year. Examples of specific activities undertaken to achieve this goal includes participation at Summer in the Park, the preparation of a newsletter and the development of a new interactive walking tour map.

The Committee looks forward to continuing to fulfill its mandate in 2012.

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**ANALYSIS/OPTIONS**Option #1

That City Council receive the 2011 Annual Report from the North Bay Municipal Heritage Committee and refer the matter to Committee.

As the Annual Report is being filed in accordance with the Terms of Reference established by the by-law that created the Municipal Heritage Committee, this is the recommended option.

Option #2

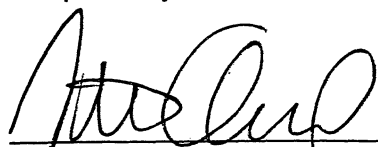
To not receive the Annual Report. This option is not recommended.

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**RECOMMENDED OPTION/FINANCIAL IMPLICATION**

That City Council receive the 2011 Annual Report from the North Bay Municipal Heritage Committee and refer the matter to Committee. There are no financial implications.

Respectfully submitted,



Peter Carello, Secretary-Treasurer  
Municipal Heritage Committee


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PC/dlb

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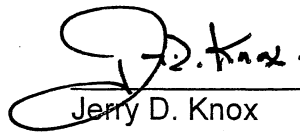
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We concur with this report and recommendations.



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Beverley Hillier  
Manager, Planning Services



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Jerry D. Knox  
Managing Director, Community Services



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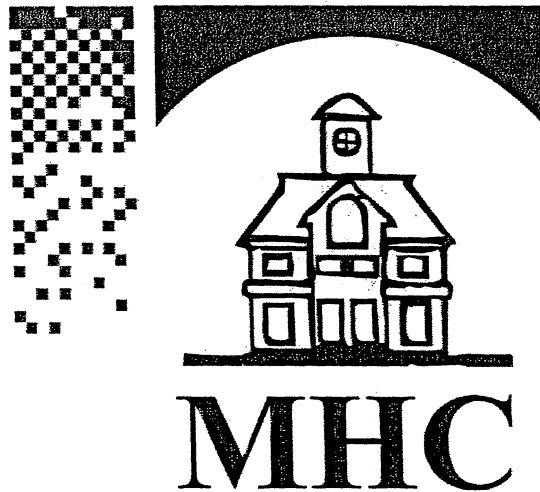
David G. Linkie  
Chief Administrative Officer

Personnel designated for continuance: Secretary-Treasurer, Municipal Heritage Committee

**THE CITY OF NORTH BAY  
MUNICIPAL HERITAGE COMMITTEE (MHC)**

**2011 ANNUAL REPORT**

Municipal Heritage Committee



**CITY OF NORTH BAY  
MUNICIPAL HERITAGE COMMITTEE (MHC)**

**2011 ANNUAL REPORT**

a) **INTRODUCTION**

This report to City Council is submitted pursuant to Clause 6(g) of By-law No. 38-96, as amended, of The Corporation of the City of North Bay (the MHC By-law).

b) **BACKGROUND**

This report reflects activities undertaken by the North Bay MHC during 2011 and plans for 2012.

c) **SUMMARY OF ACTIVITIES – YEAR 2011**

a) **Committee Membership – 2011**

Peter Handley, Chair (Community Representative)  
Jennifer Buell, Vice Chair (Community Representative)  
Andrew Bruce-Payne (North Bay Society of Architects)  
Lindsey Voisin (North Bay Museum)  
Councillor Judy Koziol (City Council Representative)  
Amy Bennett (Community Representative)  
Dr. Robin Gendron (Community Representative)  
Aaron Northrup (Community Representative)  
Margaret Surtees (Community Representative)  
Ex-officio: Paul Walker (North Bay and Area Public Library)  
Ex-officio: Caroline Loiselle (Ministry of Citizenship and Culture)  
Staff: Peter Carello, Secretary-Treasurer (Senior Planner)

Following the municipal election in 2010, City Council appointed new membership to the North Bay Municipal Heritage Committee. Councillor Judy Koziol remained City Council's liaison and Andrew Bruce-Payne returned to the Committee as the representative of the Society of Architects.

Lindsey Voisin joined the Committee in 2011 as the new representative of the North Bay Museum (Discovery North Bay).

Members Peter Handley, Amy Bennett, Robin Gendron were reappointed to the Committee.

Aaron Northrup and Margaret Surtees are new members of the Committee. Jennifer Buell, who previously served as the North Bay Museum representative, joined the Committee as a Community Representative.

Due to re-organization within the Planning Services Department, Peter Carello (Senior Policy Planner) took over the Secretary-Treasurer role from Steve McArthur (Senior Planner – Current Operations) at the start of the new term in January 2011.



b) Meetings of the Committee

A total of ten (10) meetings of the Committee were held during 2011. All meetings occurred at City Hall.

c) Property Evaluations

The Committee continued its examination of properties with potential heritage significance in 2011. As part of this program, the Committee completed evaluations of the Cormack Block and of the former John Bourke home that were started in 2010.

Also, the Committee performed new evaluations on the Empire Living Centre (former Empire Hotel) and the Cenotaph at Memorial Park. Scoring for these properties is done. At the time of this report, the Committee is working on the report for each of the properties. This is expected to be completed in early 2012.

d) Plaque Presentations and Installation

The Committee worked with City Staff to install a plaque at the Empire Living Centre. A media event was held on-site on October 27<sup>th</sup>, 2011. The event resulted in some positive media coverage for the Municipal Heritage Committee.

e) Public Awareness Initiatives

In 2008, the Committee began to examine the possibility and feasibility of developing a "Heritage Site Recognition Program". This program would be consistent with Section 6 D) of By-Law No. 38-96, which states the MHC is "to implement programs and activities to increase public awareness and knowledge of heritage conservation issues". The proposed program would not only highlight sites of historic interest in the City, it would also fit in with planned historic walking tours of the City. Five (5) plaques were installed in 2010.

In 2011, the Committee prepared an additional three (3) plaques. The chosen sites were the Manitou Islands, the former Post Office and the former Mackey House. Two of these plaques were installed in 2011. The installation of the third plaque is being held until Spring 2012. The Committee plans a media event to unveil the new plaques, to be timed to commemorate the start of Heritage Awareness Week, which will occur the third week of February 2012.

The Committee is currently working on an additional four (4) plaques to be completed in 2012. The sites chosen for the newest plaques are the former Queen Victoria School, the Cormack Block and Memorial Park Cenotaph. The final site being the initial location of Nipissing University (presently Cassellholme). This plaque is being produced in cooperation with Nipissing University.

The various heritage sites were amalgamated into a walking tour in previous years.



In 2011, Evan Moore of the City's Information Systems Department converted the walking tour information into an interactive website ([www.cityofnorthbay.ca/heritagetour](http://www.cityofnorthbay.ca/heritagetour)). Users are now able to scroll from site to site and have the information and historical information that has been prepared and written by the MHC pop up.

Hardcopies of maps were distributed through the Museum, Chamber of Commerce and the Hotel Association. Also, the maps have been made available online for download from the City of North Bay's website.

Also in 2011, the Municipal Heritage Committee participated in Summer in the Park. The Committee operated a booth, which featured promotional materials and some of the projects we are working on. For example, hardcopies of the walking tour were distributed, which included a link to the interactive walking tour.

Finally, the Committee prepared and distributed a Summer newsletter in 2011. The newsletter publicized some of the Committee's works and introduced the Committee's newly appointed members to the community.

f) Operating Budget

The 2011 Operating Budget was \$2,600. The Committee will finish the year under budget.

g) Memberships

The North Bay MHC is a member of Community Heritage Ontario, a province-wide organization which provides information and advice to heritage groups. CHO's mission is to *"be an advocate for heritage in Ontario, to encourage the development of municipally-appointed heritage advisory committees and to further the identification, preservation, interpretation and wise use of community heritage locally, provincially and nationally."*

The MHC is also a member of two area museums, Discovery North Bay and the Dionne Quints Museum. This supports the operations of our two museums, while offering the Committee access to their facilities, their records and their inventory.

The MHC joined the Ontario Historical Society for the first time in 2011. The MHC receives a regular newsletter (5 times annually), which offers the Committee insights regarding trends in heritage and history throughout the province.

h) 2011 Summary of Activities

1. Developed and designed three (3) heritage site plaques commemorating former buildings and sites with local heritage significance.
2. Began work on the script for the placement of four (4) heritage site plaques in 2012, including one plaque to be installed in cooperation with Nipissing University.





3. Worked with the Information Systems Department to convert the existing inventory of heritage sites into an interactive walking tour.
4. Completed the evaluations of the former home of John Bourke (North Bay's first Mayor) and the Cormack Block.
5. Completed the evaluation and glass plaque installation at the Empire Living Centre.
6. Completed the scoring for the Memorial Park evaluation.
7. Met with the Director of Parks, Recreation and Leisure Services to recommend that the City consider developing a maintenance plan for the Bronze Cenotaph statue in Memorial Park.
8. Operated a booth at Summer in the Park 2011.
9. Produced and distributed a newsletter in June 2011.
10. Participated in the Cultural Advisory Committee.
11. Revised the Evaluation Form utilized to evaluate properties.
12. Reviewed applications made under the Planning Act.

k) 2012 Work Program

The Committee and Staff are preparing a formal work program for 2012. This program may include, but not be limited to, the following:

1. The identification of worthy additional buildings, sites and structures for evaluation or re-evaluation.
2. Continue work with Parks, Recreation & Leisure Services Staff to prepare Heritage Site Plaques commemorating properties with identified heritage significance.
3. Install the Heritage Site Plaque on the waterfront recognizing the Manitou Islands.
4. Update the MHC Illustrative Guide.
5. Participate in Heritage Awareness Week. The Committee plans to unveil the newest Heritage Site Plaques at a media event timed to coincide with Heritage Awareness Week.
6. Produce a Committee newsletter next spring, with distribution to be completed both electronically and hard copy.
7. Continue to receive appropriate heritage training, when available and applicable.
8. Participate in applicable heritage recognition programs.
9. Review of the available Provincial and Federal financial assistance programs in conjunction with the GAP Officer/Development Planner.
10. Review of planning applications from a heritage perspective.
11. Work with Parks, Recreation & Leisure Services Department, @Discovery North Bay (North Bay Museum) and the Downtown Improvement Area to expand the heritage walking tour in the downtown core.



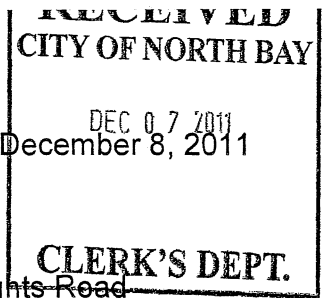
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Peter Handley". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Peter Handley, Chair  
Municipal Heritage Committee

PH/PC/dlb

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Report No: CSBU 2011 - 116

Date: December 8, 2011

Originator: Peter Carello, Senior Policy Planner

Subject: Proposed Radio Antenna Tower - North Bay Hydro – Cedar Heights Road

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## RECOMMENDATIONS

That City Council offer no objection to the proposed tower construction on the property shown on the attached Schedule A to this Report to Council.

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## BACKGROUND

North Bay Hydro has declared its intention to install a new radio communications tower. The proposed new tower would be approximately 22.6m in height and would be located on North Bay Hydro's property on Cedar Heights Road (137 Cedar Heights Road).

The purpose of the proposed tower is to provide the required communications link for the provision of protection and control functions between North Bay Hydro's electrical substation (located on the same property, 137 Cedar Heights Road) and the methane collection and energy generation plant at Merrick Landfill.

The subject property is located at the intersection of Cedar Heights Road and Plue Road, approximately 400m east of Highway 11 North (see Schedule A). It has frontage of approximately 45m on Plue Road and a total lot area of approximately 0.28 hectares (0.69 acres).

The property is designated "General Industry" by the City of North Bay's Official Plan and is zoned "Industrial Holding (MH)" under Zoning By-law No. 28-80.

As per Municipal and Industry Canada's policies for the construction of a new radio communications tower, a public meeting was held on December 7<sup>th</sup>, 2011 to allow neighbouring property owners an opportunity to comment or express concerns. There were no significant objections or considerations that arose from this meeting.

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## OPTIONS ANALYSIS / FINANCIAL IMPLICATIONS

Under the City of North Bay's Zoning By-law 28-80 radio, television or similar telecommunication towers regulated by CRTC or Industry Canada are exempt from the Zoning By-law, providing the structures located on the property, associated with the tower, meet the setbacks in the zone they are located.

The tower would meet all provisions of Zoning By-law No. 28-80.

The property designated "General Industry" by the Official Plan and is zoned "Industrial Holding". The property is occupied by an electrical substation.

Surrounding properties are mixed use. There are some residential uses in close proximity, with various forms of industrial occurring on properties with frontage on Highway 11 North. It is my opinion that the proposed tower would not be detrimental to the character of the existing neighbourhood.

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Option 1:

Not support the proposed Radio Communication Tower.

Option 2:

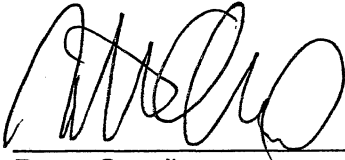
Offer no objections to the proposed tower construction on the property shown on the attached Schedule A to this Report to Council.

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**RECOMMENDED OPTION**

That City Council offer no objection to the proposed tower construction on the property shown on the attached Schedule A to this Report to Council.

Respectfully submitted,



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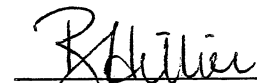
Peter Carello  
Senior Policy Planner

PC/dlb

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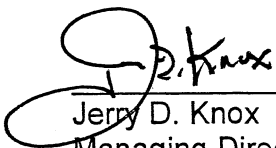
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We concur in this report and recommendation.



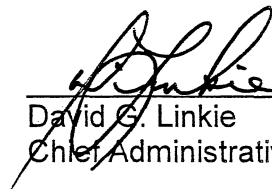
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Beverley Hillier, MCIP, RPP  
Manager, Planning Services



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Jerry D. Knox  
Managing Director, Community Services

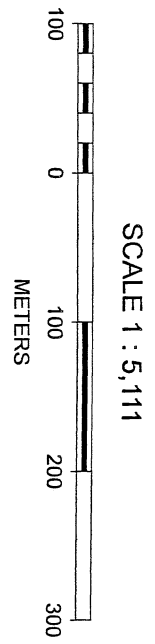
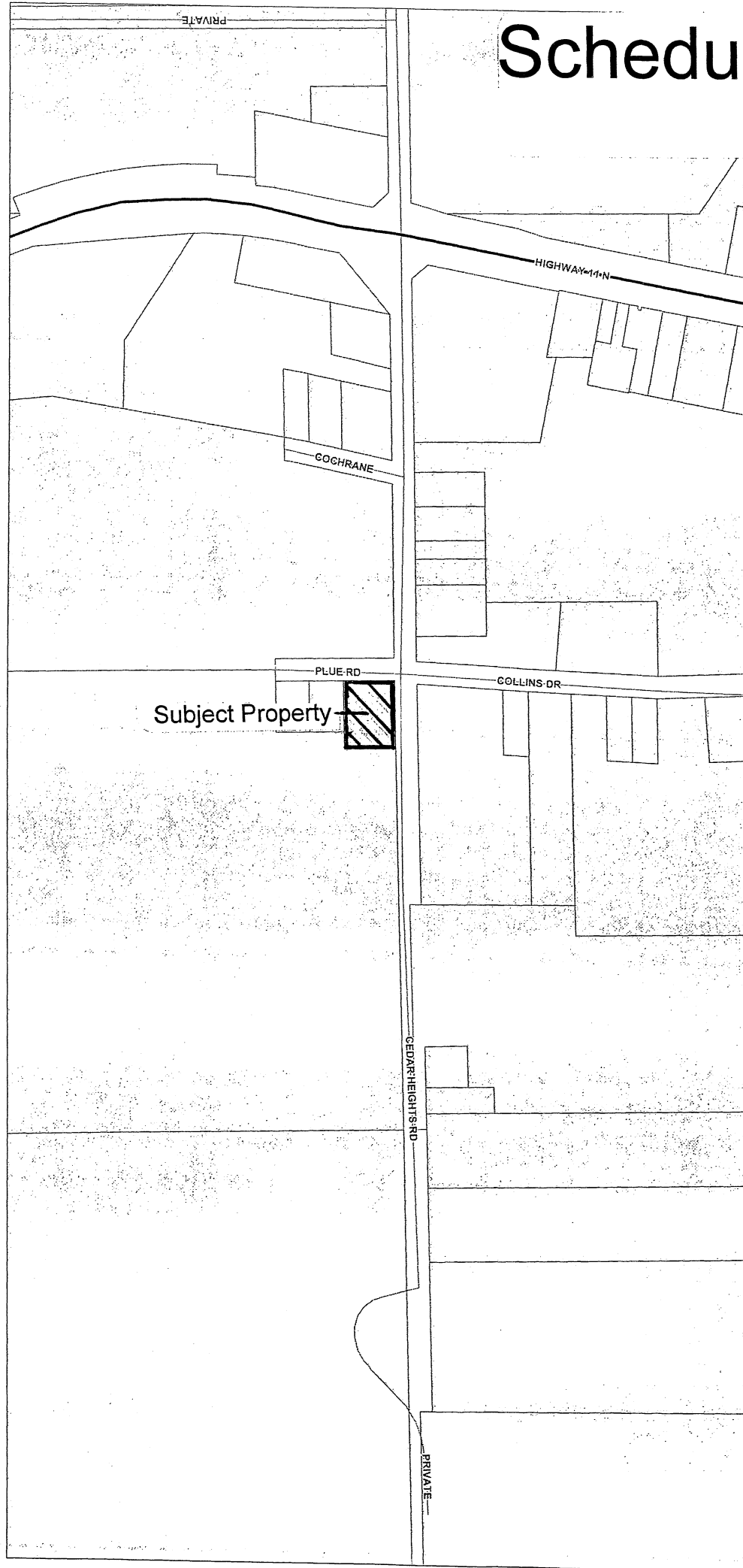


