



Council

Agenda

**Regular Meeting of Council
November 28, 2011
at 7:00 p.m.**

MEETINGS

FOR THE WEEK OF
NOVEMBER 28TH, 2011

Monday, November 28, 2011

7:00 p.m.

Regular Meeting of Council
Council Chambers, 2nd Floor

**THE CORPORATION OF THE CITY OF NORTH BAY
REGULAR MEETING OF COUNCIL HELD
MONDAY, NOVEMBER 28TH, 2011**

PUBLIC PRESENTATIONS:

PUBLIC MEETING MINUTES:

Monday, November 14, 2011
Monday, November 21, 2011

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

Monday, November 14, 2011

COMMITTEE REPORTS:

General Government Committee Report No. 2011-18
Community Services Committee Report No. 2011-24
Engineering & Works Committee Report No. 2011-06

CORRESPONDENCE:

1. Letter from the North Bay Public Library dated November 14, 2011 re Vacancy on the North Bay Public Library Board (C01/2011/APPTS/GENERAL).
2. Report from P. Valenti dated November 16, 2011 re Tender No. 2011-99, Supply of snow haul tri-axle dump trucks (F18/2011/TENDE/GENERAL).
3. Report from P. Valenti dated November 16, 2011 re Request for Quotation 2011-104, Supply of emulsified asphalt patching material (F18/2011/TENDE/GENERAL).
4. Report from S. McArthur dated November 17, 2011 re Rezoning application by Miller & Urso Surveying Inc. on behalf of 2277111 Ontario Inc. - 489 McIntyre Street West (D14/2011/22771/489MCINW).
5. Report from S. McArthur dated November 17, 2011 re Official Plan Amendment and Rezoning applications by Miller & Urso Surveying Inc. on behalf of Belisle Investments Ltd. - 1781 Cassells Street (D09/D14/2011/BELIS/CASSELLS).
6. Report from E. Acs dated November 15, 2011 re 2011 Update - Municipal Accessibility Advisory Committee Annual Report (C01/2011/MAAC/GENERAL).
7. Report from S. McArthur dated November 21, 2011 re Redline Amendment and Final Approval - Phase 1, Highland Woods Subdivision and Condominium - Highland Woods Development Inc. and 899430 Ontario Inc. (D07/D12/2008/21427/AIRPORTR).

8. Rezoning and Plan of Subdivision applications by Miller & Urso Surveying Inc. on behalf of 1833851 Ontario Inc. - Cedarvale Subdivision, Larocque Road and Leger Street (D14/D12/2011/18338/LAROCQUE).
9. Report from S. Kitlar dated November 23, 2011 re Summer in the Park electrical panel upgrades (M02/2011/SPECI/SUMPARK).
10. Report from E. Acs dated November 15, 2011 re Lake Nipissing Public Access Review (L07/2011/LANSL/LAKEACC).
11. Report from I.G. Kilgour dated November 22, 2011 re Sport Field User Fees (C01/2011/BYLAW/USERFEES).
12. Report from M. Karpenko / L. Boissonneault dated November 23, 2011 re 2012 General Capital Budget and 2012 Water and Sanitary Sewer Capital Budget, with 2013 to 2021 Ten-Year Capital Forecasts and Long-Term Capital Funding Policies (F05/2012/CAPBU/GENERAL).
13. Report from R. Mimee / M. Karpenko dated November 23, 2011 re 2012 recommended Operating Budget (F05/2012/OPEBU/GENERAL) **(REPORT TO FOLLOW ON MONDAY)**.

BY-LAWS FOR CONSIDERATION:

General Government - First, second and third readings:

By-Law No. 2011-230 to confirm proceedings of the Meeting of Council on November 14, 2011.

Community Services - First, second and third readings:

By-Law No. 2011-231 to execute an Agreement with The North Bay and Area Museum Society, operating as Heritage North Bay relating to the operation and maintenance of the Community Waterfront Park.

By-Law No. 2011-232 to execute an Agreement with Heritage North Bay and Community Waterfront Friends relating to the ongoing development of the Community Waterfront Park.

By-Law No. 2011-236 to execute a Subdivision and Condominium Agreement with Highland Woods Development Inc., 899430 Ontario Inc., Bank of Montreal, MIS Municipal Insurance Services Ltd., Highland Woods Investments Inc., Robertson James Financial Corporation and Caisse Populaire North Bay Limitee for the Highland Woods Subdivision and Condominium.

Engineering & Works - First, second and third readings:

By-Law No. 2011-236 to execute an Agreement with Ainsworth Power Construction Inc. relating to the Street Light Replacement Program.

MOTIONS:

MOTION TO ADJOURN IN-CAMERA:

IN-CAMERA CORRESPONDENCE:

14. *Confidential* report from C.M. Conrad dated November 15, 2011 re Personnel matter.

MOTION TO RECONVENE:

MOTION FOR RECONSIDERATION:

GIVING NOTICE:

ADJOURNMENT:

**MINUTES OF THE REGULAR MEETING
OF CITY COUNCIL
HELD MONDAY, NOVEMBER 14TH, 2011**

PRESENT: Mayor McDonald, Councillors Chirico, Koziol, Anthony, Maroosis, Bain, Mayne, Vrebosch-Merry, Vaillancourt, Mendicino, Lawlor

PUBLIC PRESENTATIONS:

Brian Kelly & Andy Mitchell	re CAW Local 103 - ONTC Update
Bernie Penney	re Ontario Dance - Grant from Ontario Arts Council
École Secondaire Odyssee	re Bullying Awareness Week
William Caine	re E-Bikes/Pathways

CORRESPONDENCE:

Mac Bain	re Resignation from Summer in the Park Committee	(745)
The Gathering Place	re Fence Variance – 537 McLaren Street & Algonquin Avenue	(750)
Waste Resources Liaison Committee	re Curbside Collection of Recyclables for ICI Sector	(741)
North Bay General Hospital	re Rezoning application - 685 Bloem Street & 758 McLaren Street	(739)

REPORTS FROM OFFICERS:

Bellehumeur, R.	re By-Law to Regulate Parking in Municipal Parking Lots	(747)
Carello, P.	re North Bay Jack Garland Airport Zoning By-Law Amendment	(748)
Conrad, C.	re Integrated Accessibility Standards	(744)
Conrad, C.	re Appointment of a Poet Laureate	(758)
Janisse, L.	re Benefits Renewal	(746)
Killins, S.	re Fence Variance – 537 McLaren Street & Algonquin Avenue	(750)
Korell, A.	re Highway 17 Route Planning Study - Hwy 11 easterly to Hwy 531(Bonfield)	(743)
Lang, A.	re Long-Term Bank Loan for Capital Projects	(749)
McArthur, S.	re Final Approval - Carmichael Drive Sub. - 6 Lots - A & J Ferreira Homes Ltd.	(740)
Valenti, P.	re RFQ 2011-87, Memorial Gardens Gondola Rehabilitation	(742)

Res. #2011-737: Moved by Councillor Maroosis, seconded by Councillor Vaillancourt
That minutes for the public meeting held on:

- Monday, October 31, 2011

be adopted as presented.

"CARRIED"

Res. #2011-738: Moved by Councillor Maroosis, seconded by Councillor Vaillancourt
That the minutes for the closed meetings held on:

- Monday, October 31, 2011; and
- Monday, November 7, 2011

be adopted as presented.

"CARRIED"

Res. #2011-739: Moved by Councillor Lawlor, seconded by Councillor Mendicino
That the rezoning application by Goodridge Planning & Surveying on behalf of the North Bay General Hospital – 685 Bloem Street & 758 McLaren Street be received.

"CARRIED"

Res. #2011-740: Moved by Councillor Lawlor, seconded by Councillor Mendicino
That 1) Council grant Final Approval to the Draft Approved Plan of Subdivision, Harvey & Betty Norman, Carmichael Drive Subdivision – 6 Lots – City File No. 48T-09103; and
2) the Mayor and City Clerk be authorized to sign the Subdivision Agreement with A & J Ferreira Homes Ltd. for the Carmichael Drive Subdivision in order to permit the creation of a six (6) lot subdivision on Carmichael Drive and Littledown Lane in the City of North Bay upon receipt of all security and required easements.

"CARRIED"

Res. #2011-741: Moved by Councillor Vrebosch-Merry, seconded by Councillor Mayne
That the resolution passed by the Waste Resources Liaison Committee on October 25, 2011 regarding Curbside Collection of Recyclables for ICI Sector be received and referred to the Engineering & Works Committee.

"CARRIED"

Res. #2011-742: Moved by Councillor Lawlor, seconded by Councillor Mendicino
That City Council approve the award of a contract to G & P Welding and Ironworks Limited in the amount of \$54,339.00 (excluding HST), for the rehabilitation of the Memorial Gardens Gondola.

Mayor McDonald declared a conflict of interest as he is involved with a local hockey team that leases Memorial Gardens.

"CARRIED"

Res. #2011-743: Moved by Councillor Vrebosch-Merry, seconded by Councillor Mayne
That Report to Council EESW 2011-79 dated November 7, 2011 from Alan Korell regarding Highway 17 Route Planning Study be received and referred to the Engineering & Works Committee.

"CARRIED"

Res. #2011-744: Moved by Councillor Chirico, seconded by Councillor Koziol
That Report to Council 2011-171 dated November 3, 2011 regarding the Integrated Accessibility Standards under the *Accessibility for Ontarians with Disabilities Act, 2005* (AODA) be received for information purposes.

"CARRIED"

Res. #2011-745: Moved by Councillor Chirico, seconded by Councillor Koziol
That the resignation from Councillor Mac Bain from the Summer in the Park Committee be received and Councillor Bain be thanked for his involvement on the Committee.

"CARRIED"

Res. #2011-746: Moved by Councillor Chirico, seconded by Councillor Koziol
That Council approve the renewal of the Employee Group Benefit Programs with Medavie Blue Cross and Manulife Financial effective November 1, 2011 with an overall annual increase of 4.5% or \$122,604.00.

"CARRIED"

Res. #2011-747: Moved by Councillor Lawlor, seconded by Councillor Mendicino
That Report to Council CSBU 2011-99 dated October 31, 2011
regarding regulating parking in municipal parking lots be received and
referred to the Community Services Committee.

"CARRIED"

Res. #2011-748: Moved by Councillor Lawlor, seconded by Councillor Mendicino
That City Council direct staff to prepare a zoning by-law amendment for
municipally-owned lands at North Bay Jack Garland Airport.

"CARRIED"

Res. #2011-749: Moved by Councillor Chirico, seconded by Councillor Koziol
That Council authorize The Corporation of the City of North Bay to enter
into a Long-Term Bank Loan Agreement with the TD Bank to borrow
\$11,000,000.00 at a fixed interest rate amortized over a ten (10) year
term to finance various capital projects.

"CARRIED"

Res. #2011-750: Moved by Councillor Lawlor, seconded by Councillor Mendicino
That Council approve the request for a variance to Fence By-Law No.
2002-105, to increase the height of a fence located in the front yard
(McLaren Street) and exterior side yard (Algonquin Avenue) from the
permitted 4'0" to 6'0".

"CARRIED"

Res. #2011-751: Moved by Councillor Chirico, seconded by Councillor Koziol
That the following by-laws be read a first and second time:

By-Law No. 2011-227 to authorize the Aerospace Business Park
servicing.

By-Law No. 2011-228 to confirm proceedings of the Meeting of Council
on October 31, 2011.

"CARRIED"

Res. #2011-752: Moved by Councillor Chirico, seconded by Councillor Koziol
That the following by-laws be read a third time and passed:

By-Law No. 2011-227 to authorize the Aerospace Business Park
servicing.

By-Law No. 2011-228 to confirm proceedings of the Meeting of Council
on October 31, 2011.

"CARRIED"

Res. #2011-753: Moved by Councillor Lawlor, seconded by Councillor Mendicino
That the following by-laws be read a first and second time:

By-Law No. 2011-224 to execute a Subdivision Agreement with A & J
Ferreira Homes Ltd. relating to Carmichael Drive.

By-Law No. 2011-229 to execute an Agreement with D.J. Venasse
Construction Limited relating to the supply and installation of a portable
building at Circle Lake.

"CARRIED"

Res. #2011-754: Moved by Councillor Lawlor, seconded by Councillor Mendicino
That the following by-laws be read a third time and passed:

By-Law No. 2011-224 to execute a Subdivision Agreement with A & J
Ferreira Homes Ltd. relating to Carmichael Drive.

By-Law No. 2011-229 to execute an Agreement with D.J. Venasse
Construction Limited relating to the supply and installation of a portable
building at Circle Lake.

"CARRIED"

Res. #2011-755a: Moved by Councillor Anthony, seconded by Councillor Mendicino
WHEREAS the new Provincial Government has recently released its
realigned Cabinet structure and associated Ministers;

AND WHEREAS the new Cabinet does not identify an official Minister or
Ministry of Sport/Recreation;

AND WHEREAS the Province of British Columbia changed its Ministry of
Healthy Living to the Ministry of Healthy Living and Sport;

AND WHEREAS sport has been universally recognized for contributing
to improved physical and mental well being and for its tremendous social
benefits;

AND WHEREAS the Province of Ontario is hosting the Pan/Parapan
American Games in 2015;

AND WHEREAS North Bay City Councillors were specifically contacted
in writing by the group "Sport North Bay" regarding this issue;

BE IT THEREFORE RESOLVED THAT the City of North Bay
respectfully requests that Premier Dalton McGuinty appoint a Minister for
Sport;

AND FURTHER THAT a copy of this resolution be sent to Premier
Dalton McGuinty; Vic Fedeli, MPP for Nipissing; Chamber of Commerce;
Sport North Bay; Federation of Northern Ontario Municipalities and
Leaders of the Opposition Parties.

Mayor McDonald declared a conflict of interest as he is involved with a local hockey team.

"CARRIED"

Res. #2011-755b: Moved by Councillor Mayne, seconded by Councillor Vrebosch-Merry
That the motion from Councillor Anthony and Councillor Mendicino
regarding Ministry of Sport/Recreation be referred to the Community
Services Committee.

Mayor McDonald declared a conflict of interest as he is involved with a local hockey team.

"LOST"

Res. #2011-756: Moved by Councillor Chirico, seconded by Councillor Koziol
That Council adjourn in-camera pursuant to section 239.(2) of the
Municipal Act, 2001, as amended at 8:16 p.m. for the following reasons:
Item #13, being a litigation matter affecting the Municipality; Item #14,
being a matter about an identifiable individual; and Item #15, being a
matter that includes advice that is subject to solicitor-client privilege,
including communications necessary for that purpose.

"CARRIED"

Res. #2011-757: Moved by Councillor Chirico, seconded by Councillor Koziol
That Council reconvene at 9:24 p.m.

"CARRIED"

Res. #2011-758: Moved by Councillor Koziol, seconded by Councillor Anthony
That Council 1) adopt the "Poet Laureate – Terms of Reference"
attached to Report to Council CORP 2011-172; and

- 2) appoint William Walton as Poet Laureate for the City of North Bay, to serve as the City's literary ambassador and as an advocate for poetry, language and the arts to a term to end November 30, 2014. This appointment shall be at the pleasure of the Council.

"CARRIED"

Res. #2011-759: Moved by Councillor Vaillancourt, seconded by Councillor Bain
That this Regular Meeting of Council do now adjourn at 9:25 p.m.