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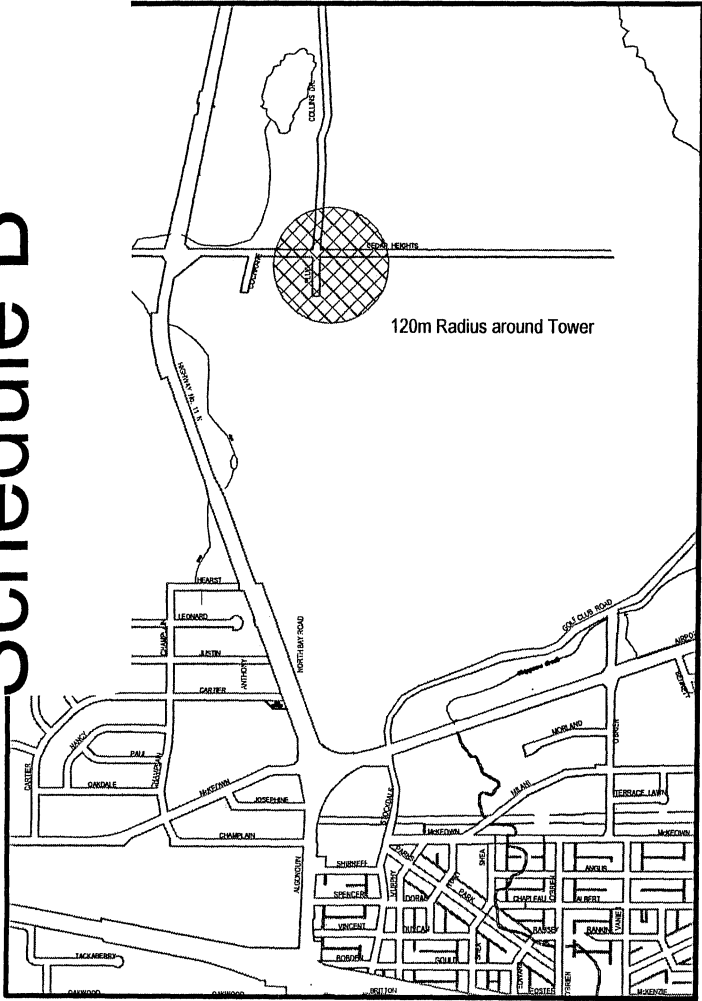
David G. Linkie  
Chief Administrative Officer

Personnel designated for continuance: Peter Carello, Senior Policy Planner

# Schedule A

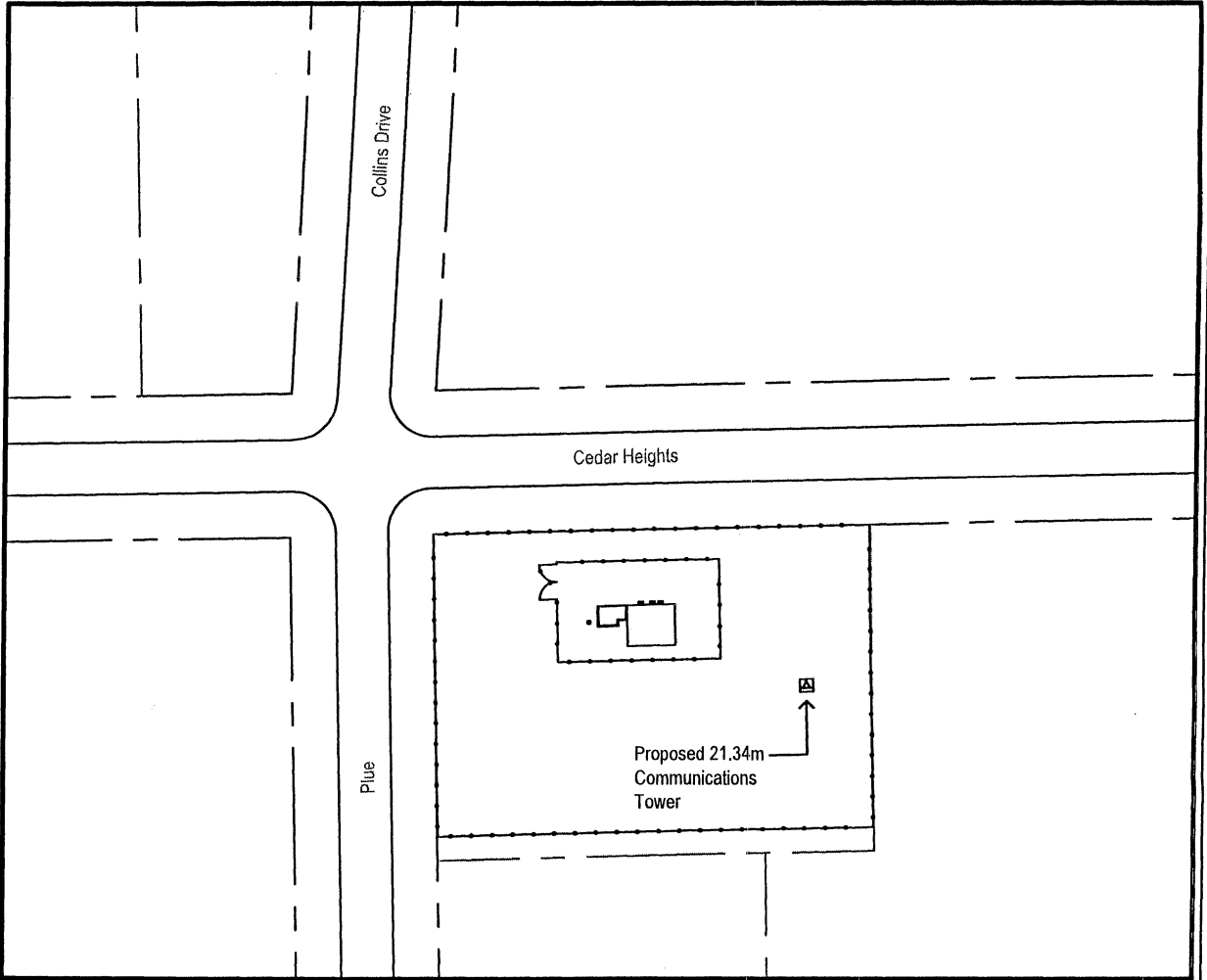


# Schedule B



Key Plan

NTS



Plan

1:1000

PROJECT  
MS#14 Proposed  
Communications Tower

DRAWN RC  
CHECKED MP

APPROVED MP  
SCALE as noted

**NORTH BAY HYDRO**

74 COMMERCE CRESCENT, P1B 8G4

705-474-8100

DWG. NO. REV. NO.

**A4-11-36**

City of North Bay  
Report to Council

#3

CITY OF NORTH BAY

Date: December 5, 2011

Report No: CSBU 2011 – 102

Originator: Steve McArthur, Senior Planner - Current Operations

Subject: Laneway Closure Application by Ken Woodward to Close a Portion of the Laneway in the Block Bounded by Regina Street, Franklin Street, Laurier Avenue & Ellis Street (1135 Regina Street)

CLERK'S DEPT.

File No: L07/2011/LANEW/REGINA/#2011-10

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**RECOMMENDATIONS**

- 1) That the application by Ken Woodward to Close a Portion of the Laneway in the Block Bounded by Regina Street, Franklin Street, Laurier Avenue & Ellis Street, legally described as Plan No. 81, abutting Lots 3 to 5 and 7 to 9, and Lots 42 to 44 and 46 to 48, as shown on the attached Schedule 'A', BE APPROVED;
- 2) That the closure of the laneway be subject to the granting of any required easements; and
- 3) That the Chief Administrative Officer be authorized by Council to initiate normal closure procedures for the subject laneway.

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**BACKGROUND**

Section 34(1) of the Municipal Act 2001 (S.O. 2001, c.25) permits municipalities to pass By-laws for "stopping up any highway or part of a highway".

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**ANALYSIS / OPTIONS**

Attached, please find an application to close a portion of the laneway in the block bounded by Regina Street, Franklin Street, Laurier Avenue & Ellis Street, legally described as Plan No. 81, abutting Lots 3 to 5 & 7 to 9, and Lots 42 to 44 & 46 to 48, as shown on the attached Schedule 'A'.

Notice of this proposed closure was circulated to all parties that may have an interest in this matter with the following comments received:

- 1) City Solicitor – no comment.
- 2) Engineering Department – no objection.
- 3) Director, Parks, Recreation and Leisure Services - no comment.
- 4) Chief Fire Prevention Officer – no objection.
- 5) North Bay-Mattawa Conservation Authority – no objection.
- 6) Bell Canada –

*"Upon review of the above noted laneway closure, it has been determined by our local Engineering Department, that Bell Canada requires a transfer of easement over that portion*

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*of Laneway, in order to protect our existing facilities. Bell Canada kindly requests that the easement be granted from the City of North Bay prior to the transfer of these lands into private ownership. Please find enclosed the document that should be used for this transaction. We look forward to receipt of the draft documents for our review and approval prior to registration.”*

- 7) Ministry of Transportation – no comment.
- 8) Union Gas – no comment.
- 9) North Bay Hydro – no comment.
- 10) Planning Services –

*“The subject property is designated ‘Residential’ in the Official Plan and is zoned ‘Residential Third Density (R3)’ under Zoning By-law No. 28-80. Planning Services staff conducted a site visit on November 7, 2011 and has no objection to the proposed laneway closure.”*

Circulated property owners at 1127, 1151 and 1157 Regina Street and 1120 Franklin Street have formally indicated their interest in acquiring the portion of laneway abutting their properties. It is therefore recommended that the laneway be divided proportionally amongst the participating property owners as shown on Schedule ‘B’ attached hereto.

No further correspondence was received from any circulated internal department or external agency regarding this matter. The notice regarding the proposed closure was circulated to all of the property owners that abut the portion of laneway proposed to be closed. None of the other property owners contacted Planning Services with respect to the proposed closure.

Option 1:

Do not close the laneway. This option is not recommended because there is no municipal requirement for the subject laneway.

Option 2:

Close the laneway and transfer portions of the laneway proportionally amongst the participating property owners as shown on Schedule ‘B’ attached hereto. This option is the recommended option. Each abutting property owner was circulated regarding the proposed closure and a number of them have expressed an interest in acquiring a portion of the laneway.

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## RECOMMENDED OPTION / FINANCIAL IMPLICATIONS

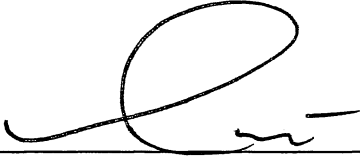
Option 2 is the recommended option.

Closing the portion of the subject laneway as identified in Schedule ‘A’ attached hereto and transferring ownership of the subject lands to the Applicants as shown on Schedule ‘B’ attached hereto, with the necessary easements being registered, is appropriate.

All costs associated with the proposed closure including, but not limited to, the application fee, advertising, survey and legal work, shall be borne by the Applicants. The requisite advertising, survey and legal work shall occur to the satisfaction of the City.



Respectfully Submitted,



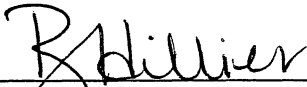
Steve McArthur, MCIP, RPP  
Senior Planner, Current Operations

SM/db

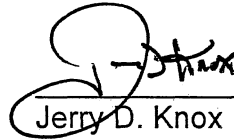
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attach(s): Schedules and Application

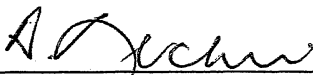
We concur with this report and recommendations.



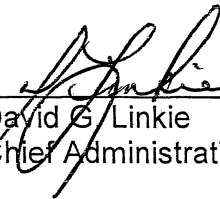
Beverley Hillier, MCIP, RPP  
Manager, Planning Services



Jerry D. Knox  
Managing Director, Community Services



Peter Leckie  
City Solicitor




David G. Linkie  
Chief Administrative Officer

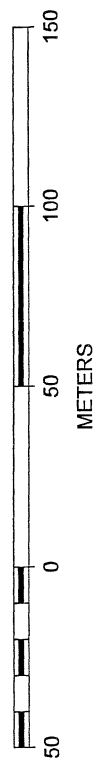
Personnel designated for continuance: Steve McArthur, Senior Planner – Current Operations

# SCHEDULE A

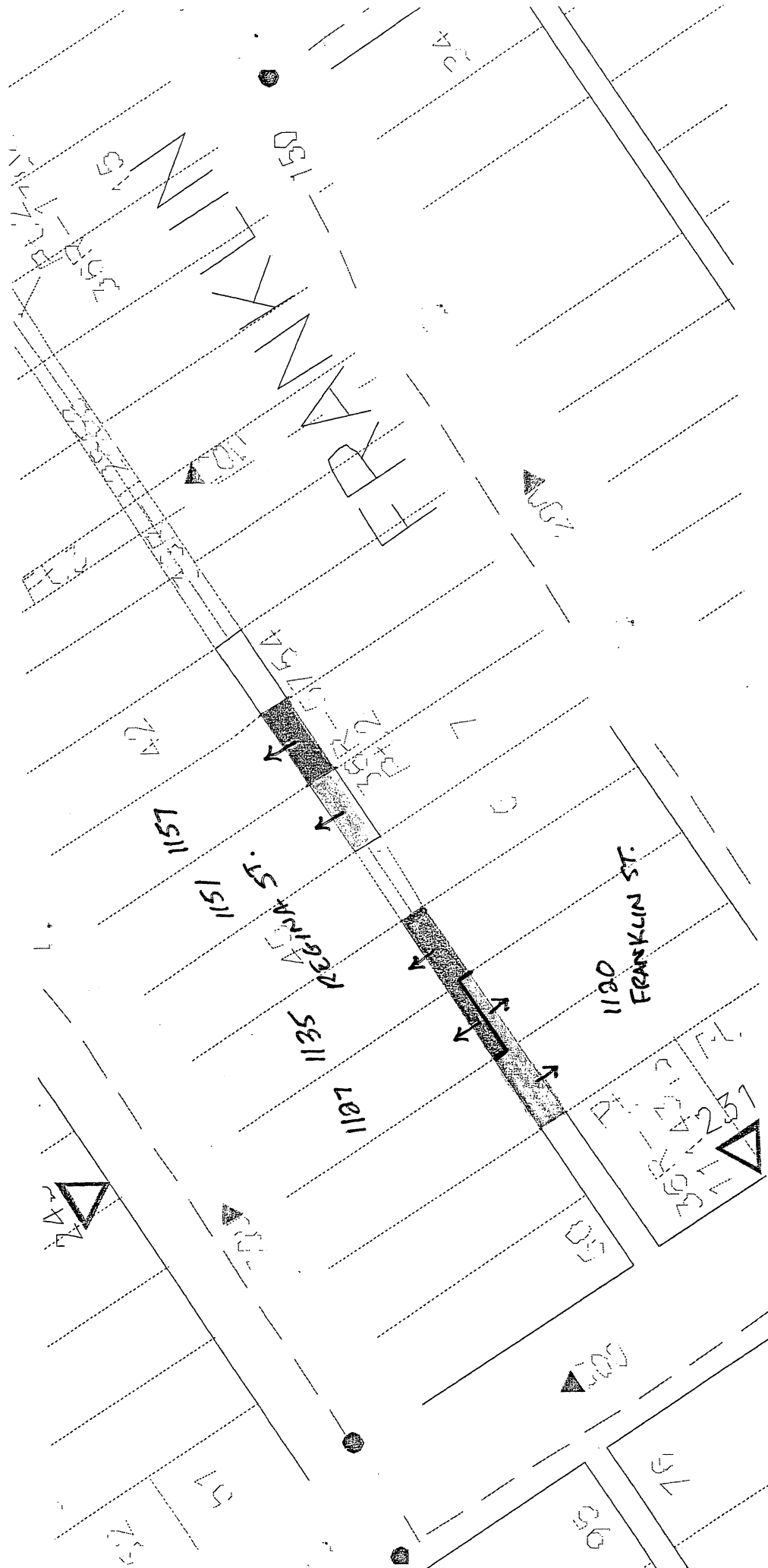


 - PORTION OF LANEWAY  
PROPOSED FOR CLOSURE

SCALE 1 : 2,109



# SCHEDULE B



Date: DEC 07 2011  
December 6, 2011

**CLERK'S DEPT.**

**Report No.:** CSBU 2011 - 115

**Originator:** Steve McArthur - Senior Planner, Current Operations

**Subject:** Highway 17 Route Alternative Analysis

**File No:** T05/2011/RCP/HWY1117

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## RECOMMENDATION

- 1) That Council support the recommendation from Planning Services, Engineering and Economic Development that Orange Route 'O-3' and Starting Point 'SP2', as shown on Schedules 'A' & 'B' attached hereto, be the preferred route and starting point for the City of North Bay; and
- 2) That a copy of this analysis be submitted as part of the Highway 17 Route Planning Study currently being undertaken by Ecoplans Ltd. on behalf of the Ministry of Transportation.

---

## BACKGROUND

The Ministry of Transportation of Ontario (MTO) has retained McCormick Rankin Corporation (MRC) to undertake a Route Planning, Preliminary Design and Class Environmental Assessment (Class EA) Study for Highway 17 from the Highway 11 South junction in North Bay, easterly to 2.7 km east of Highway 531, for approximately 26.0 km, as shown on Schedule 'A' attached hereto.

The main purpose of this study is to develop and evaluate a range of reasonable alternatives, including improvements to the existing highway, new highway routes and/or combinations of the two. The study will result in the identification of a preferred plan for Highway 17 between North Bay and Bonfield to improve future traffic operations and to enhance highway safety.

### The Process

The study is following the approved planning process for Group 'A' Projects under the Class Environmental Assessment (Class EA) for Provincial Transportation Facilities (2000), with the opportunity for public input throughout. Comments can be forwarded to the Project Team by Wednesday, December 28, 2011.

Upon completion of the study, a Transportation Environmental Study Report (TESR) will be prepared and made available for public review. Notices will be placed in the North Bay Nugget and on the project website to advise the public of the Public Information Centres and the TESR review.

### The Need for Highway 17 Improvements

As part of the Trans-Canada Highway System, Highway 17 is a vital highway link between Northern Ontario/Western Canada and Southeastern Ontario/Eastern Canada. The benefits to traffic movement resulting from expanding / improving Highway 17 are expected to enhance economic growth both in the study area and in Northern Ontario in general.