"CARRIED"

CLOSED MEETING CONFLICT OF INTEREST

Regular Agenda Item #15 - Councillor Anthony declared a conflict of interest as the matter concerns a client of his employer and left meeting at 9:20 p.m. for the discussion of this matter.

MAYOR ALLAN McDONALD

CITY CLERK CATHERINE CONRAD

**MINUTES OF THE PUBLIC MEETING OF
CITY COUNCIL HELD UNDER THE *MUNICIPAL ACT*
HELD MONDAY, NOVEMBER 21, 2011**

PRESENT: Mayor McDonald, Councillors Chirico, Koziol, Anthony, Maroosis, Mayne, Vrebosch-Merry, Vaillancourt, Mendicino, Lawlor

1. Water and Sanitary Sewer Rates

Councillor Chirico explained the purpose of the meeting.

The City Clerk advised that notice of the meeting was given by advertisements in the North Bay Nugget on the 22nd and 29th days of October, 2011.

Councillor Chirico asked for public presentations in support of or objecting to the proposed rates.

Corrine Haber, 19 Ashdale Crescent

- disagrees with increase, adds to the rising cost of living in North Bay
- has looked at different cities in the north and at Cambridge
- Cambridge's rates are lower but they are metered, difficult to compare
- Sault Ste. Marie's monthly rate is lower than North Bay
- Timmins has a flat rate for residential but also lower than North Bay
- Sudbury has had a recent increase but is higher than North Bay
- annual rate is \$1311.00, she has a duplex
- cannot fathom paying more
- is against any increase
- feels that North Bay is gouging the residential homeowners
- recommends that a survey be completed with other Northern Ontario communities, cannot compare North Bay with Southern Ontario municipalities

MAYOR ALLAN McDONALD

CITY CLERK CATHERINE CONRAD

GENERAL GOVERNMENT COMMITTEE REPORT NO. 2011-18

November 28, 2011

TO THE COUNCIL
OF THE CORPORATION
OF THE CITY OF NORTH BAY

Your Worship and Councillors:

The General Government Committee presents Report No. 2011-18 and recommends:

1. That
 - a) in accordance with the direction contained in the *Sustainable Water and Sewage Systems Act*, 2002, the current policy of recovering all water and sanitary system operating, capital and financing costs from user rates be maintained;
 - b) the water and sanitary sewer rate increase be 4.2% effective January 1, 2012;
 - c) the 2012 Water Rates By-Law be presented to Council, increasing all water rates by 16% effective January 1, 2012;
 - d) the water filtration capital surcharge be reduced from 10% to 8% of the water charges, effective January 1, 2012; and
 - e) the sanitary sewer surcharge be reduced from 106% to 86% of the water charges, effective January 1, 2012.

All of which is respectfully submitted.

	ASSENTS	DISSENTS
CHIRICO (CHAIRMAN)	_____	_____
KOZIOL	_____	_____
ANTHONY	_____	_____
MAROOSIS	_____	_____
MAYOR McDONALD	_____	_____

COMMUNITY SERVICES COMMITTEE REPORT NO. 2011-24

November 28, 2011

TO THE COUNCIL
OF THE CORPORATION
OF THE CITY OF NORTH BAY

Your Worship and Councillors:

The Community Services Committee presents Report No. 2011-24 and recommends:

1. That the proposed by-law to regulate parking in municipal parking lots and to repeal By-Law No. 2007-90, as amended, be presented to Council for (3) readings.

All of which is respectfully submitted.

	ASSENTS	DISSENTS
LAWLOR (CHAIRMAN)	_____	_____
MENDICINO	_____	_____
VAILLANCOURT	_____	_____
MAYOR McDONALD	_____	_____

ENGINEERING & WORKS COMMITTEE REPORT NO. 2011-06

November 28,, 2011

TO THE COUNCIL
OF THE CORPORATION
OF THE CITY OF NORTH BAY

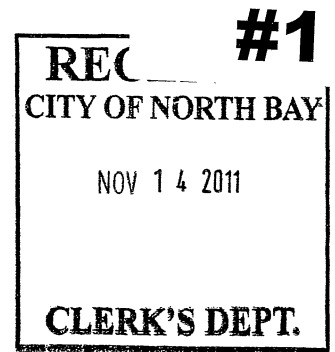
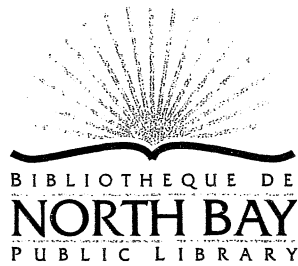
Your Worship and Councillors:

The Engineering & Works Committee presents Report No. 2011-06 and recommends:

1. That the presentation regarding the Highway 17 Route Planning Study by the Ministry of Transportation and Alan Korell, Managing Director of Engineering, Environmental Services & Works, be received.

All of which is respectfully submitted.

	ASSENTS	DISSENTS
VREBOSCH-MERRY (CHAIRMAN)	_____	_____
MAYNE	_____	_____
BAIN	_____	_____
MAYOR McDONALD	_____	_____



November 14, 2011

Cathy Conrad
City Clerk
City of North Bay

Dear Ms. Conrad,

This is to advise you that at the North Bay Public Library Board meeting of November 9, 2011, the Board passed a motion declaring Mr. Tony Cerasia ineligible to sit as a member as he has moved out of town. The Public Library Act states that a member must reside in the community he serves on.

Therefore the Board requests that this vacancy be filled.

Sincerely,

Paul Walker, C.E.O.

CITY OF NORTH BAY
REPORT TO COUNCIL

Report No: CORP 2011-179

November 16, 2011

Originator: Paul Valenti

Subject: Tender No. 2011-99, Supply of Snow Haul Tri-axle Dump Trucks

RECOMMENDATION:

That the bids for the Supply of Snow Haul Tri-axle Dump Trucks be accepted and that the trucks be called in order of lowest to highest bid for the period December 1, 2011 till March 31, 2012, as set out in Tender No. 2011-99.

BACKGROUND:

The tender provides for the trucks to be called as required, as requested for snow haul removal. The order of calls for each removal will begin with the lowest price truck followed by the second lowest, etc. until no further trucks are required. All trucks will be subject to inspection by Public Works staff prior to commencement of snow hauling.

The tender was publicly advertised in accordance with the City of North Bay Purchasing Policy. Eleven (11) tender packages were distributed. Tenders closed on October 12, 2011. Nine (9) responses were received and evaluated by the Manager of Roads and Traffic and the Manager of Purchasing. The results are as follows:

Firm	Number of Trucks	Tender Price per hour (excluding HST)
Ken Waldriff Trucking	5	\$52.00, \$55.00, \$55.00, \$55.00, \$57.00
Peter Sequin	1	\$58.13
Highway Sand and Gravel	4	\$58.47
Tetreault Construction	6	\$59.40
1782258 Ontario Inc.	1	\$60.00
Dava Contracting Inc.	1	\$64.90
First North Enterprise	6	\$69.00
MX Constructors Inc.	3	\$75.00
Bruman Construction Inc.	9	\$84.00

Pricing was obtained competitively and is considered fair and reasonable.

ANALYSIS / OPTIONS:

1. That the bids for the Supply of Snow Haul Tri-axle Dump Trucks be accepted and that the trucks be called in order of lowest to highest bid for the period December 1, 2011 till March 31, 2012, as set out in Tender No. 2011-99.
2. Do not accept the bids. This option is not recommended as snow removal is a necessary ongoing operational requirement.

RECOMMENDED OPTION / FINANCIAL IMPACTS:

Option 1 is recommended as follows:

That the bids for the Supply of Snow Haul Tri-axle Dump Trucks be accepted and that the trucks be called in order of lowest to highest bid for the period December 1, 2011 till March 31, 2012, as set out in Tender No. 2011-99.

An amount of \$50,300.00 has been allocated in the 2011 Engineering, Environmental Services and Works Operating Budget.

Respectfully submitted,

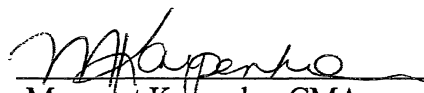


Paul Valenti,
Manager of Purchasing

We concur in this report and recommendation.



Laura Boissonneault, CGA
Supervisor of Budgets & Financial
Reporting



Margaret Karpenko, CMA
Chief Financial Officer/Treasurer

FOR:



FOR: Alan Korell
Managing Director of Engineering,
Environmental Services and Works



David Linkie,
Chief Administrative Officer

Personnel designated for continuance: Manager of Roads and Traffic

**CITY OF NORTH BAY
REPORT TO COUNCIL**

Report No: CORP 2011-178

November 16, 2011

Originator: Paul Valenti

Subject: Request for Quotation 2011-104, Supply of Emulsified Asphalt Patching Material

RECOMMENDATION:

That North Bay City Council approves the award of a contract to Pioneer Construction Inc. in the estimated amount of \$89,600.00 (excluding HST) for the supply of Emulsified Asphalt Patching Material.

BACKGROUND:

Emulsified Asphalt Patching Material is required for road maintenance throughout the winter season. A Request for Quotation was issued to the two (2) suppliers within the region that supply this specific material. An estimated quantity of 700 tonnes was used based on past usage, unit costs and projected requirements for this winter season. The RFQ closed on November 9, 2011. Two (2) bid responses were received and evaluated by the Manager of Roads and Traffic and the Manager of Purchasing. The results are as follows:

Firm	Bid Price (excluding HST)
Pinoeer Construction Inc.	\$128.00 per tonne
Miller Paving North Bay	\$132.00 per tonne

The low bid price provided by Pinoeer Construction Inc. was obtained competitively and is considered fair and reasonable.

ANALYSIS / OPTIONS:

1. That North Bay City Council approves the award of a contract to Pioneer Construction Inc. in the estimated amount of \$89,600.00 (excluding HST) for the supply of Emulsified Asphalt Patching Material.
 2. Do not award a contract. This option is not recommended as the material is a requirement for road maintenance throughout the winter season.
-

RECOMMENDED OPTION / FINANCIAL IMPACTS:

Option 1 is recommended as follows:

That North Bay City Council approves the award of a contract to Pioneer Construction Inc. in the estimated amount of \$89,600.00 (excluding HST) for the supply of Emulsified Asphalt Patching Material.

An amount of \$85,000.00 has been allocated for Emulsified Asphalt Patching Material in the 2011 Engineering, Environmental Services and Works Operating Budget under Roads Department. The quantity of material ordered will be on an as required, as requested basis and will not exceed the allocated budget.

Respectfully submitted,

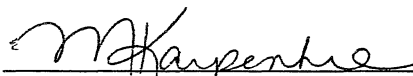


Paul Valenti,
Manager of Purchasing

We concur in this report and recommendation.



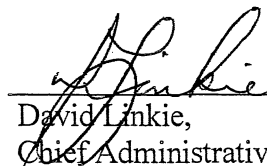
FOR: Laura Boissonneault, CGA
Supervisor of Budgets & Financial
Reporting



Margaret Karpenko, CMA
Chief Financial Officer/Treasurer



FOR Alan Korell
Managing Director of Engineering,
Environmental Services and Works



David Linkie,
Chief Administrative Officer

Personnel designated for continuance: Manager of Roads and Traffic

INTER OFFICE

*City of North Bay
Planning Services*

MEMO


To: Cathy Conrad, City Clerk
From: Steve McArthur - Senior Planner, Current Operations
Subject: Resolution No. 3 - Planning Advisory Committee
Date: November 17, 2011

Quoted below is Resolution No. 3 passed at the regular meeting of the Planning Advisory Committee held on Wednesday, October 26th, 2011:

Resolution No. 3

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

1. That the Proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of 2277111 Ontario Inc. for the property legally described as Plan 13, North Part Lot 104, known locally as 489 McIntyre Street West in the City of North Bay (former PEP Place building), be APPROVED; and
2. That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate parking, lighting, landscaping, storm water, drainage, ingress and egress and fencing as required."



Steve McArthur, MCIP, RPP
Senior Planner, Current Operations

INTER OFFICE

City of North Bay

Planning Services

MEMO

To: Chair and Members, Planning Advisory Committee

From: Steve McArthur - Senior Planner, Current Operations

Subject: Proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of 2277111 Ontario Inc. for the property legally described as Registered Plan No. 13, N. Pt. Lot 104, PIN #49162-0416(LT), 489 McIntyre Street West in the City of North Bay.

Date: July 29, 2011

Recommendation

- 1) That the proposed Zoning By-law Amendment from a "Residential Multiple First Density (RM1)" zone to a "General Commercial Outer Core (C2)" zone by Miller & Urso Surveying Inc. on behalf of 2277111 Ontario Inc. for the property legally described as Registered Plan No. 13, N. Pt. Lot 104, PIN #49162-0416(LT), known locally as 489 McIntyre Street West in the City of North Bay BE APPROVED; and
- 2) That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate building massing, parking, lighting, landscaping, storm water, drainage, ingress and egress and fencing as required.

Site

The subject property is situated at 489 McIntyre Street West, as shown on Schedules "A" and "B" attached hereto. The property has a frontage of approximately 20.26 metres (66.5 feet) along McIntyre Street West and a total area of approximately 0.06 hectares (0.14 acres). It has secondary road access via Plouffe Street.

The property is designated "Central Area" in the City of North Bay's Official Plan and is zoned "Residential Multiple First Density (RM1)" under the City of North Bay's Zoning By-law No. 28-80. The area is a mixed use neighbourhood, including commercial and institutional uses, public and private parking areas, and low to medium density residential uses.

Proposal

The subject property is developed with a two and a half storey brick building. The existing administrative office building was previously operated by the People for Equal Partnership in Mental Health (PEP) board.

The use of the building by PEP was permitted under Section 3.3 of Zoning By-law No. 28-80 which reads: "*The provisions of this By-law shall not apply to the use of any land or to the erection or use of any building or structure for the purpose of public service by the Municipality, local board, school board, public utility, department of the Government of Canada or the Province of Ontario, any Crown Corporation or the public infrastructure of a telecommunications company regulated by the CRTC and Industry Canada...*"

PEP has now relocated to a building on Main Street and the land and buildings have been sold to the applicant (2277111 Ontario Inc.) who intends to use the building as professional office space, but requires a change in zoning as the building will no longer be occupied under the provisions of Section 3.3 of Zoning By-law No. 28-80. The property owners are requesting a Zoning By-law amendment to change the "Residential Multiple First Density (RM1)" zone designation to a "General Commercial Outer Core (C2)" zone designation in order to permit the use of the land and buildings as a privately owned professional office building.

Provincial Policy

This proposal has been reviewed in the context of the Growth Plan for Northern Ontario (GPNO 2011) and the Provincial Policy Statement (PPS 2005). These policies provide direction on matters of Provincial interest related to land use planning and development.

The Growth Plan for Northern Ontario was introduced on March 3rd, 2011, and all planning applications must now be evaluated to consider this plan. The GPNO is broad in scope and is aimed at shaping development in Northern Ontario over the next 25 years. It outlines strategies that deal with economic development, education, community planning, transportation/infrastructure, environment, and aboriginal peoples.

This application has been reviewed in accordance with the Growth Plan for Northern Ontario (2011) and has been found to be in compliance with its policies.

This application has further been reviewed in the context of the Provincial Policy Statement (PPS 2005). Section 1.0 of the PPS 2005, Building Strong Communities, provides for a wide variety of policies relating to wisely managing change and promoting efficient land use and development patterns.