Highway 17 is an important route that connects rural communities, urban areas, First Nation communities and recreational areas within Northern Ontario, and local residents and business owners rely on convenient and safe access to the highway.

---

The tourism and recreation industry is a key component of the local economy, and providing a reliable, safe and convenient transportation system will continue to attract investors, visitors and seasonal residents, thereby boosting the local economy.

## Options

Preliminary Highway 17 Route Alternatives, as shown on the attached Schedules 'A' & 'B', feature four (4) possible Route Starting Points, identified as SP1, SP2, SP3 and SP4. There is a common endpoint identified by the Red Circle at the Easterly Study Limit, approximately 2.7km east of Highway 531.

Of particular interest to the City of North Bay are these starting point options and the routes associated with them. These extend to the City of North Bay boundary, just west of Mirimishi Road in East Ferris Township. The four (4) possible Route Starting Points are:

- SP1 – Existing Highway 17 & 11 Interchange with associated highway improvements, represented by Orange Routes O-1 & O-2 on attached Schedules 'A' & 'B';
- SP2 – New proposed route with interchange near the extension of Marshall Avenue, represented by Orange Route O-3 on attached Schedules 'A' & 'B';
- SP3 – New proposed route with interchange at extension of Birchs Road, represented by Blue Route B-1 on attached Schedules 'A' & 'B'; and
- SP4 – New proposed route with interchange at extension of Decaire Road, represented by Blue Routes B-2 & B-3 on attached Schedules 'A' & 'B'.

Each of these proposed starting points and routes has been reviewed in terms of their potential impact on the City of North Bay.

---

## ANALYSIS

Each of the proposed Highway 17 Route Alternatives and Starting Points, identified as SP1, SP2, SP3 and SP4, have their own strengths, weaknesses, opportunities and threats:

### SP1

Starting Point 1 (SP1) represents an improvement to the status quo. The interchange of Highways 17 & 11 would see improvements and the associated routes (O-1 & O-2) would deviate slightly north and south of the existing Highway 17 East corridor.

Congestion at the existing merge of the two (2) major highways, in addition to an existing at-level railway crossing, suggest that major improvements, including a new and expanded interchange, would be required. Impacts to existing property owners within the City of North Bay would be confined to the area west of Dugas Bay to Highway 11.

Lands to the north of the existing highway, represented by the proposed Orange Route O-1, are mostly designated and zoned a combination of 'Rural' & 'Residential'. A highway access to these residentially designated lands would be beneficial to the land owners in the McLean Lake and Twin Lakes area, but could also lead to increased vehicular traffic through the existing Birchaven area of the City. There has been no indication from the Study Group to date that a vehicular access at this point is being considered.

Pockets of Provincially Significant Wetland (PSW) exist around recognized watercourses, but their influence on the route and design should be relatively minor.

---

A number of registered archeological sites associated with the historic LaVase Portage route would remain mostly undisturbed in this route scenario.

Municipal services (sewer and water) currently stop at the southern terminus of Venture Crescent, Progress Road and McLean Road. Extending municipal services to the south side of Highway 17 East has not yet been considered, but the costs of doing so, in addition to the presence of a concentration of PSW around Passmore Lake, makes this extension cost prohibitive and therefore highly unlikely.

## **SP2**

Starting Point 2 (SP2) represents a new proposed route (O-3) veering south at Mirimishi Road to connect to a new interchange that would be constructed at Highway 11 South. This interchange would be in proximity to the Marshall Avenue Road Allowance and would represent an opportunity to open a second access to the West Ferris area of the City.

Marshall Avenue ends at the District Commercial core of West Ferris, between the North Bay Mall and Nipissing Plaza. The opening of this road allowance and a new interchange at Highway 11 South would attract visitors and investments in this commercial area. Long established Tourist Commercial operators on Lakeshore Drive could also benefit from this extension. Municipal infrastructure (sewer and water) exists to the intersection of Marshall Avenue and Booth Road and a North Bay Hydro transformer station abuts the road allowance at its eastern terminus.

Constraints include active railway lines and pockets of PSW. Registered archeological sites just south of Passmore Lake are also a consideration. Lands along this proposed route between Highway 11 South and Booth Road are designated a combination of 'Residential', 'General Industry' and 'Open Space' and the current and proposed Official Plan Settlement Boundary does not currently include these properties. If this route were to be chosen, an amendment to the Official Plan would be required before development could proceed.

In terms of development potential, Orange Route O-3 offers the best opportunities from a municipal perspective. The extension of municipal services along Marshall Avenue to the Highway would see new opportunities for residential and commercial development. The existence of underutilized infrastructure installed for the Gateway Industrial Park would facilitate rapid growth opportunities along this new arterial route.

The interchange at Highway 11 South would be constructed approximately 2kms south of the current interchange. Lands surrounding this proposed interchange are wholly owned by three (3) property owners – the Ministry of Transportation, Ontario Northland Transportation Commission and the Corporation of the City of North Bay (+/- 187 acres).

A second access to West Ferris has been contemplated in the Official Plan for many decades. This proposed interchange and accompanying Marshall Avenue extension would alleviate much of the local traffic pressure that currently utilizes the bottle-necked accesses at Judge Avenue and Lakeshore Drive.

## **SP3**

Route B-1 would see a new highway built approximately 3kms south of the existing Highway 17 East, connecting at Birchs Road in the Gateway Industrial Park. There is an existing underpass at Birchs Road, but the at-level railway crossings remain for both the Canadian Pacific and Canadian National railway crossings.

---

Lands along this route are designated a combination of 'General Industry', 'Restricted Industry' and 'Rural'. Existing municipal services are not in close proximity. A municipal water line services properties in the Gibson Street area, but sanitary sewer service currently terminates just east of Ferris Drive, approximately 1km from SP3. Development potential would be limited to industrial opportunities and with difficult topography and capital dollars being directed to the new Airport Industrial Business Park, development potential along this Birchs Road extension should be considered limited at best.

Development constraints along Route B-1 include pockets of PSW surrounding recognized watercourses and active aggregate operations (four (4) MNR Pit & Quarry Licenses). Land ownership is also an issue. Currently lands to the north of the proposed route are owned by two (2) large aggregate companies and Dyno Nobel Canada Inc. To the south, all lands between proposed Route B-1 and the southerly City limits are owned by one (1) company – Dyno Nobel Canada Inc. – which represents a further development constraint, as demonstrated on Schedule 'C' attached hereto. The drawing shows the property owned by Dyno Nobel Canada Inc. and indicates the approximate locations of their many storage bunkers and test sites and the associated blast circle around each one (colour coded).

One final constraint worth considering is the proximity of this proposed interchange to the existing interchange at Lakeshore Drive which is just over 1km away. Traffic congestion at this interchange has been increasing in recent years and it is unclear how a second access at Birchs Road will influence this intersection and area.

#### **SP4**

Starting Point 4 (SP4) represents an interchange and route further south of the proposed SP3, connecting to the extension of Decaire Road. The constraints of SP3 are repeated in this location with 100% of the abutting land ownership to the easterly and southerly City limits belonging to Dyno Nobel Canada Inc. Once again, the approximate locations of their many storage bunkers and test sites and the associated blast circles around each, as demonstrated on Schedule 'C' attached hereto, is a significant impediment to the project.

Lands on the west side of Highway 11 South are to be designated 'Arterial Commercial', 'General Industry' and 'Open Space' in the new Official Plan. A municipal water line services properties in the Pinewood Park Drive area, but sanitary sewer service currently terminates at the corner of Riverbend Road and Lakeshore Drive. Discussions about the expansion of sanitary sewer service to Pinewood Park Drive are on-going. If adequately serviced, development potential would include limited arterial commercial and industrial opportunities.

The locating of the interchange at Decaire Road would do little to alleviate the City's traffic that currently utilizes the bottle-necked accesses at Judge Avenue and Lakeshore Drive as the proposed SP4 would be approximately 7kms south of the 'District Commercial' core and surrounding residential subdivisions in the West Ferris area.

---

#### **RECOMMENDED OPTION/FINANCIAL IMPLICATION**

Starting Point 2 (SP2) and associated Orange Route 3 (O-3) is the recommended option.

SP2 and the proposed new route (O-3) veering south at Mirimishi Road to connect to a new interchange that would be constructed at Highway 11 South would be in proximity to the Marshall Avenue Road Allowance.

This would represent an opportunity to open a second access to the West Ferris area of the City, as has been contemplated in the Official Plan for many decades, thereby alleviating existing traffic congestion issues.

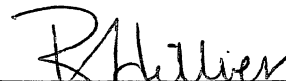
Marshall Avenue ends at the 'District Commercial' core of West Ferris and the opening of this road allowance would attract visitors and investment in this area. Long established Tourist Commercial operators on Lakeshore Drive could also benefit from this extension. Municipal infrastructure (sewer and water) exists to the intersection of Marshall Avenue and Booth Road and a North Bay Hydro transformer station abuts the road allowance at its eastern terminus. In terms of development potential, Orange Route O-3 offers the best opportunities from a municipal perspective. The extension of municipal services along Marshall Avenue to the Highway would see new opportunities for residential and commercial development. The existence of underutilized infrastructure installed for the Gateway Industrial Park would facilitate rapid growth along this new arterial route. An Official Plan review and amendment would be necessary before development could occur.

The interchange at Highway 11 South would be constructed approximately 2kms south of the current interchange. Constraints at this Starting Point (SP2) and along this Route (O-3) are no different than most of those found at SP1, SP3 or SP4 and along their associated routes. Lands surrounding this proposed interchange are wholly owned by three (3) property owners – the Ministry of Transportation, Ontario Northland Transportation Commission and the Corporation of the City of North Bay – and represent an attractive economic development opportunity for the City of North Bay and for the region as a whole.

Respectfully Submitted,



Steve McArthur, MCIP, RPP  
Senior Planner, Current Operations



Beverley Hillier, MCIP, RPP  
Manager, Planning Services

SM/BH/dlb

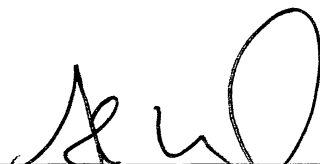
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attach.

We concur with this report and recommendations.

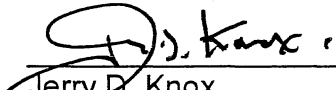



Rick Evans  
Manager, Economic Development



Allan Korell, City Engineer  
Managing Director, Engineering,  
Environmental Services & Works



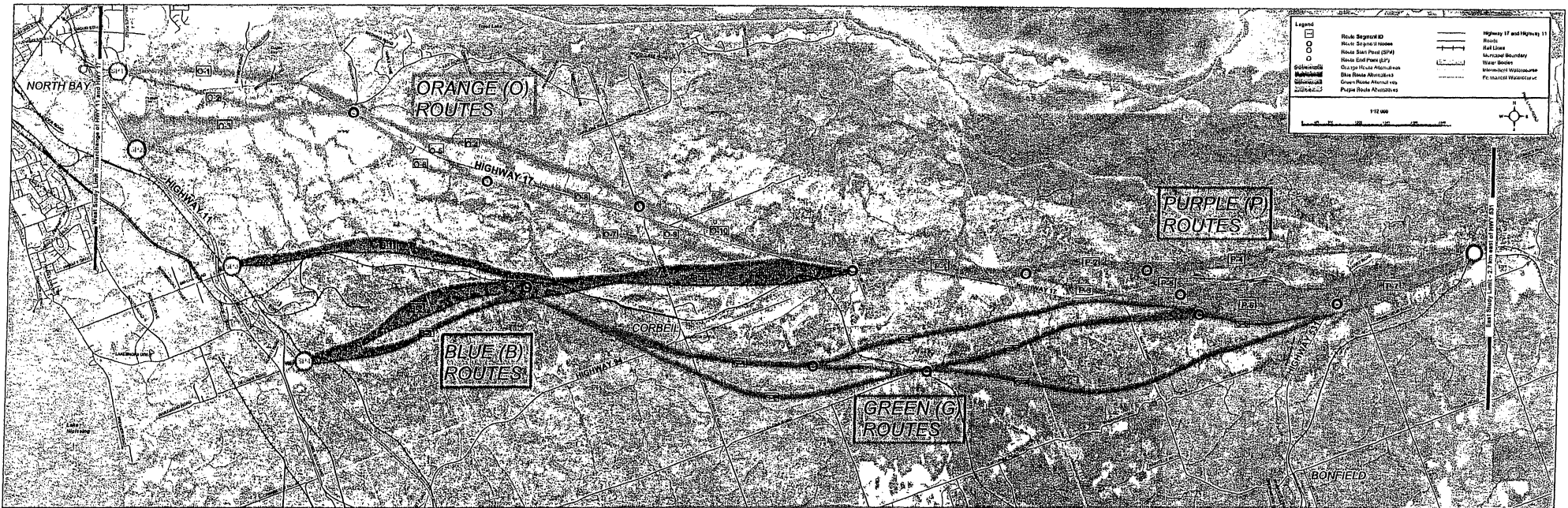
  
\_\_\_\_\_  
Jerry D. Knox  
Managing Director, Community Services

  
\_\_\_\_\_  
David G. Linkie  
Chief Administrative Officer

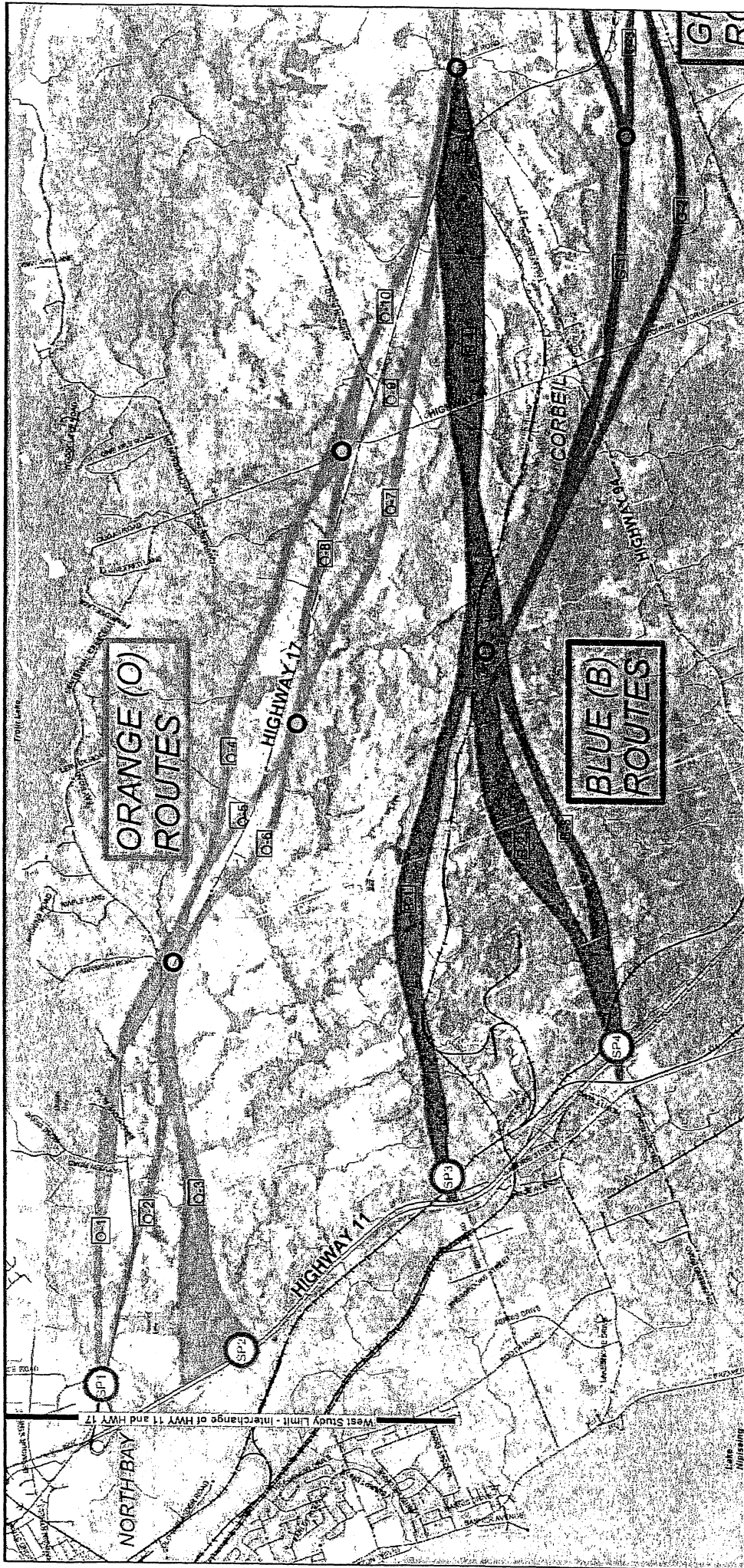
Personnel designated for continuance: Senior Planner, Current Operations

# SCHEDULE A

## Highway 17 Route Alternatives / Route 17 tracés possibles



# SCHEDULE B



# SCHEDULE C



**#5**

C.

DEC 08 2011

**CLERK'S DEPT.****CITY OF NORTH BAY****REPORT TO COUNCIL**

Report No: CORP 2011-173

December 2, 2011

Originator: Paul Valenti

Subject: Supply of One (1) Crew Cab Dump Truck

---

**RECOMMENDATION:**

That North Bay City Council approve a contract be issued to George Stockfish Ford Sales in the amount of \$66,723.00 (excluding HST) for the supply of one (1) Crew Cab (4 x 4) Truck complete with Dump Box and Plow.

---

**BACKGROUND:**

In April 2011, George Stockfish Ford Sales was awarded a contract for a Regular Cab (4 x 4) Truck complete with Dump Box and Plow. In error, Stockfish Ford incorrectly brought in a Crew Cab (4 x 4) Truck. This did not meet the needs of the Roads Department and as such the vehicle was not accepted. The correct vehicle has been ordered and expected to arrive, shortly.