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

Section 1.3.1 states that: "*Planning authorities shall promote economic development and competitiveness by: (a) providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs; (b) providing opportunities for a diversified economic base, including maintaining a range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; (c) planning for, protecting and preserving employment areas for currently and future uses; and (d) ensuring the necessary infrastructure is provided to support current and projected needs.*"

The proposed Zoning By-law Amendment will permit an office use in the existing building, which will provide ongoing economic development and employment opportunities. The subject property has an existing building on full municipal services, resulting in economic activity without the requirement for the extension of municipal services.

In reviewing the proposed Zoning By-law amendment, it is my professional opinion all pertinent policies of the Provincial Policy Statement (PPS 2005) have been applied in their entirety and the end use is consistent with Provincial Policy as set out in the Provincial Policy Statement (PPS 2005).

Official Plan

The subject property is designated "Central Area" in the City of North Bay's Official Plan.

Section 2.3.2 of the Official Plan (Central Area Planned Function) outlines the general intent of the Central Area, stating that: "*The Central Area of North Bay includes the existing Central Area, as well as adjacent lands subject to future development in coordination with Central Area uses. North Bay's Central Area has historically acted as the focal point for finance, administration, services, culture and entertainment within the city. The importance of a strong, vibrant and economically viable Central Area to the health of North Bay is recognized, and it is a key objective of this Official Plan that the health and economic viability of the Central Area be maintained and enhanced in the context of all new land use decisions within the city. The planned function for the Central Area is to act as the city's primary area for government, finance, arts, culture, recreation and entertainment.*"

Section 2.3.1 further states that one of the Central Area objectives shall be to "encourage, whenever possible, new offices to locate within, and existing offices to remain within, the Central Area wherever possible."

The intent of this policy is to focus office development in buildings in the City's Central Area, thereby creating a strong central core. The property has already operated as an administrative office building for a number of years. The proposed Zoning By-law amendment will enable the new property owner to continue to operate the building as a professional or administrative office, thereby strengthening the City's Central Area.

In my professional opinion, the Applicants' proposal to rezone subject lands to a "General Commercial Outer Core (C2)" zone is in conformity with the general intent of the Official Plan policies for the Central Area.

Zoning By-law No. 28-80

The subject property is currently zoned "Residential Multiple First Density (RM1)" by the City of North Bay's Zoning By-law No. 28-80, which permits the following uses:

- Duplex dwelling
- Semi-detached dwelling
- Triplex
- Double duplex
- Group home type 1
- Group home type 2
- Multiple dwellings
- Accessory home based businesses
- Parks, playgrounds & non-profit uses
- Day nurseries
- Institutional uses

The Applicant is proposing to rezone the subject lands to a "General Commercial Outer Core (C2)" zone. The permitted uses for the proposed "General Commercial Outer Core (C2)" zone will be limited to the following:

- Animal Hospitals
- Apartment dwellings
- Automobile Sales, Service & Leasing Establishments
- Automobile service stations and Gas bars
- Banks
- Boarding and Rooming House
- Broadcast Studios or Newsrooms
- Business Offices
- Bus Stations
- Clubs
- Converted dwellings
- Data processing firm
- Day nursery
- Double duplex dwellings
- Duplex dwellings
- Dwelling groups
- Farmer's market
- Financial Institutions
- Flea market
- Food stores
- Funeral homes
- Group home type 2

-
- Homes for the aged
 - Hotels, Motels
 - Liquor, Beer or Wine Store
 - Local Retail stores
 - Maisonette dwellings
 - Multiple dwellings
 - Nursing homes
 - Personal Services Establishments
 - Pet Daycare Facility
 - Places of entertainment
 - Professional Offices
 - Public and Private parks
 - Public and Private parking areas
 - Recreational Vehicle Sales, Service & Leasing
 - Repair garage (Body shop)
 - Retirement homes/residences
 - Restaurants and Taverns
 - Retail stores
 - Townhouse dwellings
 - Semi-detached dwellings
 - Single detached dwellings
 - Service Establishments that are not obnoxious
 - Triplex dwellings
 - Wholesale Uses
 - Institutional uses:
 - o Places of Worship
 - o Public Hospitals or Private Hospitals
 - o Private schools

The subject property will meet all other provisions and regulations of Zoning By-law No. 28-80.

Correspondence

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

In terms of the correspondence received North Bay Hydro, the North Bay-Mattawa Conservation Authority, the Chief Fire Prevention Officer, the Ministry of Transportation, the Mayor's Office of Economic Development, the Building Department and the Director of Parks, Recreation and Leisure Services offered no objections to the proposal. The Chief Building Official further offered that a building permit will be required in the event the Applicant moves forward with any planned renovations or a change of use/occupancy. This comment is provided for information purposes and has been relayed to the Applicant's agent. There are no physical changes proposed to the building or property at this time.

A letter was received from a circulated property owner at commenting on the proposed rezoning. The only concern expressed by this owner was that the parking for the facility was contained on their own property holdings and that it would not use or interfere with their own parking area.

The Applicant's agent has confirmed that all required parking can be accommodated on site and, if necessary, on adjoining vacant lands under the same ownership or in a nearby municipally-owned parking lot. All other provisions and regulations of Zoning By-law No. 28-80 will be met.

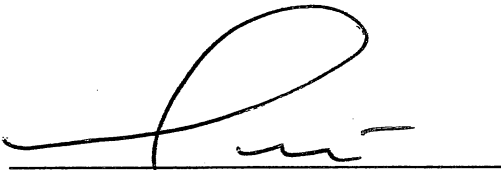
No comments or objections were received from any of the other circulated property owners.

Summary

The building has been occupied for several years by the People for Equal Partnership in Mental Health (PEP) administration offices. Although the operational is institutional in nature, it operates in the same manner that a commercial office building would operate. The present and proposed use is compatible with the mixed use nature of the existing neighbourhood.

At this time, the present "Residential Multiple First Density (RM1)" zoning designation would limit the use of the property to residential and non-profit/institutional uses. The Applicant is seeking to rezone the property to a "General Commercial Outer Core (C2)" zone designation in order to provide for a range of potential commercial uses, including business/professional office space. If approved, the property will be subject to Site Plan Control in order to regulate parking, lighting, landscaping, storm water management, ingress/egress and fencing as required.

It is my professional opinion the proposed Zoning By-law amendment maintains the general intent of the City of North Bay's Official Plan and the end use is consistent with Provincial Policy as outlined in the Northern Growth Plan (GPNO) and the Provincial Policy Statement (PPS 2005).



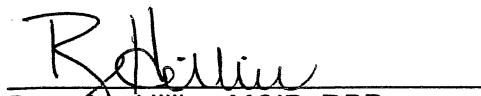
Steve McArthur, MCIP, RPP
Senior Planner, Current Operations

SM/dlb

W:\PLAN\RMS\D14\2011\22771\MCINTYW\0003-PACRpt-#818.doc

attach.

I concur with the recommendations contained in this report.