With the amalgamation of Parks and Parking, the 2012 Community Services Capital Plan includes the purchase of a Crew Cab (4 X 4) Truck with Dump Box and Plow to meet sanding and some snow plow requirements in Parking and at the Transit Terminal. Pending approval of the 2012 Capital Budget, it is expected this equipment would not be delivered until late 2012. Stockfish Ford has offered to sell to the City the Crew Cab (4 x 4) incorrectly ordered, at a discounted price. The vehicle, inclusive of dump box and snow plow, is being offered at a price of \$67,723.00 (excluding HST). This unit would not increase the overall size of the fleet as an existing truck would be traded-in. The trade-in offered from Stockfish Ford is \$1,000.00 reducing the new contract purchase price to \$66,723.00 (excluding HST). The tender price from Stockfish Ford for the crew cab in April, 2011 was \$74,617.70 (excluding HST). Less the trade-in value, a savings off of the original tender price amounts to \$6,894.70. The crew cab option also carries an additional value of approximately \$3,000. The purchase would provide some operational efficiencies immediately rather than next fall.

Currently, there are a limited number of automobile manufacturers providing the required model of vehicle at a competitive price. This is likely the reason for only one response to the original tender in April 2011. It is possible George Stockfish Ford Sales will be the only respondent to a tender in 2012 for the required vehicle.

The circumstances of this purchase will provide the City an appropriate vehicle, with significant savings, at a very good price.

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**ANALYSIS / OPTIONS:**

1. That North Bay City Council approve a contract be issued to George Stockfish Ford Sales in the amount of \$66,723.00 (excluding HST) for the supply of one (1) Crew Cab (4 x 4) Truck complete with Dump Box and Plow.
2. Do not purchase the equipment. This option is not recommended. The vehicle will then need to be acquired as part of the 2012 Capital Plan at what is expected to be a higher price.

---

**RECOMMENDED OPTION / FINANCIAL IMPACTS:**

Option 1 is recommended as follows:

That North Bay City Council approve a contract be issued to George Stockfish Ford Sales in the amount of \$66,723.00 (excluding HST) for the supply of one (1) Crew Cab (4 x 4) Truck complete with Dump Box and Plow.

The 2011 Community Services Capital Budget; Line 95, Project 6028PR, Parks – Vehicle and Equipment Replacement Program includes \$78,500.00 for the purchase of an Ice Resurfacer. The funds for the Ice Resurfacer are not required until April 2012 and will be used to pay for the Crew Cab (4 x 4) Truck with Dump Box and Plow. Funds for the Crew Cab Truck are included in the proposed 2012 Community Services Capital Budget; Project 6077PR, Parks – Vehicle and Equipment Replacement Program, and will be used to pay for the Ice Resurfacer upon its receipt in April 2012.

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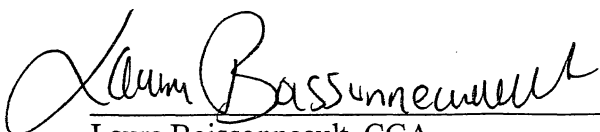
Respectfully submitted,



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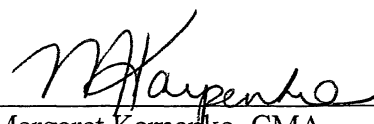
Paul Valenti  
Manager of Purchasing

We concur in this report and recommendation.




---

Laura Boissonneault, CGA  
Supervisor of Budgets & Financial  
Reporting



---

Margaret Karpenko, CMA  
Chief Financial Officer/Treasurer



\_\_\_\_\_  
Jerry Knox  
Managing Director, Community Services



\_\_\_\_\_  
David Linkie  
Chief Administrative Officer

Personnel designated for continuance: Fleet Supervisor

**#6**

**RECEIVED**  
**CITY OF NORTH BAY**

DEC 07 2011

**CLERK'S DEPT.**

**REPORT TO COUNCIL**

Report No: CSBU 2011-117

Date: December 6, 2011

Originator: Jerry D. Knox, Managing Director, Community Services  
Al Lang, Director of Financial Services

Subject: **Steve Omischl Sports Complex Summary**

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**RECOMMENDATION:**

That Council receives this report as information.

---

**BACKGROUND:**

This report is being submitted pursuant to Council Resolution No. 2010-468, item 4 which read: "on completion of the project, staff file a report with Council summarizing the total cost of the project and funding sources:"

On August 18, 2011 the grand opening of the Steve Omischl Sports Complex was held. Since that time all approved work has been completed and final claims to the funding agencies are being prepared for submission.

Following is a breakdown of the expenses associated to the project and the approved funding sources:

**Project Costs:**

a) Land purchases:		
i. 82 Acres	\$ 355,532	
ii. 2 Acres	\$ 225,553	
iii. 1099 Lakeshore (house)	\$ 210,919	
		\$ 792,005
b) Site Preparation Costs (studies, brushing, blasting)		\$ 2,969,302
c) Design, Engineering, Architects		\$ 531,153
d) Washroom/Utility Building & Parking Lot		\$ 1,591,625
e) Field Construction		\$ 5,781,182
f) Administration & Overhead:		
i. Internal Interest	\$ 84,334	
ii. Debenture Issue Costs	\$ 31,179	
iii. Admin & overhead	\$ 96,000	
iv. Other Charges	\$ 12,660	
		\$ 224,173
<b>Total Cost</b>		<b><u>\$11,889,440</u></b>



**Revenue / Funding Sources:**

a) Federal Government (Build Canada)	\$3,000,000	
b) Provincial Government (Build Canada)	\$3,000,000	
c) Northern Ontario Heritage Fund	\$1,000,000	
d) North Bay Youth Soccer	\$ 500,000	
e) Capital Reserve Fund	<u>\$ 500,000</u>	\$ 8,000,000
f) City Contribution		
City - Build Canada	\$2,500,000	
City - Ineligible/Build Canada	\$ 800,000	
Design (Resolution 2009-214)	\$ 100,000	
Development Charges (Resolution 2010-468)	\$ 150,000	
Field Capital Reserve (Resolution 2010-468)	\$ 20,000	
Property Development Reserve (Resolution 2011-340) (1099 Lakeshore)	\$ 210,000	
2011 Capital Project 6091PR (Resolution 2011-118)	<u>\$ 109,440</u>	
		<u>\$ 3,889,400</u>
<b>Total Revenue / Funding Sources</b>		<b><u>\$ 11,889,440</u></b>

With respect to the City's contribution, prior to receiving approval from the NOHFC, City Council had approved, if required, funding from the Parkland Reserve Fund (\$530,000) and 2011 Capital Project 6019PR (\$525,000) as well as those identified above. Reserves in the amount of \$500,000 will be used to finance the completion of the project with the intent of replenishing these reserves as collected through a CRF. The balance of \$945,560 of approved funding from Parkland Reserve and Project #.6019PR is not required and therefore these amounts will remain in their respective reserve and project accounts.

In addition to the construction of the Sports Complex, Council approved the purchase of 2 acres previously occupied by McBurny Transport. The purchase of the land was included in the above. There was also an understanding the existing maintenance building would undergo repairs to provide for a place to work on marina dock repairs as well as a maintenance facility for the complex. The repair costs and associated sources of revenue are listed below.

Maintenance Building Funding: Parks Capital		
i. Project 2672PR	\$ 23,928	
ii. Project 2971PR	\$ 89,938	
iii. Project 2973RF	\$ 6,885	
iv. Project 3033RF	<u>\$ 13,906</u>	
		<u>\$ 134,657</u>

Maintenance Building Costs:

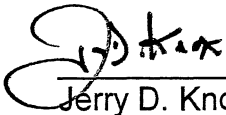
i. Crane (dock repairs)	\$ 32,972	
ii. Building Rehab & Compound	\$ 94,630	
iii. Associated Costs	\$ 7,055	
		\$ 134,657

---

**RECOMMENDATION:**

That Council receives this report as information.

Respectfully Submitted




\_\_\_\_\_  
Jerry D. Knox  
Managing Director Community Services



\_\_\_\_\_  
Al Lang  
Director of Financial Services

We concur with this report & recommendation:



\_\_\_\_\_  
Margaret Karpenko  
Chief Financial Officer / Treasurer



\_\_\_\_\_  
David B. Linkie  
Chief Administrative Officer

**#7**

CITY OF NORTH BAY

DEC 07 2011

**CLERK'S DEPT.**

**City of North Bay  
Report to Council**

**Report No.:** EESW-2011-080

**Date:** December 6,, 2011

**Originator:** Alan Korell, Managing Director of Engineering,  
Environmental Services & Works

**Subject:** Pre- Servicing Agreement Renewal - Ashgrove Estates

**File No:** D12 – Ashgrove Estates

---

**RECOMMENDATION**

That the City of North Bay renew the existing pre-servicing agreement with Ashgrove Estates (2029562 Ontario Limited) for a period of three years.

---

**BACKGROUND**

City Council entered into a pre-servicing agreement with Ashgrove Estates on the 8<sup>th</sup> of September 2008 which has now expired. The developer has requested an extension to the pre-servicing agreement (copy attached). The Engineering Department is in agreement to extending the existing agreement.

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**ANALYSIS/OPTIONS**

**Option 1**

That City Council renew the existing pre-servicing agreement. This option is recommended

**Option 2**

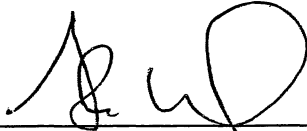
That the City not renew the existing pre-servicing agreement. This option is not recommended.

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**RECOMMENDED OPTION**

That the City of North Bay renew the existing pre-servicing agreement with Ashgrove Estates (2029562 Ontario Limited) for a period of three years.

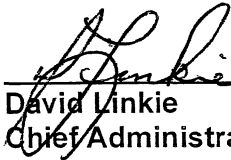
Respectfully submitted,



---

Alan Korell, P. Eng., MCIP  
Managing Director of Engineering,  
Environmental Services & Works

I concur in this report and recommendation.



---

David Linkie  
Chief Administrative Officer

Personnel designated for continuance: Cathy Conrad, City Clerk

Attach. 1/ Letter dated November 17, 2011 requesting Pre-Servicing Agreement Renewal

wpd/engin/eak140 - Report to Council – Pre-Servicing Agreement Renewal – Ashgrove Estates

Copy for: D. Linkie, CAO

# 2029562 Ontario Limited

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PO Box 1017  
NORTH BAY, ONT.  
PIB 8K3  
(705) 474-3300 Fax (705) 474-1693

November 17, 2011

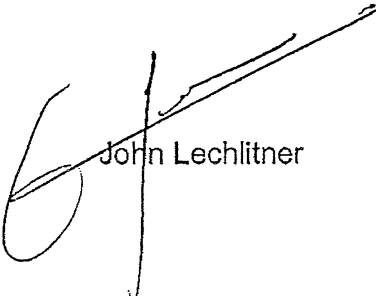
Mr. Alan Korell  
Managing Director  
Engineering, Environmental Services & Works  
City of North Bay  
200 McIntyre Street East  
North Bay, Ontario P1B 8H8

Dear Alan,

As discussed at our meeting of November 16, 2011 the Pre-Servicing Agreement between 2029562 Ontario Ltd. and The Corporation of The City of North Bay with respect to Ashgrove Estates (Carmichael Drive Subdivision) has expired. The agreement states in section 11 "This pre-servicing agreement shall apply for a period of three (3) years from the Council approval and may be renewed...". The agreement was signed on the 8<sup>th</sup> of September, 2008 and we are requesting a renewal of the agreement from The City of North Bay.

Please contact me at your convenience if you require any further information with respect to the renewal of the above stated agreement.

Sincerely,



John Lechlitner

**#8**

**City of North Bay  
Report to Council**

**RECEIVED  
CITY OF NORTH BAY**

DEC 07 2011

**CLERK'S DEPT.**

Report No: CSBU 2011-106

Date: December 5, 2011

Originator: Shawn Killins, Chief Building Official

Subject: Amend Schedule "E" of By-law #2011-157 to reflect the current status of Building Inspectors and to amend By-law #2011-158 to reflect the current status of Municipal Law Enforcement Officers.

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**RECOMMENDATION**

1. That Council directs the City Clerk to prepare an amendment to Schedule 'E' of By-law #2011-157 to remove Marianne Speirs and include Richard Mountain as a Building Inspector.
2. That Council directs the City Clerk to prepare an amendment to By-law #2011-158 to remove Marianne Speirs and include Richard Mountain as a Municipal Law Enforcement Officer.

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**BACKGROUND**

Pursuant to Section 3.(1)(2) of the Building Code Act, Council shall appoint inspectors as necessary for the enforcement of the Act.

Pursuant to Section 15 of the Police Services Act, Council may appoint one or more persons to enforce the By-laws of the Municipality.

Marianne Speirs has recently resigned from her position as Building Inspector and Municipal Law Enforcement Officer with Building Services and is no longer employed by the City of North Bay.

Richard Mountain has held the position of Junior Plan Examiner in Building Services since June 2007. Mr. Mountain has successfully completed all of the Building Code examinations established in the collective agreement as well as required by the Ministry of Municipal Affairs and Housing. Mr. Mountain has subsequently progressed to the position of Building Inspector and Municipal Law Enforcement Officer.

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**ANALYSIS/OPTIONS**

**Option #1**

Approve the request directing the City Clerk to prepare a new appointment schedule of Building Inspectors and Municipal Law Enforcement Officers.

**Option #2**

Do not approve the request directing the City Clerk to prepare a new appointment schedule of Building Inspectors and Municipal Law Enforcement Officers.

**RECOMMENDED OPTION/FINANCIAL IMPLICATIONS**


1. That Council directs the City Clerk to prepare an amendment to Schedule 'E' of By-law #2011-157 to remove Marianne Speirs and include Richard Mountain as a Building Inspector.
2. That Council directs the City Clerk to prepare an amendment to By-law #2011-158 to remove Marianne Speirs and include Richard Mountain as a Municipal Law Enforcement Officer.

Respectfully submitted,

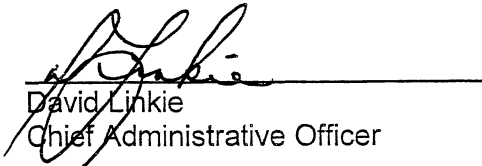


Shawn Killins  
Chief Building Official  
Manager of Building Services

We concur in this report and recommendation.



Jerry Knox  
Managing Director of Community Services



David Linkie  
Chief Administrative Officer

Personnel designated for continuance:

Shawn Killins, Chief Building Official  
and Manager of Building Services

Cathy Conrad, City Clerk

City of North Bay

**RECEIVED**  
CITY OF NORTH BAY

**#9**

Report to Council

DEC 07 2011

Date: December 5, 2011

**CLERK'S DEPT.**

Report No: CSBU 2011 - 114

Originator: Steve McArthur, Senior Planner – Current Operations

Subject: Condominium Final Approval by Miller & Urso Surveying Inc. on behalf of Turret Construction & Housing Co. Inc., Jorah Investments Ltd. and 133494 Canada Inc. - Phases 5 to 8, Lake Heights Road, Glen Rouge Drive, & Melina Close in the City of North Bay

File No: D07/2007/CONDO/CIRCLELK/#48CDM-07101

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## RECOMMENDATIONS

1. That the Mayor and City Clerk be authorized to sign Phase 5 of the Turret Condominium Agreement by Turret Construction & Housing Co. Inc., Jorah Investments Ltd. and 133494 Canada Inc. for the approval of a thirty-two (32) unit condominium on Lake Heights Road in the City of North Bay - City File No. 48CDM-07101;
2. That the Mayor and City Clerk be authorized to sign Phase 6 of the Turret Condominium Agreement by Turret Construction & Housing Co. Inc., Jorah Investments Ltd. and 133494 Canada Inc. for the approval of a twenty-five (25) unit condominium on Lake Heights Road in the City of North Bay - City File No. 48CDM-07101;
3. That the Mayor and City Clerk be authorized to sign Phase 7 of the Turret Condominium Agreement by Turret Construction & Housing Co. Inc., Jorah Investments Ltd. and 133494 Canada Inc. for the approval of a forty-eight (48) unit condominium on Melina Close and Lake Heights Road in the City of North Bay - City File No. 48CDM-07101;
4. That the Mayor and City Clerk be authorized to sign Phase 8 of the Turret Condominium Agreement by Turret Construction & Housing Co. Inc., Jorah Investments Ltd. and 133494 Canada Inc. for the approval of a fifty (50) unit condominium on Glen Rouge Drive in the City of North Bay - City File No. 48CDM-07101; and
5. That the Mayor, City Clerk and Manager of Planning Services be authorized to sign the Final Plans of Condominium subject to receipt of all Easement and Condominium Agreement requirements.

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## BACKGROUND

A Draft Plan of Condominium, with accompanying conditions, was given Approval by City Council on August 20<sup>th</sup>, 2007 by Council Resolution No. 2007-571. Phase 1 of the Turret Condominium was given Final Approval by Council Resolution No. 2010-360 on May 17, 2010. Phase 1 consists of 99 units fronting on Madelena Drive and Lake Heights Road. Phases 2, 3 and 4 were given Final Approval by Council in May of 2011, representing another 162 units. The entire Draft Approved Turret Condominium Complex represents 416 units in the Birchwood Village area of the City of North Bay, fronting on Lake Heights Road, Melina Close, Sylvan Crescent, Glen Rouge Drive and Madelena Drive. The Owner is seeking Final Approval for Phases 5, 6, 7 and 8 shown on Schedule 'A' attached hereto. This represents the balance of the units to be converted.



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Turret Construction and Housing established in North Bay in the early 1960's in response to a request by the Department of National Defence to provide off base housing at a time when the influx of military personnel could not be supported by the existing housing supply. The style and management plan made the houses affordable for the military families. Turret has owned and maintained 416 rental housing units in Birchwood Village since and has owned approximately 106 rental units in the Norman Avenue area as well.

Subsequent to the completion of the lease with the Department of National Defence, Turret Construction and Housing developed a phased implementation plan in conjunction with the City of North Bay that allowed the sale of the housing units to the general public that were located in the Norman Avenue area. This phased effort was spaced over three years and was done in respect to the potential impact of the housing market in North Bay for singles and semis in this market range. Turret recognized the importance of phasing the sales in concert with market demands to avoid creating a saturated housing market and at the same time providing much needed entry level affordable housing. This philosophy remains the same with the management of the remaining units in Birchwood Village.