Beverley Hillier, MCIP, RPP
Manager, Planning Services

PLOUFFE STREET

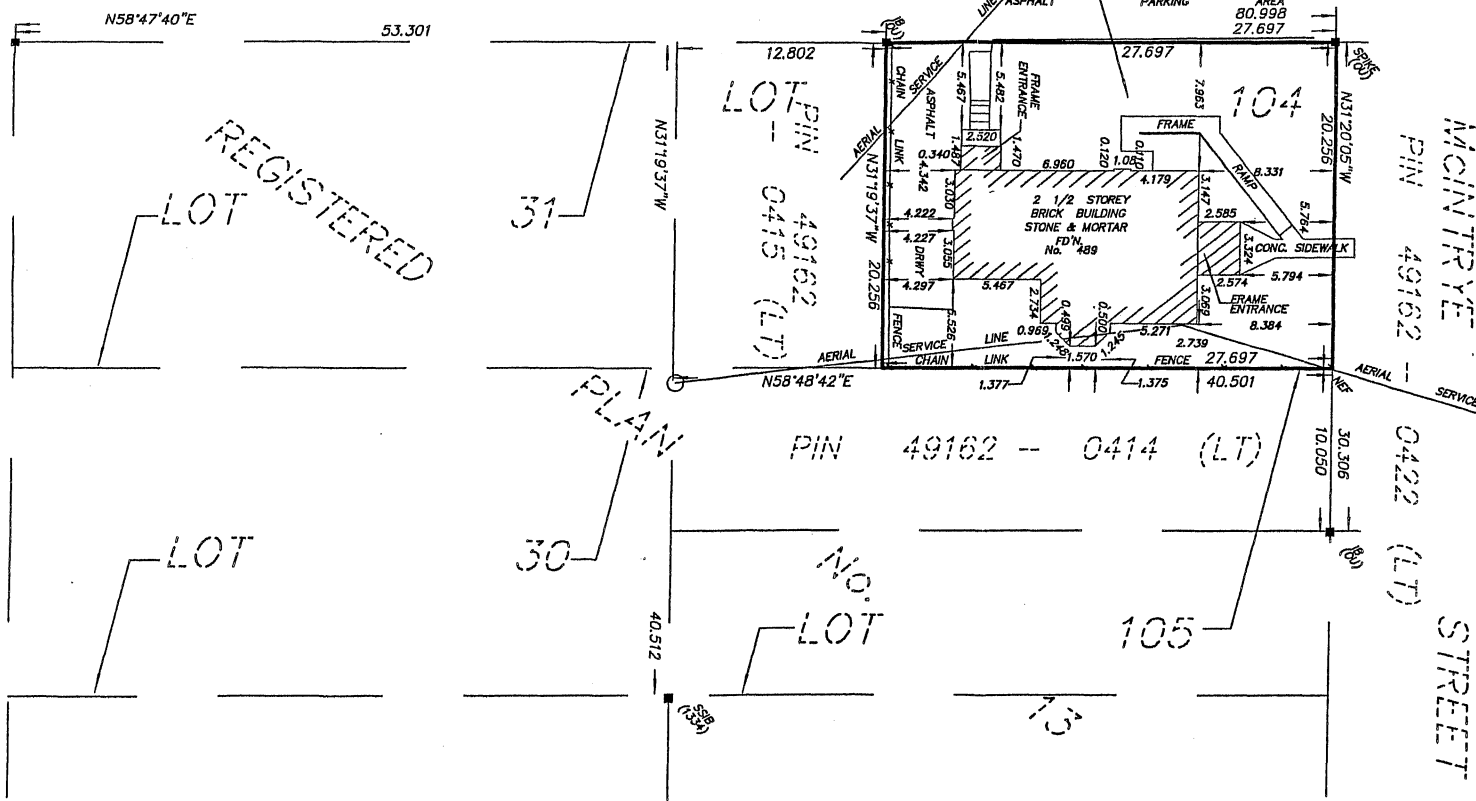
PIN 49162 -- 0441 (LT)

PIN 49162 -- 0416 (LT)

SITE PLAN OF
PART OF LOT 104
REGISTERED PLAN No. 13
CITY OF NORTH BAY
DISTRICT OF NIPISSING

0 12.5 25m
SCALE 1 : 300
Miller & Urso Surveying Inc.

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048.



LOT COVERAGE

AREA OF PROPERTY = 561.0 m²
AREA OF 2 1/2 STOREY DWELLING = 144.9 m²

PRESENT LOT COVERAGE = 25.83 %

LEGEND

- DENOTES PLANTED MONUMENT
- DENOTES FOUND MONUMENT
- M DENOTES MEASURED
- S DENOTES SET
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- NEF DENOTES NO EVIDENCE FOUND

© COPYRIGHT 2011, Miller & Urso Surveying Inc.

Miller & Urso Surveying Inc.
Ontario Land Surveyors Canada Land Surveyors
Planning Consultants

1501 SEYMOUR STREET TEL: (705) 474-1210
NORTH BAY ONT, P1B 8G4 FAX: (705) 474-1783

DRAWN BY: R.A.S. | K.M., S.D., J.L. | W.O. # 3663

SCHEDULE B

INTER OFFICE

MEMO

*City of North Bay
Planning Services*

To: Cathy Conrad, City Clerk
From: Steve McArthur - Senior Planner, Current Operations
Subject: Resolution No. 4 - Planning Advisory Committee
Date: November 17, 2011

Quoted below is Resolution No. 4 passed at the regular meeting of the Planning Advisory Committee held on Wednesday, November 16th, 2011:

Resolution No. 4

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

- 1) That the proposed Official Plan amendment to change the designation on the subject lands from “Residential” to “District Commercial” for the property legally described as Registered Plan No. 57, Lots 454, 455 and 456, and Part of Lane, Reference Plan 36R-5315, Parts 1 & 2, being PIN #49151-0073(LT), known locally as the former site of Corpus Christi Church at 1781 Cassells Street in the City of North Bay, BE APPROVED; and
- 2) That the proposed Zoning By-law amendment to change the zoning designation from a “Residential Second Density (R2)” zone and a “Residential Multiple Second Density (RM2)” zone to a “District Commercial Special Zone No. 80 (C4 Sp.80)” for the property legally described as Registered Plan No. 57, Lots 454, 455 and 456, and Part of Lane, Reference Plan 36R-5315, Parts 1 & 2, being PIN #49151-0073(LT), BE APPROVED; and
- 3) That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate building massing, parking, lighting, landscaping, storm water management, servicing, drainage, ingress, egress and fencing as required.



Steve McArthur, MCIP, RPP
Senior Planner, Current Operations

To: Chair and Members, Planning Advisory Committee

From: Steve McArthur - Senior Planner, Current Operations

Subject: Proposed Official Plan and Zoning By-Law Amendment by Miller & Urso Surveying Inc. o/b Belisle Investments Ltd. – 1781 Cassells Street (former Corpus Christi Church)

Date: November 15, 2011

Recommendation

- 1) That the proposed Official Plan amendment to change the designation on the subject lands from “Residential” to “District Commercial” for the property legally described as Registered Plan No. 57, Lots 454, 455 and 456, and Part of Lane, Reference Plan 36R-5315, Parts 1 & 2, being PIN #49151-0073(LT), known locally as the former site of Corpus Christi Church at 1781 Cassells Street in the City of North Bay, BE APPROVED; and
- 2) That the proposed Zoning By-law amendment to change the zoning designation from a “Residential Second Density (R2)” zone and a “Residential Multiple Second Density (RM2)” zone to a “District Commercial Special Zone No. 80 (C4 Sp.80)” for the property legally described as Registered Plan No. 57, Lots 454, 455 and 456, and Part of Lane, Reference Plan 36R-5315, Parts 1 & 2, being PIN #49151-0073(LT), BE APPROVED; and
- 3) That the subject property be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate building massing, parking, lighting, landscaping, storm water management, servicing, drainage, ingress, egress and fencing as required.

Site

The subject lands are located on the south side of Cassells Street, in the block bounded by Olive Street, Fraser Street and Chippewa Creek. The site has frontage of 40.25 metres (132 feet) on Cassells Street and an area of 0.27 hectares (0.66 acres) as shown on Schedule “A” attached hereto.

The Cassells Street area east of Chippewa Creek has been one of transition over the past few decades. The area is a mixed use neighbourhood with a number of established commercial businesses, low, medium and high density residential uses, and institutional uses such as the North Bay Crisis Centre and Cassellholme - Home for the Aged.

Proposal

The subject lands are currently designated ‘Residential’ in the City of North Bay’s Official Plan. The applicant proposes to re-designate the lands ‘District Commercial’.

A concurrent application has been submitted to rezone the subject lands from a ‘Residential Second Density (R2)’ zone and a ‘Residential Multiple Second Density (RM2)’ zone to a “District Commercial Special Zone No. 80 (C4 Sp.80)” in order to permit the conversion of the building on the subject lands (former Corpus Christi Church) into professional office space.

Provincial Policy

This proposal has been reviewed in the context of the Growth Plan for Northern Ontario (GPNO 2011) and the Provincial Policy Statement (PPS 2005). These policies provide direction on matters of Provincial interest related to land use planning and development.

The Growth Plan for Northern Ontario was introduced on March 3rd, 2011, and all planning applications must now be evaluated to consider this plan. The GPNO is broad in scope and is aimed at shaping development in Northern Ontario over the next 25 years. It outlines strategies that deal with economic development, education, community planning, transportation/infrastructure, environment, and aboriginal peoples. This Plan is an economic development tool that encourages growth in Northern Ontario. Specific Planning related policies, including regional economic planning, the identification of strategic core areas, and targets for intensification have not yet been defined by the Provincial government or incorporated into the Official Plan.

In a general context, the proposed development is abutting an existing commercial node, is located on an arterial street, and has access to full Municipal services, including public transit. In my professional opinion, in reviewing the Growth Plan for Northern Ontario, all applicable policies have been considered and the proposed conversion conforms to the GPNO 2011.

This application has been reviewed in the context of the Provincial Policy Statement (PPS 2005). Section 1.0 of the PPS 2005, Building Strong Communities, provides for a wide variety of policies relating to wisely managing change and promoting efficient land use and development patterns.

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

Section 1.3.1 states that: *“Planning authorities shall promote economic development by: (a) providing for an appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs; (b) providing opportunities for a diversified economic base, including maintaining a range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; (c) planning for, protecting and preserving employment areas for current and future uses; and (d) ensuring the necessary infrastructure is provided to support current and projected needs.”*

Section 1.6.4.2 states that: *“Municipal sewage services and Municipal water services are the preferred form of servicing for Settlement Areas. Intensification and redevelopment within Settlement Areas on existing Municipal sewage services and Municipal water services should be promoted wherever feasible.”*

The proposed Official Plan and Zoning By-law amendments will permit an office use in the existing building, which will provide for on-going economic development and employment opportunities. The subject lands feature an existing building on full municipal services, resulting in economic activity without the requirement for the extension of municipal services, as is encouraged by the PPS 2005.

Through the development of the City of North Bay's new Official Plan (pending Ministerial approval), the City undertook a Commercial Strategy Study completed by Malone Given Parsons Ltd. in June 2009. The study identified that the City of North Bay could accommodate approximately 27,000 square feet of additional “Bank/Trust/Credit Union and other Professional Offices” between 2008 and 2011. There have been no significant changes to existing commercially designated lands or new office construction during this period. The proposed conversion represents approximately 10,000 sq. ft. and will likely be used to accommodate one large office tenant.

In reviewing the proposed Official Plan and Zoning By-law amendments, it is my professional opinion that all pertinent policies of the Provincial Policy Statement (PPS 2005) have been applied in their entirety and the end use is consistent with Provincial Policy as set out in the Provincial Policy Statement (PPS 2005) and in the Growth Plan for Northern Ontario (GPNO 2010).

Official Plan

The subject lands are currently designated 'Residential' in the City of North Bay's Official Plan. The applicant proposes to re-designate the lands 'District Commercial'.

The City's Official Plan sets out a wide variety of policies related to new commercial development. The Applicant has requested to amend the City's Official Plan to permit the conversion of a former church to a professional office building (Residential to District Commercial).

The Central Area policies of the Official Plan identifies a main objective: *"to encourage, wherever possible, new offices to locate within, and existing office users to remain within, the Central Area wherever possible."* In addition, the Central Area planned function includes it to be *"the largest and most significant centre of specialized retail opportunities and experience/recreation-based shopping and services..."*

Although the proposed designation is not Central Area, it is important to look at the proposed new commercial designation in the context of other objectives and policies of the Plan. Planning and Economic Development staff continually promote and encourage commercial development within the downtown core. The proposed new office space would accommodate approximately 10,000 square feet of office space, likely for one (1) large office tenant. Economic Development has not expressed any concerns related to the existing office developments within the community.

As discussed further in this report, the Applicant has removed a number of permitted uses from the District Commercial zone to address concerns from surrounding property owners and to limit the opportunity to develop the property into a large scale retail development.

Section 2.5 of the Official Plan sets out specific policies related to new District Commercial space within the community. The intent of these policies are to control and limit the growth of suburban shopping centres and to promote the continued economic well-being of the central business district.

Section 2.5.2 of the Official Plan sets out that the District Commercial designations on Schedule "B" (Official Plan Land Use Plan) set out the "general areas within which such centres should be located, provided that:

- a) *the major permitted uses shall be retail trade and personal service uses, offices, hotels, motels, places of entertainment or recreation, and dwellings associated with these uses, provided they are located above or at the rear of business premises;*
- b) *new district commercial centres shall have a total enclosed floor space of 7,432 square metres maximum;*
- c) *existing district commercial centres should not be expanded beyond the limits of the land zoned for this purpose at the date of the adoption of this Plan;*
- d) *they are located on arterial or collector roads, and preferably at the junction of these;*
- e) *they conform with the other policies of this Plan.*

The City shall ensure compact District Commercial concentrations by zoning for District Commercial use those district centres indicated on Schedule "B" that already exist."

Finally, Section 2.5.8 adds that: *“Additional shopping centres beyond those designated on Schedule “B” will only be permitted by an amendment to the Official Plan. Such an amendment will only be considered if it has been adequately demonstrated by the developer of the proposed centre and to the satisfaction of the City that:*

- a) the need for an additional shopping centre is justified;*
- b) it is not feasible to locate in designated commercial areas;*
- c) no undue adverse economic effect shall be experienced by existing commercial enterprises in the City.*

The City shall also be satisfied that no undue transportation or servicing difficulties would ensue from the establishment of the proposed centre and that all other requirements of this Plan have been met.”

The proposal by the Applicant is not to establish a new District Commercial Shopping Centre. The Applicant has acquired a former church property that lends itself well to a conversion for professional office purposes. The Cassells Street area east of Chippewa Creek is a mixed use neighbourhood with a number of established commercial businesses adjacent to the subject lands on the east side of Olive Street. These lands are currently designated District Commercial in the Official Plan. The proposed amendment would result in an expansion of this node to include the subject property.

The expansion to this node is relatively minor, representing approximately 10,000 square feet of institutional (church) use converting to professional office use. The Commercial Strategy Study completed for the new Official Plan identified a need of approximately 27,000 square feet of new “bank/trust/credit union/and other professional office space” by 2011. There have not been any major office developments within the community between 2008 and 2011. The applicant has indicated the office space would likely accommodate one (1) large office tenant. According to our Economic Development department there is a need for larger office space for single tenants in the community.

Section 2.1.5.1 of the Official Plan states that *“Site Plan Control will be used to ensure that any new development or redevelopment project is developed based on sound planning and design principles, with particular emphasis on ensuring that such developments integrate harmoniously with the surrounding area. Site Plan Control will be used in relation to medium and high density residential developments, commercial developments, industrial developments, and institutional developments.”*

The building and property will be subject to Site Plan Control in order to regulate building massing, parking, lighting, landscaping, storm water management, servicing, drainage, ingress, egress and fencing.

The subject property is abutting an existing established District Commercial area and fronts on an Arterial Road (Cassells Street).

Given the policies that encourage infill and redevelopment on existing Municipal services (water, sewer, public transit) and the location of the property adjacent to an existing commercial node, it is appropriate to consider expanding the commercial node to include this property.

It is important to note that the property does abut residential uses. In order to provide for a transition of uses from residential to commercial and to address the concerns of the neighbourhood, Planning Staff have recommended the removal of a wide variety of permitted uses normally present in a District Commercial zone.