The 2010 average house sale price, according to data from the North Bay Real Estate Board as of December 2010, was \$217,659.00. It is not the intention of the owners to sell these units, however, once the condominium conversion is completed; an opportunity to sell is available. In comparison to other similar styled buildings in the area these units can expect to be listed for less than \$100,000.00 on the open market. These sale prices are well within the affordable housing category and would satisfy an entry level market that is in demand.

Turret Construction and Housing has been in the real estate business in North Bay and other communities for a substantial period of time. They are aware of the market sensitivities and provide residential units that respond to the market conditions. These residential units, whether they are owned or rented, are offered at a rate that is dictated by market conditions. Turret has built a management plan based on this philosophy and is well aware of the subtle nuances that impact a healthy housing market. In the eventuality that Turret decides to sell some units, the overwhelming indicator is market conditions. Turret Housing would work closely with the North Bay Real Estate Board and with the City of North Bay to responsibly release units to the general public, thereby avoiding any potential market saturation.

The Tenant Protection Act which came into effect in 1998, and further under Section 2 of the Condominium Act requires through the conversion to Condominium ownership the existing tenants are offered first right of purchase of the unit. Under this legislation landlords are prohibited from evicting an existing tenant in order to give vacant possession to a prospective purchaser.

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## **ANALYSIS**

The Condominium Plans, Agreements and the requests for Final Approval have been reviewed by the Legal, Planning Services and Engineering & Environmental Services Departments.

Engineering & Environmental Services has advised all municipal engineering considerations have been satisfied within the Condominium Agreements and on the Final Plans and accompanying Reference Plans, for easement purposes. All easements for municipal services for the entire Turret Condominium Complex representing 416 units in the Birchwood Village area were secured in 2010 prior to Final Approval of Phase 1.

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The Final Plans conforms to the Draft Approved Plans and regulations set out in Zoning By-law No. 28-80. The necessary Condominium Plans have been prepared by Rick Miller, OLS. The Plans accurately reflect the subject property and unit configuration and all conditions of Draft Approval have been met.

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## OPTIONS

### Option 1:

The City of North Bay enter into the Condominium Agreements and grant Final Approval to Phases 5, 6, 7 & 8 of the Turret Condominium. This will allow the Owner to register the Plans of Condominium as shown on Schedules 'B', 'C' 'D' and 'E' attached hereto. Once registered, the Owner has the option of selling individual units to potential purchasers.

### Option 2:

Do not enter into the Condominium Agreements and do not grant Final Approval to Phases 5, 6, 7 & 8 of the Turret Condominium.

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## RECOMMENDED OPTION

Option 1, is the recommended option.

The Applicant has satisfied all conditions of Draft Approval and has prepared the necessary Condominium Agreements and Final Condominium Plans to the satisfaction of the Legal, Planning Services and Engineering and Environmental Services Departments. It is now appropriate to grant Final Approval to Phases 5, 6, 7 & 8 of the Turret Condominium.

The conversion of the 416 units in eight (8) Condominium agreements represents a significant opportunity for the potential introduction of affordable home ownership into the North Bay market. At an average sale price of less than \$100,000 these units would be available at a mortgage rate that is less than a comparable rental rate for the same style of unit.

Respectfully submitted,



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Steve McArthur, MCIP, RPP  
Senior Planner, Current Operations

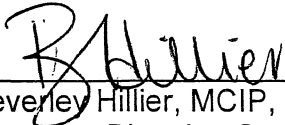
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attach(s): Schedules 'A', 'B', 'C', 'D' & 'E'

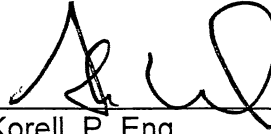
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We concur with this report and recommendations.



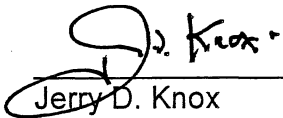
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Beverly Hillier, MCIP, RPP  
Manager, Planning Services



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Alan Korell, P. Eng  
Managing Director, City Engineer  
Engineering, Environmental Services & Works



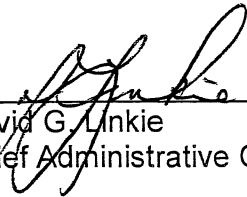
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Jerry D. Knox  
Managing Director, Community Services



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Peter E.G. Leckie  
City Solicitor

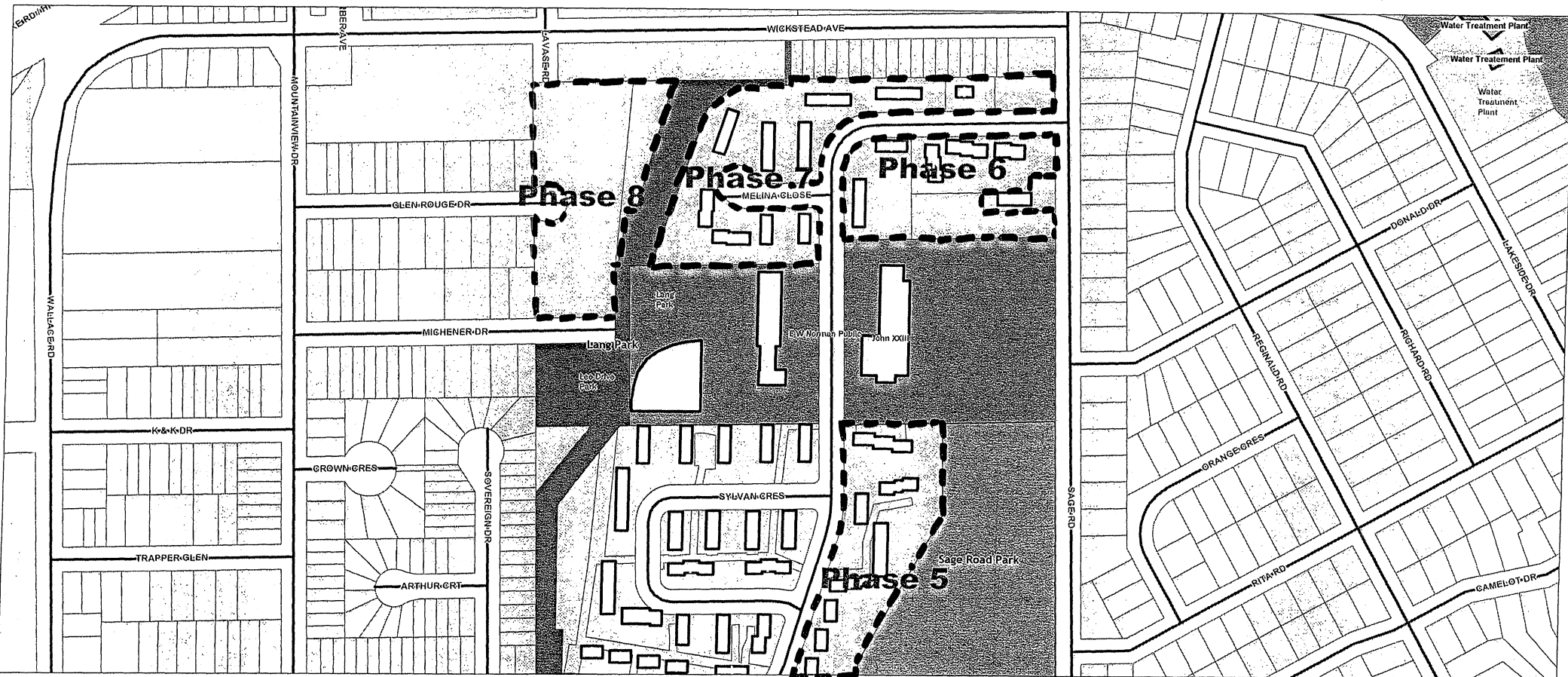


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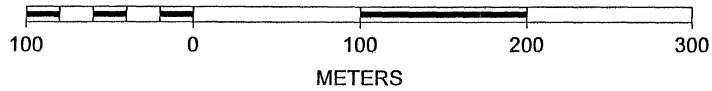
David G. Linkie  
Chief Administrative Officer

Personnel designated for continuance: Senior Planner – Current Operations, Planning Services

# SCHEDULE A



SCALE 1 : 4,607













**Report to Council**

Report No.: CORP 2011-182

Date: December 8, 2011

Originator: Lorraine Rochefort

Subject: Reduction, Cancellation or Refund of Taxes  
Section 357, the Municipal Act, S.O. 2001, c.25

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**RECOMMENDATION:**

That the tax appeal applications attached to CORP Report No. 2011-182 that have been returned with a positive recommendation from the Municipal Property Assessment Corporation and application 2011-29, be adjusted for the period set out on each application form and that the applicable taxes be cancelled, reduced or refunded as authorized by Section 357 of the Municipal Act, S.O. 2001 c.25.

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**BACKGROUND:**

Section 357 of the Municipal Act provides Council with the authority to cancel, reduce or refund taxes under various circumstances as set out in the Act upon application by the ratepayer.

The attached 3 applications have been reviewed and verified by the Municipal Property Assessment Corporation (MPAC). Two (2) have been returned with a positive recommendation and one (1) with negative recommendations. The subject applications deal specifically with:

- Section 357 (1) (a) - tax class change
- Section 357 (1) (c) - became exempt

Of particular note, Council should be aware that Administration continues to recommend support of the exemption of the commercial space leased by Golden Age Club at 135 Worthington Street. Application 2011-29 deals specifically with this property and if approved, would change the tax class from commercial to exempt. Council designated this space as a Municipal Capital Facility on Dec. 11, 2006. MPAC's position is that the Golden Age Club does not qualify for exemption under the terms and provisions of the Assessment Act therefore continues to return the assessment in the commercial tax class.

As cited in the Municipal Capital Facilities By-Law 2006-230, Council is of the opinion that Section 110 of the Municipal Act provides the authority to exempt the portion of the property leased by the Golden Age Club because of its role in community service,

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including contributing to the cultural, recreational, social and physical development of the community. Because MPAC does not support Council's position, an application must be made annually and brought to Council for approval to exempt the commercial portion.

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**ANALYSIS/OPTIONS:**

Option #1 – Council could choose not to accept MPAC's recommendations and deny all or specific applications. If such was the case, the ratepayer has the opportunity to file a notice of appeal to the Assessment Review Board (ARB). The ARB's decision is final.

Option #2 – Council accept MPAC's recommendations and approve the adjustment of the attached tax appeals for the period set out on each application form and that the applicable taxes be cancelled, reduced or refunded as authorized by Section 357 of the Municipal Act, S.O. 2001, c.25.

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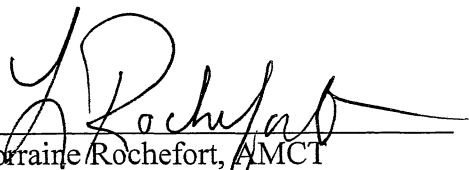
**RECOMMENDED OPTION:**

Option #2 is the recommended option.

That the tax appeal applications attached to CORP Report No. 2010-140 that have been returned with a positive recommendation from the Municipal Property Assessment Corporation and application 2011-29 be adjusted for the period set out on each application form and that the applicable taxes be cancelled, reduced or refunded as authorized by Section 357 of the Municipal Act, S.O. 2001 c.25.

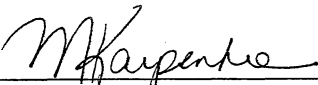
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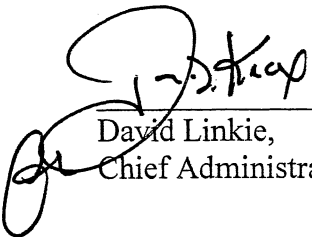
Respectfully submitted,

  
\_\_\_\_\_  
Lorraine Rochefort, AMCT  
Manager of Revenues & Taxation

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We concur in this report and recommendation.

  
\_\_\_\_\_  
Margaret Karpenko, CMA  
Chief Financial Officer/Treasurer

  
\_\_\_\_\_  
David Linkie,  
Chief Administrative Officer

Personnel designated for continuance: Manager of Revenues & Taxation

Attach. Summary of Section 357 Applications

W:FinServ/ lorraine/Section 357/2011-182 – Report to Council – Nov. 17<sup>th</sup>, 2011

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 2011-242**

**BEING A BY-LAW TO STOP UP, CLOSE AND CONVEY  
A PORTION OF THE LANEWAY LOCATED IN A BLOCK BOUNDED BY KING  
STREET WEST, HIGH STREET AND MCPHAIL STREET,  
IN THE CITY OF NORTH BAY**

**WHEREAS** it is deemed expedient and in the interest of The Corporation of the City of North Bay that part of the laneway abutting Lots 79, 80, 81 and Lot 82, Plan M-165, be closed, stopped up and sold to the abutting owners;

**AND WHEREAS** by Resolution No. 2011-694 passed on the 17<sup>th</sup> day of October, 2011, Council approved the closure of the laneway;

**AND WHEREAS** the laneway abutting Lots 79, 80, 81 and Lot 82, Plan M-165 is hereby declared to be surplus;

**AND WHEREAS** notice of this by-law was published once a week for two consecutive weeks in the North Bay Nugget, published in the City of North Bay;

**AND WHEREAS** no person has claimed that his lands will be prejudicially affected by the passing of this by-law nor applied to be heard in person or by his counsel, solicitor, or agent, the Council of the City nor a Committee of said Council;

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

1. That certain part of the laneway abutting Lots 79, 80, 81 and Lot 82, Plan M-165 designated as Part 1, on Reference Plan 36R-13178 is hereby closed, stopped up and conveyed.
2. The City shall transfer Part 1, Plan 36R-13178 to the owners of the lands abutting thereon, their successors or assigns, upon receipt of the consent in writing of the abutting registered owner, if the transfer is to be to a person other than the abutting registered owner.
- 3.(a) Subject to paragraph (b), in the event that an abutting owner to the said laneway does not consent to the disposition of the laneway within 60 days of the date of the passing of this by-law, then the clerk shall, upon request of an abutting owner of the opposite side of the laneway, give 30 days notice by prepaid registered mail to the abutting owner of the laneway to the effect that if the abutting owner does not agree to purchase one-half of the abutting laneway at a pro-rata share of the survey, legal, advertising costs and purchase price incurred in the laneway closing, then the said one-half of the laneway may be transferred to the opposite owner for the same cost.  
  
(b) Upon receipt of an Irrevocable Consent of the disposition of the laneway from the adjacent owner then that portion of the laneway may be transferred upon registration of the by-law.
4. This by-law comes into force and effect upon a certified copy of the by-law being registered in the Land Titles Office for the District of Nipissing.

READ A FIRST TIME IN OPEN COUNCIL THE 12<sup>TH</sup> DAY OF DECEMBER, 2011.

cc. READ A SECOND TIME IN OPEN COUNCIL THE 12<sup>TH</sup> DAY OF DECEMBER, 2011.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THE 9<sup>TH</sup> DAY OF JANUARY, 2012.

\_\_\_\_\_  
MAYOR ALLAN McDONALD

\_\_\_\_\_  
CITY CLERK CATHERINE CONRAD

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## LANE CLOSING BY-LAW

The Council of The Corporation of the City of North Bay will consider and, if approved, will pass and enact at its meeting to be held on the 9th day of January, 2012, at the hour of 7:00 o'clock in the evening at the Council Chambers, City Hall, 200 McIntyre Street East, a by-law to close a portion of the laneway located in a block bounded by King Street West, High Street and McPhail Street, located in the City of North Bay as shown on the key map below and described as follows:

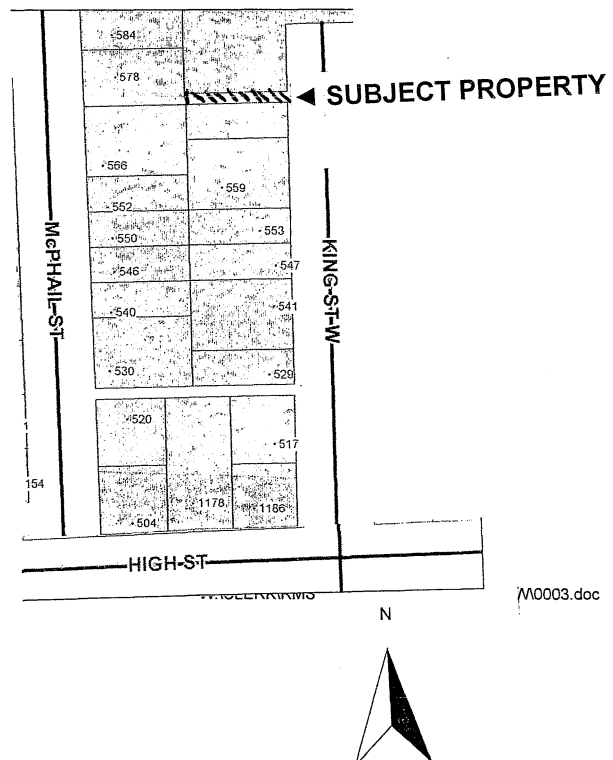
That portion of the laneway located in a block bounded by King Street West, High Street and McPhail Street, and bounded on the north by Lots 79 to 81, Plan M-165, on the south by Lot 82, Plan M-165 designated as Part 1, on Reference Plan 36R-13178, in the City of North Bay, in the Land Titles Division of Nipissing is to be closed, stopped up and conveyed to the owners of lands abutting the said laneway.

The appropriate plan may be examined at the Office of the City Clerk at the City Hall, 200 McIntyre Street East, North Bay, Ontario.

The Council will, at the said meeting hear in person or by his Counsel, Solicitor or Agent, any person who claims that his or her lands will be prejudicially affected by the by-law and who applies to be heard.

Dated and first published at the City of North Bay this 10<sup>th</sup> day of December, 2011.

Catherine Conrad  
City Clerk



THE CORPORATION OF THE CITY OF NORTH BAY

PK.

BY-LAW NO. 2011-233

BEING A BY-LAW TO ESTABLISH RATES OR CHARGES FOR THE SUPPLY OF WATER AND SANITARY SEWER BY THE CITY OF NORTH BAY FOR DOMESTIC, COMMERCIAL AND MANUFACTURING USE, AND INCLUDING OTHER RELATED MATTERS (AND TO REPEAL BY-LAW NO. 2011-10)

**WHEREAS** the Water Filtration Surcharge implemented effective July 1, 2003, has been calculated based on the requirement to fund a net City share for the Water Filtration Plant;

**AND WHEREAS** Notice of the Public Meeting in the matter of proposed amendments to existing water and sanitary sewer rates was given by advertisement in the North Bay Nugget on the 22<sup>nd</sup> of October, 2011 and on the 29<sup>th</sup> day of October, 2011;

**AND WHEREAS** a Public Meeting under the *Municipal Act* in the matter of the proposed amendments to the existing water rates and sanitary sewer rates was held on the 21<sup>st</sup> day of November, 2011;

**AND WHEREAS** Council authorized the by-law to set 2011 tax rates and to levy taxes for the year 2011 by General Government Committee Report No. 2011-07, passed on the 7<sup>th</sup> day of March, 2011;

**AND WHEREAS** by General Government Committee Report No. 2011-18 passed by Council at its Regular Meeting held on the 28<sup>th</sup> day of November, 2011, Council directed that all water rates be raised by 16%, and that the sanitary sewer charge be reduced from 106% to 86% of the water charges;

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

**DEFINITIONS:**

1. For the purpose of this By-Law:
  - a) "City" shall mean The Corporation of the City of North Bay;
  - b) "Consumer" shall mean the owner of any property or portion thereof situated in the City of North Bay;
  - c) "Dwelling Unit" shall mean a room or suite of rooms occupied or capable of being occupied as an independent and separate housekeeping establishment;
  - d) "Property" shall mean land and premises or any portion thereof which is supplied with water by the City;
  - e) "Retirement Home/Residence" shall mean a building designated for residents thereof in which lodging is supplied with meals, homecare, nursing, medical, or similar care and treatment if required. A Retirement Home/Residence may contain independent and separate housekeeping units which include culinary facilities, provided that these units are ancillary to the main facility from which the residents receive service.
2. The monthly rates or charges for the supply of water by the City of domestic, commercial and manufacturing use are hereby established in accordance with the rates or charges set forth in Schedule "A" attached to and forming part of this By-Law.
3. a) The monthly rates or charges payable by a consumer for the supply of water for

domestic or household use are hereby established on the basis of and in accordance with the applicable rates hereinafter set forth, but, in no case shall the total minimum monthly amount payable by a consumer for the supply of water for household or domestic use be less than the sum of \$21.27.

- b) Subject as herein provided, where the consumption of water is measured by a water meter, the total monthly payable by a consumer for the supply of water for commercial, industrial or manufacturing use shall be in accordance with the applicable rates or charges set forth in Schedule "A" hereof. In no case shall the total combined monthly amount payable, as foresaid, be less than the sum of \$29.66.
  - c)
    - (i) A basic fixed rate of \$5.13 per residential dwelling unit and/or commercial/industrial account shall be added to all metered accounts.
    - (ii) For the purposes of determining water charges, a Retirement Home/Residence will be considered one dwelling unit and, therefore, charged one basic fixed rate of \$5.13 in addition to the metered charges.
  - d) Where the consumption of water is not measured by a water meter, the total monthly amount payable by a consumer for the supply of water for commercial, industrial or manufacturing use shall be in accordance with the applicable minimum rates or charges hereinafter set forth in Schedule "A", and in no case shall be less than \$29.66 per month.
  - e)
    - (i) A Water Filtration Capital Surcharge, being calculated based on 8.0% of the gross water component of flat rate water accounts shall be implemented effective January 1, 2012;
    - (ii) A Water Filtration Capital Surcharge, being calculated based on 8.0% of the gross water component of metered water accounts, except the portion that applies to consumption over 50,000 gallons shall be implemented effective January 1, 2012.
  - f) The revenue generated by the Water Filtration Surcharge shall be applied to the Water Filtration Plan Capital Account, to pay expenses as they are incurred, until the project is completed and long-term financing incurred and received.
4. The City shall only accept an application for a supply of water from the property owner or an agent thereof and the property owner shall be liable to the City for the payment of all rates in respect of water supplied to the property and for all charges and costs of the City applicable to the supply of water to such property.
5. In those cases where a property is not supplied with water for the full month, the minimum applicable monthly rates or charges payable by the consumer shall be reduced proportionately.
6.
  - a) Water meters may be installed by the City in any commercial, industrial and manufacturing properties.
  - b) Water meters may be installed by the City in any residential buildings having more than two dwelling units.
7. There shall be a fee payable at the time of the issuance of a Building Permit for the supply and usage of water for construction purposes. The fee shall be based on the value of construction as set forth on the Building Permit Application as follows:
- a)
    - i) \$1.00 per \$1,000.00 value of construction up to the first \$500,000.00 value; and,
    - ii) \$0.25 per \$1,000.00 value of construction for the remaining value of construction or part thereof.

- b) The following types of construction shall be exempt from the construction water charges:
  - i) Construction outside of serviced areas;
  - ii) Renovations to residential units; and,
  - iii) Renovations and additions to all buildings which pay water charges on a metered rate.
  
- 8. a) Accounts for the rates or charges for the supply of water by flat rate shall be payable by the consumer every four months with payment due in the month following each such period.
- b) The Treasurer may accept payments on the due date, via direct debit from the Bank or Trust Company account of a customer in good standing, where such customer has previously authorized cheques for the purpose of payment of the said water accounts.
- c) The Treasurer shall cause at least ten days notice to be given to the consumer of the due date:
  - i) of each flat rate account, on a tri-annual basis;
  - ii) of each metered account, on not less than a quarterly basis; and,
  - iii) of each pre-authorized chequing account, on an annual basis.
- d) The Treasurer may accept a direction from a consumer that notice of the account shall be given to a tenant of the consumer to be in full satisfaction of notice to consumer.
  
- 9. A sanitary sewer rate is hereby imposed upon the owners or occupants of lands which are supplied with sewage service.
  
- 10. The sanitary sewer rate imposed by Section 9 shall be a charge on the water bill charged or chargeable in respect of such lands and shall be computed as eighty-six per centum (86%) of the annual water rates or charges charged or chargeable in respect of such land where such lands are used for other than commercial and industrial purposes and not less than eighty-six per centum (86%) of the annual water rates or charges charged or chargeable in respect of such lands where such lands are used for commercial or industrial purposes.
  
- 11. The Treasurer shall charge an associated fee as specified in the City's User Fee By-Law No. 2007-115, as amended, to any accounts for which payment was tendered by cheque where such cheque is not honoured by the Bank or Trust Company named on such cheque.
  
- 12. All water accounts, sanitary sewer accounts and special fees shall be subject to a percentage charge payable by the consumer as a penalty for non-payment of water accounts or any part thereof of one and one-quarter percent (1.25%) on the first day of the calendar month immediately following the due date and on the first day of each calendar month thereafter in which default continues.
  
- 13. The Clerk shall, upon notice from the City Treasurer of the amount due and the person by whom it is due and of the lands upon which any work was done or furnished the supply of water, enter any such unpaid amounts as fixed by Schedule "A" attached hereto for such service or work upon the Collector's Roll and collect them in the same manner as taxes.
  
- 14. In circumstances where a property is exempt from taxation and is serviced with water and sanitary sewer, the City may shut off the supply of water to the land if fees and charges payable by the owners or occupants of the land for the supply of the water and sanitary sewer to the land are overdue.



15. Water and Sanitary Rates and Charges By-Law No. 2011-10 is hereby repealed.

16. This By-Law shall become effective from January 1, 2012.

READ A FIRST TIME IN OPEN COUNCIL THIS 12<sup>th</sup> DAY OF DECEMBER, 2011.

READ A SECOND TIME IN OPEN COUNCIL THIS 12<sup>th</sup> DAY OF DECEMBER, 2011.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 12<sup>th</sup> DAY OF DECEMBER, 2011.

\_\_\_\_\_  
MAYOR ALLAN McDONALD

\_\_\_\_\_  
CITY CLERK CATHERINE CONRAD

**THIS SCHEDULE "A" TO BY-LAW NO. 2011-233 OF THE CORPORATION OF THE CITY OF NORTH BAY**

---

1. Monthly rates payable for the supply of water for domestic or household use where the consumption of water is not measured by a water meter:

(i)	Each separate dwelling unit	\$ 15.45
(ii)	Bath, with or without shower	4.03
	Each additional bath, with or without shower	1.81
(iii)	Shower stall	4.03
	Each Additional shower stall	1.81
(iv)	Toilet and urinal	4.03
	Each additional toilet or urinal	1.81
(v)	Washbasin or sink	1.81
	Each additional washbasin or sink	.93
(vi)	Automatic washing machine or laundry outlet (used for domestic or household purposes)	4.03
(vii)	Hose outlet or lawn or garden sprinkler	4.03
(viii)	Heating unit (steam or hot water)	4.03
(ix)	Swimming pool, sauna, hot tubs spas	4.03

2. Monthly rates payable for the supply of water for commercial, industrial or manufacturing use where the consumption of water cannot be measured by water meter:

(i)	Bakery	\$ 35.51
(ii)	Bank	29.66
(iii)	Barber Shop	35.51
(iv)	Billiard Room	29.66
(v)	Bowling Alley	29.66
(vi)	Candy Manufacturer	35.51
(vii)	Car Wash	106.48
(viii)	Church	29.66
(ix)	Confectionary Shop	29.66
(x)	Curling Rink	35.51
(xi)	Dental Office	35.51
(xii)	Display Fountain	35.51
(xiii)	Dry Cleaning Shop	35.51
(xiv)	Greenhouse	35.51
(xv)	Hairdressing Shop	35.51
(xvi)	Heating Plant (steam or hot water boiler) for public, educational, institutional, commercial, industrial or manufacturing property	29.66
(xvii)	Hotel	88.72
(xviii)	Laundry or Laundromat	106.48

(xix)	Market	35.51
(xx)	Motel – for each separate unit	4.95
(xxi)	Photography Shop	35.51
(xxii)	Printing Shop	35.51
(xxiii)	Private Club	29.66
(xxiv)	Professional Office (except dental office)	29.66
(xxv)	Public, education, institutional, commercial, industrial, manufacturing property	44.44
(xxvi)	Public Garage	35.51
(xxvii)	Public Hall	33.29
(xxviii)	Restaurant	44.44
(xxix)	Sauna or Steam Bath (public)	35.51
(xxx)	Skating Rink (public or commercial outdoor)	29.66
(xxxi)	Stable (public)	35.51
(xxxii)	Store – Wholesale or retail store or place of business not specifically listing in this Schedule	29.66
(xxxiii)	Swimming Pools (public)	44.44
(xxxiv)	Theatre	35.51
(xxxv)	Tourist Cabins (open for use throughout the year)	
	a) for the first tourist cabin (with bath or shower)	4.95
	b) for each additional tourist cabin (with bath or shower)	3.40
	c) for the first tourist cabin (without bath or shower)	4.03
	d) for each additional tourist cabin (without bath or shower)	2.71
(xxxvi)	Tourist Cabins (not open for use throughout the year)	
	a) for each tourist cabin	7.12
(xxxvii)	Warehouse	29.66
(xxxviii)	Circus, Carnival, Slide Show or Menagerie	
	a) daily rate	29.66

3. Water rates payable for the supply of water to properties where consumption of water is measured by a water meter:

a)	For the first 50,000 gallons there shall be payable per 1,000 gallons	4.70
b)	For the second 50,000 gallons there shall be payable per 1,000 gallons	4.29
c)	For the third 50,000 gallons there shall be payable per 1,000 gallons	3.60

AG

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 2011-237**

**BEING A BY-LAW TO AMEND BY-LAW 2003-05  
(BEING A BY-LAW TO REGULATE SMOKING IN PUBLIC PLACES  
AND WORKPLACES)  
(NORTH BAY REGIONAL HEALTH CENTRE)**

**WHEREAS** section 115 of the *Municipal Act, 2001*, 2001, S.O. c.25, as amended, authorizes the Council of a local municipality to pass a by-law to prohibit or regulate the smoking of tobacco in public places and workplaces within the municipality;

**AND WHEREAS** section 10(2) of the *Municipal Act* authorizes a municipality to pass by-laws respecting health, safety, and well-being of persons;

**AND WHEREAS** the Council has been asked by the North Bay Parry Sound District Health Unit ("NBPSDHU") and the Medical Officer of Health, as well as the Board of the North Bay Regional Health Centre ("NBRHC") to pass this By-law;

**AND WHEREAS** section 12 of the *Smoke-Free Ontario Act*, S.O. 1994, c. 10, as amended, permits municipalities to enact smoking by-laws that are more restrictive than sections 9 and 10 of the Act;

**AND WHEREAS** Council passed Resolution No. 2011-610 at its regular meeting on Monday, August 29<sup>th</sup>, 2011 to authorize an amendment to designate all properties owned and solely leased NBRHC property will be 100% smoke-free.

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

1. That By-law 2003-05 is hereby amended by deleting Schedule "G" and inserting the attached Schedule "G" in lieu thereof

READ FOR THE FIRST TIME IN OPEN COUNCIL THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011

READ FOR THE SECOND TIME IN OPEN COUNCIL THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED ON THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

\_\_\_\_\_  
MAYOR ALLAN MCDONALD

\_\_\_\_\_  
CITY CLERK CATHERINE CONRAD

AZ

**SCHEDULE "G" TO THE CORPORATION OF THE CITY OF NORTH BAY  
BY-LAW 2011-237**

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The North Bay Regional Health Centre includes the following properties:

- FOURTHLY:** Parcel 6-2 Section 36M-540  
Part Block 6, Plan 36M-540, West Ferris  
Part 1, Plan 36R-7158  
North Bay, District of Nipissing  
P.I.N. #49177-0026  
Municipally known as 35 Ferris Drive and 43 Ferris Drive
- FIFTHLY:** Lots 89-92, Lots 121-124, Plan 57 Widdifield  
Part Lots 125 and 88, Plan 57  
Part Lane Plan 57 abutting Lots 121-131 and  
Lots 82-92 as closed by NB53093 as in NB159210  
Subject to NB159210; together with NB159210  
North Bay, District of Nipissing  
P.I.N. #49155-0398  
Municipally known as 120 King Street West
- SIXTHLY:** Block A, Plan 116 Widdifield, except MRO  
North Bay' District of Nipissing  
P.I.N. #49161-0003 and  
Block A, Plan 116 Widdifield except SRO  
North Bay, District of Nipissing  
P.I.N. #49161-0004  
Municipally known as 1765 Jane Street

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 2011-238**

**BEING A BY-LAW TO CONFIRM PROCEEDINGS  
OF THE MEETING OF COUNCIL ON  
NOVEMBER 28, 2011**

**WHEREAS** the *Municipal Act, R.S.O. 2001*, Chapter 25, (the "Act") Section 5(1), provides that the powers of a municipal corporation shall be exercised by Council;

**AND WHEREAS** Section 5 (3) of the Act provides a municipal power, including a municipality's capacity, rights, powers and privileges under section 9 of the Act, shall be exercised by by-law unless the municipality is specifically authorized to do otherwise and any of the matters shall be implemented by the exercise of the natural person powers;

**AND WHEREAS** in many cases action which is taken or authorized to be taken by Council does not lend itself to the passage of an individual by-law;

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

1. That the actions of the Council of The Corporation of the City of North Bay at its meeting held on November 28, 2011 in respect of each motion, resolution and other action passed and taken by the Council at is said Meeting is, except where the prior approval of the Ontario Municipal Board or other authority is by law required, hereby adopted, ratified and confirmed.
2. That where no individual by-law has been passed with respect to the taking of any action authorized in or by the Council mentioned in Section 1 hereof or with respect to the exercise of any powers of the Council, then this by-law shall be deemed for all purposes to the by-law required for approving and authorizing the taking of any action authorized therein or thereby required for the exercise of any powers therein by Council.
3. That the Mayor and the proper officers of The Corporation of the City of North Bay are hereby authorized and directed to do all things necessary to give effect to the said actions or to obtain approvals where required, and to execute all documents as may be necessary and directed to affix the corporate seal to all such documents as required.

READ A FIRST TIME IN OPEN COUNCIL THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

cc.

READ A SECOND TIME IN OPEN COUNCIL THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

\_\_\_\_\_  
MAYOR ALLAN McDONALD

\_\_\_\_\_  
CITY CLERK CATHERINE CONRAD

AK

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 2011-243**

A BY-LAW TO AUTHORIZE THE SALE OF LANDS NO LONGER REQUIRED FOR MUNICIPAL PURPOSES TO MINE HOIST INTERNATIONAL LIMITED (Part of Lot 14, Concession 1, being designated as Part 1 on Plan 36R-13164)

WHEREAS the Municipality is authorized under Procedural By-Law No. 2011-186, to dispose of lands no longer required for municipal purposes;

AND WHEREAS Council authorized the sale of lands by Resolution No. 2011-242 at its Regular Meeting held on Monday, March 21<sup>st</sup>, 2011;

AND WHEREAS the lands are hereby declared to be surplus;

AND WHEREAS the notice of sale of City-owned land was advertised in the North Bay Nugget on December 10<sup>th</sup>, 2011;

AND WHEREAS Council deems it desirable to convey Part of Lot 14, Concession 1, being designated as Part 1 on Plan 36R-13164, City of North Bay, District of Nipissing.

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

1. The Corporation of the City of North Bay is hereby authorized and directed to transfer Part of Lot 14, Concession 1, being designated as Part 1 on Plan 36R-13164, City of North Bay, District of Nipissing to Mine Hoist International Limited upon payment of the sum of \$141,000.00.
2. That the Mayor, City Clerk and City Solicitor are hereby authorized and directed to execute the said transfer and such further and other documents as may be reasonably required to complete the transfer of the said lands. The City Solicitor has the authority to electronically sign for completeness and release any document required to be registered on title.

READ A FIRST TIME IN OPEN COUNCIL THE 12TH DAY OF DECEMBER, 2011.

READ A SECOND TIME IN OPEN COUNCIL THE 12TH DAY OF DECEMBER, 2011.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 12TH DAY OF DECEMBER, 2011.

\_\_\_\_\_  
MAYOR ALLAN MCDONALD

\_\_\_\_\_  
CITY CLERK CATHERINE CONRAD

AK

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 2011- 234**

**BEING A BY-LAW TO REGULATE PARKING IN MUNICIPAL PARKING  
LOTS (AND TO REPEAL BY-LAW NO. 2007-90)**

**WHEREAS** the *Municipal Act* R.S.O. 2001 as amended, Section 11 (3) 8 permits a Council of a local municipality to pass by-laws respecting parking, except on highways for the purpose of regulating, supervising and governing the parking of vehicles on land owned or occupied by the municipality.

**AND WHEREAS** the Council passed Community Services Committee Report No. 2011-24 at its Regular Meeting held Monday, November 28, 2011 to authorize a by-law to regulate parking in Municipal Parking Lots;

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

**1. In this By-law:**

- (a) "City" means The Corporation of the City of North Bay.
- (b) "Motor Vehicle" includes an automobile, motorcycle, motor assisted bicycle unless otherwise indicated in this by-law and any other vehicle propelled or driven otherwise than by muscular power.
- (c) "Park" means the stopping or standing of a motor vehicle, whether occupied or not, with or without the engine activated.
- (d) "Parking Lot" means the property owned or occupied by the City which parking is regulated by the posting of signs or by the use of parking meters, parking lot attendants or pay and display equipment, and which lots are more particularly described on Schedule "A" hereto and which may be described in this by-law by reference to the lot number shown on Schedule "A"
- (e) "Parking Supervisor" means the person appointed by the Council to be the Parking Supervisor.
- (f) "Parking Meter" means a device which indicates the length of time during which a vehicle may be parked, which has as part thereof a receptacle for receiving and storing coins, a slot or place in which such coins may be deposited, a timing mechanism to indicate the passage of the interval of time during which the parking is permissible and which displays a signal when said interval of time has elapsed.
- (g) "Pay and Display Machine" means an automatic or other electronic, electromechanical or mechanical device, for the purpose of controlling and regulating the parking of any vehicle in a parking space and which, when a coin or credit card has been inserted into the pay and display machine and the machine activated, issues a receipt indicating the date and time of that activating and the duration of the parking in or on the parking space permitted.
- (h) "Permitted Period" means the duration of parking in or on a parking space as indicated on a receipt from a pay and display machine.

**2. Attendant Lots**

No person shall park a motor vehicle in McIntyre 4 (Parking Garage) and Oak 2 between 8 o'clock in the morning and 6 o'clock in the evening on any day except Saturday and Sunday:



- (a) unless the fee set by Schedule "B" or Schedule "C" hereto is paid by the driver of the motor vehicle; and
- (b) every person who leaves a motor vehicle in McIntyre 4 (Parking Garage) and Oak 2 after 6 o'clock p.m. shall produce the ticket indicating the time and date of entry for such day the next time such vehicle is parked in McIntyre 4 (Parking Garage) or Oak 2 and pay the amount required thereby on the next day of entry according to the terms of such ticket, or if such ticket is unavailable, then the daily maximum fee shall be paid; and
- (c) no person shall park a motor vehicle in McIntyre 4 (Parking Garage) or Oak 2 if there is an unpaid daily ticket for a previous day for such motor vehicle; and
- (d) if upon exiting McIntyre 4 (Parking Garage) or Oak 2 the person is unable to present the ticket showing the date and time of entry then the daily maximum as stipulated in Schedule "B" hereto shall be payable.

3. **Pay and Display Lots**

No person shall park a motor vehicle on Parking Lots McIntyre 3, Main 5, Worthington 6, Worthington 7, Wylde 8, and McIntyre 11 between 8 o'clock in the morning and 6 o'clock in the evening on any day except Saturday and Sunday:

- (a) unless a receipt issued by the machine is clearly displayed on the driver side dashboard of the motor vehicle;
- (b) in no case longer than the expiry time stipulated on the receipt; and
- (c) in no case longer than the maximum authorized time for that parking lot as stipulated by Schedule "B" hereto.

4. **Monthly Parking Lots**

- (a) The Parking Supervisor or his/her authorized delegate is hereby authorized to issue permits for the purpose of permitting monthly parking and to charge therefore the fee as stipulated in Schedule "C" hereto;
- (b) No person shall park a motor vehicle for the purpose of monthly parking in areas stipulated in Schedule "C" hereto without displaying an authorized permit.

- 5. Collection of the fees paid in the parking lots shall be under the control of the Parking Supervisor who shall keep proper record of same and deposit same to the credit of the City.
- 6. The Parking Supervisor is directed to post signs stating the conditions on which a motor vehicle may be parked in all parking lots stipulated in Schedule "A".
- 7. No person shall park a motor vehicle in any parking lot overnight from 2 o'clock in the morning to 8 o'clock in the morning from November 1 to March 31 inclusive with the exception of Levels 1 thru 4 of Lot McIntyre 4 (Parking Garage) or in areas designated by the Parking Supervisor.
- 8. No person shall park a motor vehicle in any parking lot for more than 24 consecutive hours without prior authorization of the Parking Supervisor or his/her designate.
- 9. No person shall park a motor vehicle in any aisle, entrance or exit of a parking lot.
- 10. No person shall park a motor vehicle so as to obstruct the passage of a vehicle previously parked.

11. No person shall park a motor vehicle so that any part of the vehicle extends beyond the pavement marking of the space.
12. Where authorized signs are on display, no person shall park a motor vehicle within a designated accessible parking space without displaying an authorized permit.
13. Where authorized signs are on display, no person with an authorized permit shall park a motor vehicle within a designated accessible parking space for a period longer than two hours:
  - (a) unless issued permits for the purpose of permitting monthly parking; or
  - (b) unless payment is made pursuant to Section 3 of this By-law for any time beyond the two hour free period, (By-law 2007-89, Section 5). The two hour free period begins at the expiry time stipulated on the receipt.
14. No person shall park a motor vehicle upon any sidewalk.

**Penalty**

15. Any vehicle left parked contrary to any provisions of this by-law may be subject to removal and impounding or restraining and immobilizing at the owners expense, as provided by subsection 170 (15) of the *Highway Traffic Act*.
16. Any person who contravenes any provision of this by-law is guilty of an offence and upon conviction to a fine as provided under the *Provincial Offences Act*, R.S.O. 1990, c. P.33, as amended, or any successor thereto.
17. When a vehicle is found parked in contravention of any provisions of this by-law, any Police Officer, Municipal By-Law Enforcement Officer or agent of the City so finding the vehicle, may issue a summons, a parking infraction notice or attach to the vehicle a parking ticket in the form of a serial numbered notice stating:
  - (i) the license number or serial number of the vehicle; and
  - (ii) the date, time, place and nature of the alleged offence.
18. In the event of failure to make payment, exclusive of costs, process will be issued pursuant to the *Provincial Offences Act*.
19. Any Peace Officer, Police Officer, Municipal By-Law Enforcement Officer, employee of the City of North Bay whose duties include the enforcement of this by-law or agent of the city who is appointed to enforce this by-law is hereby authorized to enforce this by-law pursuant to the provisions hereof and of the *Provincial Offences Act*, R.S.O. 1990, c.P.33, as amended and any successor thereto and pursuant to the provisions of the *Municipal Act*, 2001 and the *Highway Traffic Act*.
20. This by-law comes into force and effect upon approval of the set fines by the Regional Senior Justice and the installation of the sign or signs, if any, applicable to such provision have been erected and are on display.
21. When this by-law comes into force, By-Law No. 2007-90, as amended, is hereby repealed.

READ A FIRST TIME IN OPEN COUNCIL THE 12<sup>th</sup> DAY OF DECEMBER, 2011.

READ A SECOND TIME IN OPEN COUNCIL THE 12<sup>th</sup> DAY OF DECEMBER, 2011.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 12<sup>th</sup> DAY OF DECEMBER, 2011.

\_\_\_\_\_  
MAYOR ALLAN MCDONALD

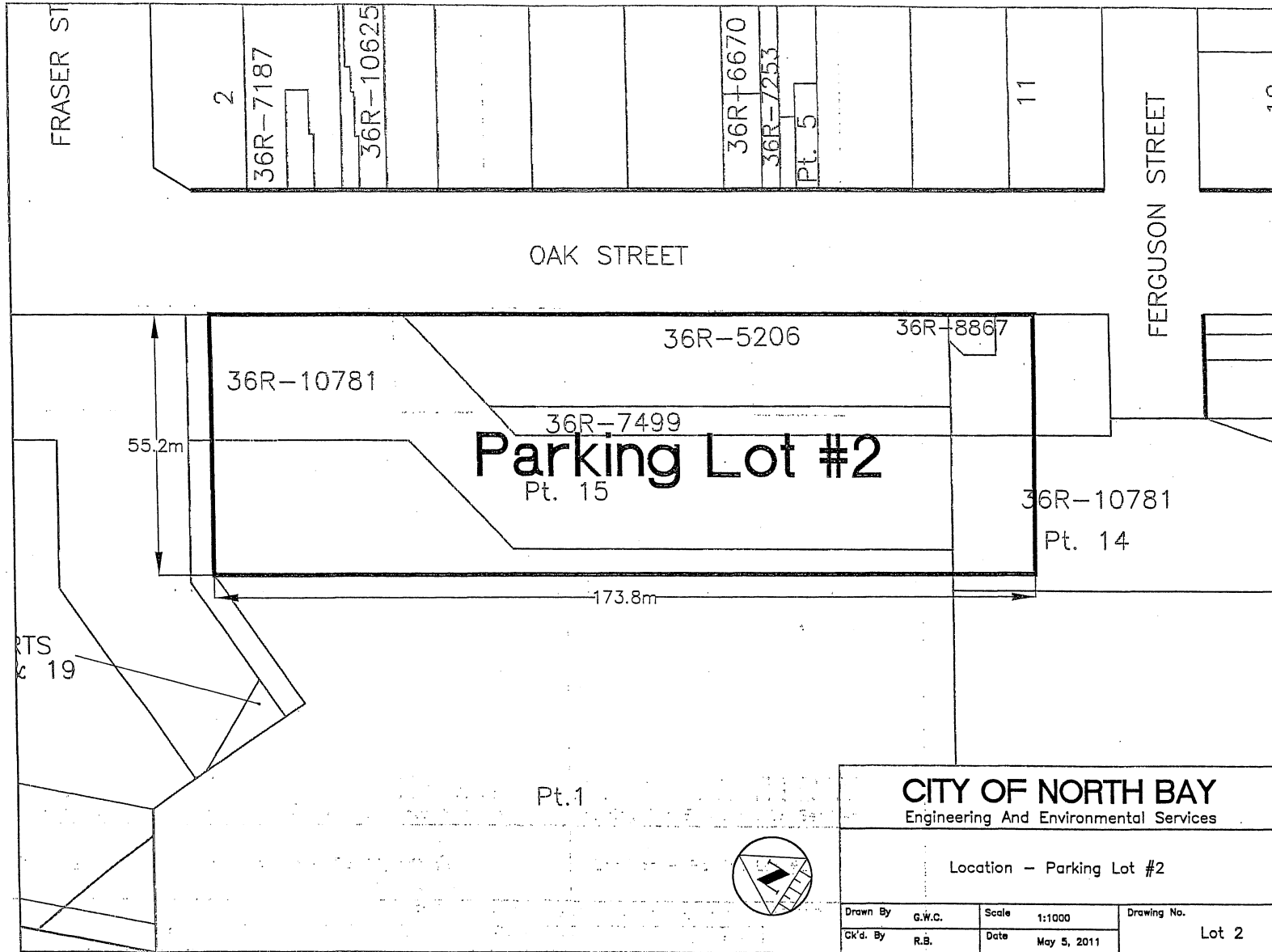
\_\_\_\_\_  
CITY CLERK CATHERINE CONRAD

**THIS IS SCHEDULE "A" TO BY-LAW NO. 2011-234 OF THE CORPORATION OF  
THE CITY OF NORTH BAY**

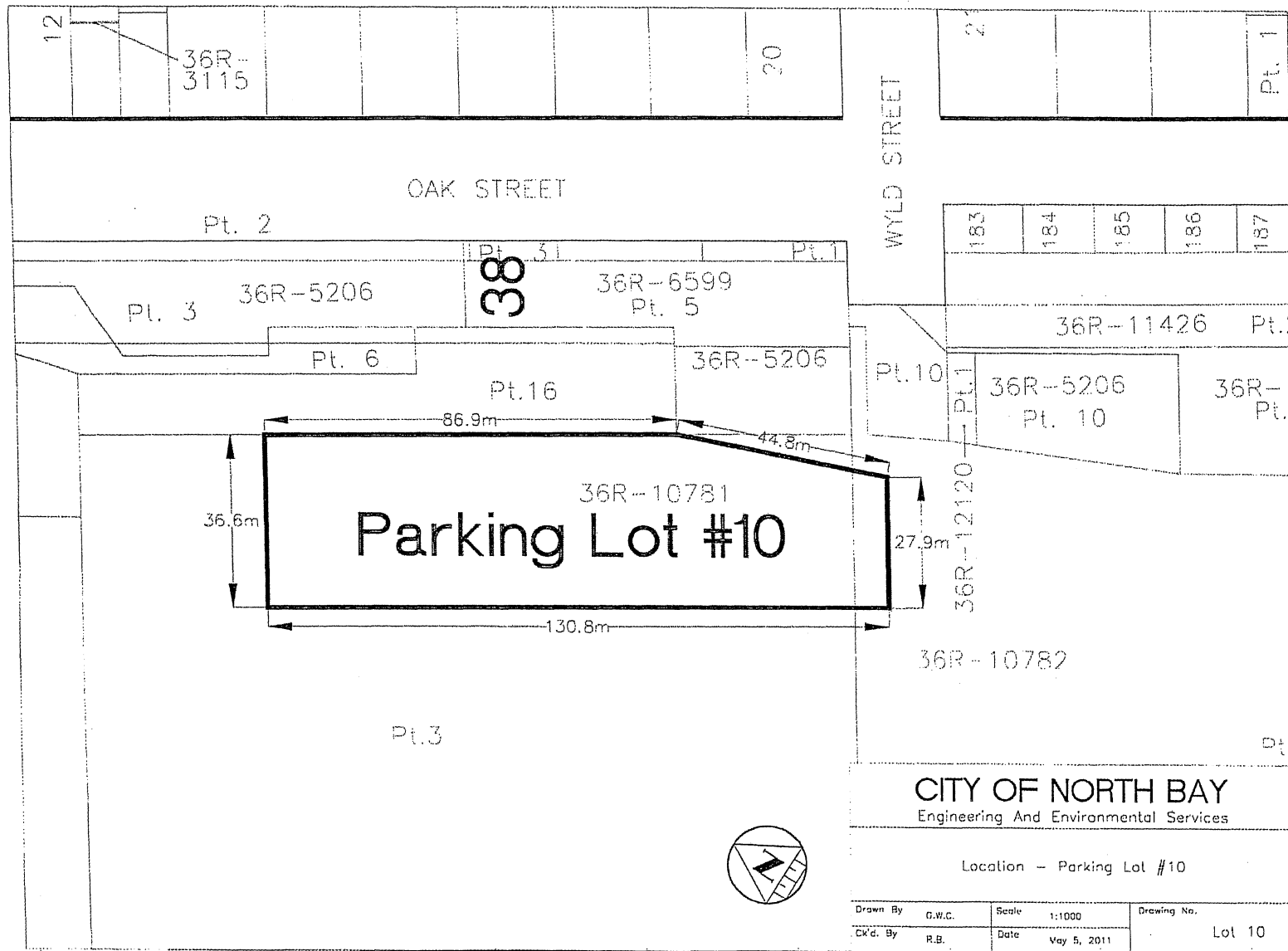
ALL AND SINGULAR that certain parcel or tract of land and premises, situate, lying and being in the City of North Bay in the District of Nipissing and the Province of Ontario and being comprised of:

<b>Lot Number</b>	<b>Legal Description</b>	<b>Municipal Address</b>
Oak 2	See attached drawing 'Lot 2' for lot description	180 Oak Street West
McIntyre 3	LT 138 - 140, PL 10 Widdifield except NB154654; PT LT 137 PL 10 Widdifield as in NB62913; Pin-49165-0033	155 McIntyre Street East
McIntyre 4 (Parking Garage)	Plan 10 Lot 129 and E Part of Lot 128 & 127 (Lease 79256) Pin-49164-159 Inst.- 64076 and 66574	127 McIntyre Street West
Main 5	Part Lot 3, Plan 13 Pin-49167-0008 Inst.-15219 and 136962	507 Main Street West.
Worthington 6	W PT 368 Lot 369 370and Lot 421 & 422 West Half 420 Plan 21 Pin-49164-0025 Inst.-75297	168 Worthington Street West
Worthington 7	Part Lot 368 and all Lots 369 and 370, 400, 421and 422, Plan 21West Half 420 Pin-49165-0053 Inst.-103156 and 166013, Plan 21 Lot 419 E half 420	100 Worthington Street East
Wyld 8 (City Hall)	All Lots 277 and 278 Plan No. 10 Pin-49165-0245	200 McIntyre Street East
Wyld 10	See attached drawing 'Lot 10' for lot description	180 Wyld Street
McIntyre 11	Part of Lots 143, 144, 145 and 146 Plan 10 Parts 1, 2, 3 and 7 Plan 36R4266 Pin-49165-0261 Inst.-154655	265 McIntyre Street East
Wyld 13	See attached drawing 'Lot 13' for lot description	179 Wyld Street
Main 14	LT 80-81 PL 10 Widdifield; PT LT 82 PL 10 Widdifield as in NB153318 Pin-49165-0280 (LT)	330 Main Street East
McIntyre 15	LT 152 PL 10 Widdifield Pin-49165-0272 (LT)	347 McIntyre Street East

4(a)



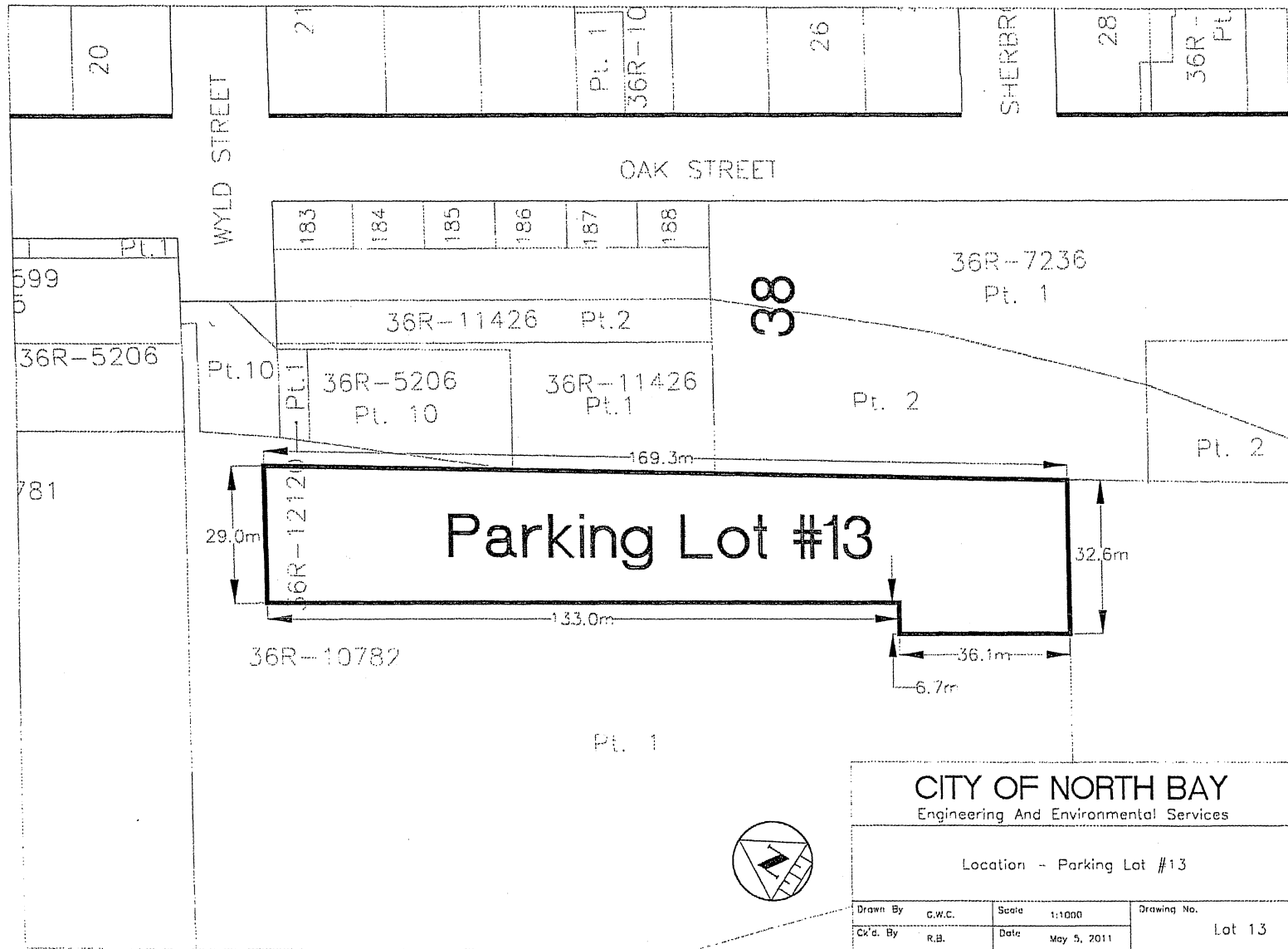
4(b)



**CITY OF NORTH BAY**  
 Engineering And Environmental Services

Location - Parking Lot #10

Drawn By	G.W.C.	Scale	1:1000	Drawing No.	Lot 10
CK'd. By	R.B.	Date	May 5, 2011		



**CITY OF NORTH BAY**  
Engineering And Environmental Services

Location - Parking Lot #13

Drawn By	c.w.c.	Scale	1:1000	Drawing No.
Ch'd. By	R.B.	Date	May 5, 2011	

Lot 13

THIS IS SCHEDULE "B" TO BY-LAW NO. 2011-234 OF THE CORPORATION OF  
THE CITY OF NORTH BAY

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Lot No.	Rate Per Hour	Free Parking Allowance	Minimum Payment	Maximum Payment	Time Limit
Oak 2	\$1.50 per hour or fraction thereof	2 hour free parking first entry only	N/A	\$9.00	N/A
McIntyre 3	\$1.00 per hour	N/A	\$0.25	N/A	N/A
McIntyre 4 (Parking Garage)	\$1.50 per hour or fraction thereof	2 hour free parking first entry only	N/A	\$9.00	N/A
Main 5	\$1.00 per hour	N/A	\$0.25	N/A	N/A
Worthington 6	\$1.00 per hour	N/A	\$0.25	N/A	N/A
Worthington 7	\$1.00 per hour	N/A	\$0.25	N/A	N/A
Wyld 8	\$1.00 per hour	15 minutes free parking first entry only	N/A	\$0.75	1 hour
McIntyre 11	\$1.00 per hour	N/A	\$0.25	N/A	N/A

**THIS IS SCHEDULE "C" TO BY-LAW NO. 2011-234 OF THE CORPORATION OF  
THE CITY OF NORTH BAY**

<b>2012 Rental Rates Per Quarter</b>			
<b>Lot No.</b>	<b>2011 Rates</b>	<b>January 1, 2012 - June 30, 2012</b>	<b>July 1, 2012 - December 31, 2012</b>
Oak 2	\$182.63	\$141.56	\$188.11
McIntyre 3	\$182.63	\$188.11	\$188.11
McIntyre 4 (Lower Garage)	\$243.46	\$250.76	\$250.76
McIntyre 4 (Upper Garage)	\$182.63	\$188.11	\$188.11
Main 5	\$125.79	\$129.56	\$129.56
Worthington 6	\$142.05	\$146.31	\$146.31
Worthington 7	\$142.05	\$146.31	\$146.31
Wyld 10	\$92.24	\$120.66	\$146.31
McIntyre 11	\$162.35	\$167.22	\$167.22
Oak 12	\$92.24	N/A	N/A
Wyld 13	N/A	\$95.01	\$95.01
Main 14	\$142.05	\$146.31	\$146.31
McIntyre 15	\$125.79	\$129.56	\$129.56



**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 2011-244**

**BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF  
CONDOMINIUM AGREEMENTS WITH TURRET CONSTRUCTION  
& HOUSING CO. INC., JORAH INVESTMENTS LTD. AND 133494  
CANADA INC. RELATING TO TURRET PHASE 5, TURRET  
PHASE 6, TURRET PHASE 7 AND TURRET PHASE 8**

**WHEREAS** the Condominium Agreements with Turret Construction & Housing Co. Inc., Jorah Investments Ltd. and 133494 Canada Inc. for Turret Phase 5 (Lake Heights Road), Turret Phase 6 (Lake Heights Road), Turret Phase 7 (Melina Close and Lake Heights Road) and Turret Phase 8 (Glen Rouge Drive) was approved by Resolution No. 2011-\_\_\_\_\_ passed by Council on the 12<sup>th</sup> day of December, 2011;

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

1. That The Corporation of the City of North Bay enter into a Condominium Agreement dated the 12<sup>th</sup> day of December, 2011 with Turret Construction & Housing Co. Inc., Jorah Investments Ltd. and 133494 Canada Inc. relating to Turret Phase 5 (Lake Heights Road).
2. That The Corporation of the City of North Bay enter into a Condominium Agreement dated the 12<sup>th</sup> day of December, 2011 with Turret Construction & Housing Co. Inc., Jorah Investments Ltd. and 133494 Canada Inc. relating to Turret Phase 6 (Lake Heights Road).
3. That The Corporation of the City of North Bay enter into a Condominium Agreement dated the 12<sup>th</sup> day of December, 2011 with Turret Construction & Housing Co. Inc., Jorah Investments Ltd. and 133494 Canada Inc. relating to Turret Phase 7 (Melina Close and Lake Heights Road).
4. That The Corporation of the City of North Bay enter into a Condominium Agreement dated the 12<sup>th</sup> day of December, 2011 with Turret Construction & Housing Co. Inc., Jorah Investments Ltd. and 133494 Canada Inc. relating to Turret Phase 8 (Glen Rouge Drive).
5. That the Mayor, City Clerk and Manager of Planning Services for The Corporation of the City of North Bay are hereby authorized to execute those certain Condominium Agreements between The Corporation of the City of North Bay and Turret Construction & Housing Co. Inc., Jorah Investments Ltd. and 133494 Canada Inc. and to affix thereto the Corporate seal.

READ A FIRST TIME IN OPEN COUNCIL THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

cc

READ A SECOND TIME IN OPEN COUNCIL THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 12<sup>TH</sup> DAY OF DECEMBER.

\_\_\_\_\_  
MAYOR ALLAN McDONALD

\_\_\_\_\_  
CITY CLERK CATHERINE CONRAD

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 2011-245**

**BEING A BY-LAW TO AUTHORIZE THE EXECUTION  
OF AN AGREEMENT WITH 331265 ONTARIO  
LIMITED, OPERATING AS G & P WELDING & IRON  
WORKS RELATING TO THE REHABILITATION OF  
THE MEMORIAL GARDENS GONDOLA**

**WHEREAS** the Agreement with 331265 Ontario Limited, operating as G&P Welding & Iron Works for the rehabilitation of the Memorial Gardens gondola was approved by Resolution No. 2011-742 passed by Council on the 14<sup>th</sup> day of November, 2011;

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

1. That The Corporation of the City of North Bay enter into an Agreement dated the 6<sup>th</sup> day of December, 2011 with 331265 Ontario Limited, operating as G&P Welding & Iron Works relating to the Memorial Gardens gondola.
  
2. That the Mayor and Clerk of The Corporation of the City of North Bay are hereby authorized to execute that certain Agreement between The Corporation of the City of North Bay and 331265 Ontario Limited, operating as G&P Welding & Iron Works and to affix thereto the Corporate seal.

READ A FIRST TIME IN OPEN COUNCIL THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

cc READ A SECOND TIME IN OPEN COUNCIL THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

\_\_\_\_\_  
MAYOR ALLAN McDONALD

\_\_\_\_\_  
CITY CLERK CATHERINE CONRAD

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 2011-246**

**BEING A BY-LAW TO AUTHORIZE THE EXECUTION  
OF AN AGREEMENT WITH GAP CONSTRUCTION  
CO. LTD. RELATING TO THE CONSTRUCTION OF  
THE NORTH BAY AEROSPACE BUSINESS PARK**

**WHEREAS** the Agreement with Gap Construction Co. Ltd. for the construction of the North Bay Aerospace Business Park was approved by Resolution No. 2011-722 passed by Council on the 31<sup>st</sup> day of October, 2011;

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

1. That The Corporation of the City of North Bay enter into an Agreement dated the 12<sup>th</sup> day of December, 2011 with Gap Construction Co. Ltd. relating to the construction of the North Bay Aerospace Business Park.
  
2. That the Mayor and Clerk of The Corporation of the City of North Bay are hereby authorized to execute that certain Agreement between The Corporation of the City of North Bay and Gap Construction Co. Ltd. and to affix thereto the Corporate seal.

READ A FIRST TIME IN OPEN COUNCIL THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

READ A SECOND TIME IN OPEN COUNCIL THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

cc READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

\_\_\_\_\_  
MAYOR ALLAN McDONALD

\_\_\_\_\_  
CITY CLERK CATHERINE CONRAD

**THE CORPORATION OF THE CITY OF NORTH BAY**

**BY-LAW NO. 2011-247**

**BEING A BY-LAW TO AUTHORIZE THE EXECUTION  
OF AN AGREEMENT WITH SEWER TECHNOLOGIES  
INC. RELATING TO SANITARY SEWER  
REHABILITATION**

**WHEREAS** the Agreement with Sewer Technologies Inc. for the rehabilitation of the sanitary sewers between Judge Avenue and Marshall Park Drive was approved by Resolution No. 2011-654 passed by Council on the 19<sup>th</sup> day of September, 2011;

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

1. That The Corporation of the City of North Bay enter into an Agreement dated the 23<sup>rd</sup> day of September, 2011 with Sewer Technologies Inc. relating to the rehabilitation of the sanitary sewers between Judge Avenue and Marshall Park Drive.
  
2. That the Mayor and Clerk of The Corporation of the City of North Bay are hereby authorized to execute that certain Agreement between The Corporation of the City of North Bay and Sewer Technologies Inc. and to affix thereto the Corporate seal.

READ A FIRST TIME IN OPEN COUNCIL THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

READ A SECOND TIME IN OPEN COUNCIL THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

cc  
READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 12<sup>TH</sup> DAY OF DECEMBER, 2011.

\_\_\_\_\_  
MAYOR ALLAN McDONALD

\_\_\_\_\_  
CITY CLERK CATHERINE CONRAD

**MOTION**

North Bay, Ontario December 12, 2011

**Subject:** Service reductions at the Land Registry Office

**File No.**

**Res. No.** 2011-\_\_\_\_\_

**Moved by Councillor:** Mendicino \_\_\_\_\_

**Seconded by Councillor:** Lawlor \_\_\_\_\_

WHEREAS there are 54 Land Registry Offices in the Province of Ontario, only 11 of which are located in Northern Ontario;

AND WHEREAS Land Registry Offices play a key role in effectively and efficiently approving, registering, storing and managing documents such as subdivision plans, condominium plans, reference plans, deeds, and mortgages;

AND WHEREAS Land Registry Offices have historically and promptly serviced the needs of a wide range of user groups including developers, lawyers, surveyors, freelance title searchers and the general public;

AND WHEREAS the Provincial Government has implemented an electronic registration of land-related documents;

AND WHEREAS effective October 3, 2011, it became mandatory that designated Land Registry Offices forward subdivision plans and condominium plans to a Complex Plan Processing Centre located in Milton, Ontario;

AND WHEREAS while the electronic registration may have some benefits, the system has resulted in the downsizing of Land Registry Offices both in terms of size, personnel, service and availability of land related documents resulting in significant negative impacts to customer service.

AND WHEREAS it is expected that in time the Nipissing Land Registry Office will be replaced with a kiosk service;

AND WHEREAS these changes coupled with the loss of a local Land Registrar, the loss of availability of land related documents on site for the purposes of searching and the loss of ability to have reference plans, subdivision plans or condominium plans pre-approved, processed and registered locally in a timely and cost effective manner will further erode service delivery.

AND WHEREAS such changes have and will result in significant delays in development in the North as well as adding further costs;

AND WHEREAS the Government of Ontario has actively promoted the reduction in Red Tape and increased efficiency in public service delivery;

NOW BE IT THEREFORE RESOLVED THAT the City of North Bay requests the Minister of Government Services review and report on the changes being made to Ontario Land Registry Offices and further requests that the changes do not impact negatively on development through time delays or added costs to development in the North;

AND FURTHER that a copy of this resolution be forwarded to the Premier of Ontario; Hon. Harinder Takhar, Minister of Government Services; Hon. Michael Gravel, Minister of Natural Resources; Hon. Rick Bartolucci, Minister of Northern Development and Mines; Vic Fedeli, MPP for Nipissing; Leaders of the Provincial Opposition; the Association of Municipalities of Ontario; to the other four large Northern Municipalities; the Federation of Northern Ontario Municipalities; all municipalities within the Nipissing District, the local Builders Association, the Association of Ontario Land Surveyors, and the Nipissing Law Association.

\_\_\_\_\_

Carried

Carried as amended

Lost

Conflict \_\_\_\_\_ Endorsement of Chair \_\_\_\_\_  
\_\_\_\_\_

Record of Vote (Upon Request of Councillor \_\_\_\_\_)

Signature of Clerk \_\_\_\_\_

**MOTION**

North Bay, Ontario December 12, 2011

**Subject:** Northern Ontario Growth Plan

**File No.**

**Res. No.** 2011-\_\_\_\_\_

**Moved by Councillor:** Bain \_\_\_\_\_

**Seconded by Councillor:** \_\_\_\_\_

WHEREAS the Growth Plan for Northern Ontario has been established under *Ontario's Places to Grow Act* and serves as a strategic policy framework to guide provincial decision-making and investment planning for the next 25 years;

AND WHEREAS the Plan notes that more than half of Northerners live in the cities of North Bay, Greater Sudbury, Sault Ste Marie, Timmins and Thunder Bay, and that these cities are economic hubs that benefit all of Northern Ontario;

AND WHEREAS each of these five communities are regional economic anchors and serve as service centres for all of Northern Ontario;

AND WHEREAS only two northern cities (Thunder Bay and Sudbury), have been provincial designated as Growth Plan Pilot Site Regional Planning Areas and have received provincial funding to develop regional economic plans;

AND WHEREAS the remaining three northern cities: North Bay, Sault Ste. Marie and Timmins, which serve as vital economic and service hubs, have not received this critical consideration and support;

NOW THEREFORE BE IT RESOLVED THAT to be consistent with Growth Plan's spirit, intent, and strategic policy framework; in recognition of the need to engage and provide a voice for the rural communities in each regional service area; in recognition of the mutual support of Northern Ontario's large urban municipalities; and our mutual interest in the growth and development of Northern Ontario, Council of the City of North Bay requests the Province, through the Minister of Northern Development and Mines, to immediately designate all five cities in Northern Ontario as anchors and Growth Plan pilot sites for their respective regional economic planning areas, thereby enabling the cities of North Bay, Sault Ste. Marie and Timmins to serve the same Growth Plan role in their respective regions as Thunder Bay and the City of Greater Sudbury will in theirs;

AND FURTHER THAT Council of the City of North Bay requests the Province, through the Minister of Northern Development and Mines, to provide the resources and support necessary to enable the cities of North Bay, Sault Ste. Marie and Timmins, and the surrounding municipalities they support to work together to develop regional economic plans;

AND FURTHER THAT a copy of this resolution be circulated to the large urban Northern Ontario municipalities for their endorsement.

\_\_\_\_\_

Carried                       Carried as amended                       Lost  
Conflict \_\_\_\_\_ Endorsement of Chair \_\_\_\_\_

Record of Vote (*Upon Request of Councillor* \_\_\_\_\_)

Signature of Clerk \_\_\_\_\_