Section 11 of the Official Plan, Interpretation, states that *“This Official Plan is a policy guide for the long-range planning of the North Bay Planning Area, but the intent of the Plan shall in all cases be considered flexible and no strict interpretation of any boundary line or any figure is intended.”*

Although Section 2.5.2(c) of the Official Plan speaks to not expanding existing district commercial centres, Policy 2.5.8 outlines the requirement for such amendments.

In my professional opinion, based on background studies completed for the new Official Plan and the infill and redevelopment opportunity presented by an underutilized site, there should be no undue adverse economic effect on existing commercial centres. The proposed amendment is appropriate for the land and is in character with the surrounding mixed use neighbourhood.

In light of the above considerations, it is my professional opinion the proposed amendment maintains the general intent and purpose of the Official Plan.

Zoning By-law No. 28-80

The subject lands are currently zoned 'Residential Second Density (R2)' and 'Residential Multiple Second Density (RM2)' by the City of North Bay's Zoning By-law No. 28-80. The Applicant is proposing to rezone the property to a 'District Commercial Special Zone No. 80 (C4 Sp.80)' to permit the establishment of a professional office.

The 'Residential Second Density (R2)' zone permits the following uses:

- Single Detached Dwelling Unit (minimum frontage of 15m)
- Accessory Home Based Businesses
- Parks, Playgrounds & Non-profit Uses
- Institutional Uses

The 'Residential Multiple Second Density (RM2)' zone permits the following uses:

- Duplex Dwelling
- Semi-Detached Dwelling
- Triplex
- Double Duplex
- Maisonette Dwelling
- Townhouses
- Boarding or Rooming House or Group Home Type 1
- Multiple Dwellings
- Accessory Home Based Businesses
- Parks, Playgrounds & Non-profit Uses
- Institutional Uses

The Applicant is proposing to rezone the subject lands to a 'District Commercial Special Zone No. 80 (C4 Sp.80)' which would permit the following uses:

- Business Offices
- Data Processing Firms
- Places of Worship
- Public and Private Parking Areas
- Professional Offices
- Dwelling Units connected to and forming an integral part of the commercial building, provided that access to the dwelling units separate from the access to the commercial portion of the building, and no dwelling units will be permitted on the ground floor.

The special provisions requested as part of this rezoning application are as follows:

- To recognize an existing deficiency in the rear yard setback from the required 10.5m to the existing 1.23m; and
- To recognize an existing deficiency in the front yard setback from the required 7.6m to the existing 5.01m.

The special provisions also recognize an amended list of permitted uses. The Applicant has agreed to remove a number of uses, however, Planning Services staff are recommending that the list of permitted uses be limited to office uses, data processing firms, places of worship, parking areas and, potentially, accessory residential uses. This will aid in providing a transition from the abutting residential uses to the adjacent commercially-designated lands.

The Applicant is proposing to rezone the subject lands and building in order to permit its conversion into a commercial building providing professional office space.

Correspondence

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

In terms of the correspondence received, the Engineering Department, the Ministry of Transportation, the North Bay-Mattawa Conservation Authority, the Chief Fire Prevention Officer, the Secretary-Treasurer of the Municipal Heritage Committee, the Mayor's Office of Economic Development and the Director of Parks, Recreation, and Leisure Services offered no objections to the proposal.

The Chief Building Official advised that: *"the property is under an Order to Comply pursuant to the Building Code Act. YES Employment Services is currently in the building, however, the change of use that has occurred without a building permit cannot be further extended to another tenant. We understand that YES will soon vacate the building and relocate to their new location on Main Street. Prior to the vacated building being reoccupied, we would ask that the Owner consult with an Architect to have the necessary drawings, etc. prepared and submitted along with an application for Change of Use / Building Permit."*

At the public meeting of the Planning Advisory Committee which was held on July 14th, 2011 a number of presenters voiced their concerns regarding the proposed Official Plan and Zoning By-law amendments. Some correspondence was received from circulated property owners. The President of the Board of the abutting Corpus Christi Court apartments presented a letter on behalf of the occupants. They voiced concerns about possible uses on the property. Although they are not opposed to the application, they submitted a letter outlining their concerns about the added traffic in the area representing a safety issue for the tenants. The residents are also concerned with the added noise potential as they currently enjoy the park-like setting of their home.

A neighbour from 1778 Cassells Street, asked that her objection be noted and read into the record. She expressed concerns about further altering the character of the neighbourhood, safety, and the potential increase in noise, traffic and parking. She would like to see a very limited list of permitted uses as part of any approved rezoning.

A petition was submitted, signed by forty-two (42) area residents that read as follows: *"We the undersigned citizens of North bay affirm that we are concerned over future uses which could be made of the property and the effect on the surrounding areas and citizens. A change to Commercial zoning, with no restrictions, would allow uses that would significantly affect all citizens in the surrounding area negatively, impacting the safety, the quiet atmosphere, increasing the level of congestion on streets and sidewalks. While Cassells Street is a relatively busy street, residents on both sides of Cassells Street, many of whom are senior citizens, have enjoyed for many years a quiet residential area with trees and gardens, a park, Mattawa Conservation green area and a creek. Therefore, your petitioners request that the Corporation of the City of North Bay ensure that any future use of the property benefit the citizens in the immediate area and not alter the character of the neighbourhood, safety of the residents, or negatively impact noise levels or air quality. We request that if the Commercial zoning is granted that it would be restricted to Professional Offices and/or Business offices ONLY, eliminating all other uses. We also request that the City ensure the parking for the use is adequate and completely within the parameters of the property."*

In response to the neighbourhood concerns, the Applicant has agreed to remove the following from the list of uses currently permitted in a 'District Commercial (C4)' zone:

- Automobile Service Stations & Gas Bars
- Banks
- Bus Stations
- Hotels, Motels
- Food Stores
- Liquor, Beer or Wine Stores
- Places of Entertainment
- Recreational Vehicle Sales, Service and Leasing
- Repair Garage (Body Shop)
- Restaurants and Taverns

Planning Services staff is further recommending that the list of permitted uses be limited to business offices, professional offices, data processing firms, places of worship, private or public parking areas and, potentially, accessory residential uses.

The parking calculation for the subject buildings is as follows:

Building Gross Floor Area = +/- 960 sq.m. (10,334 sq. ft.)

Less 20% for stairwells, hallways, etc. = 768 sq.m.

Divided by 28 sq.m. (pursuant to the parking requirement in Section 3.26 (c)) = 27 parking spaces required.

The required parking to operate a professional office building in this location can be accommodated on site and on an adjacent lot owned by the Applicant (1809 Cassells Street). In addition, the subject lands will be placed under Site Plan Control in order to regulate building massing, parking, lighting, landscaping, storm water management, servicing, drainage, ingress, egress and fencing as required.

A concerned citizen presented on behalf of some of the former parishioners of the now closed Corpus Christi Church. He informed the Planning Advisory Committee that they have appealed the decision to sell the property to the Vatican and argued that, in his opinion, the City does not have the authority to process the application, nor to issue a building permit, while the appeal is unresolved.

He gave a thorough history of the sale process and offered that the decision was unjust and accused the bishop of the diocese of lying to the group and of making false promises. He further stated that he has reviewed Canon Law and other applicable law that, in his opinion, applied to the subject application and noted that the parishioners did not give their consent to the sale, which in his opinion, was required. He concluded his presentation and comments by suggesting that if the City was to grant its approval to the application, then they could find themselves in court as part of a challenge.

The members of the Planning Advisory Committee asked for an interpretation of these claims and procedures from the City Solicitor's office. The City Solicitor has thoroughly researched and reviewed the matter. A full report providing background information has been reviewed and the opinion of the City Solicitor is summarized as follows:

"Canon law is a body of laws and regulations made or adopted by ecclesiastical authority, for the government of the Christian organizations and its members. The Code of Cannon Law is a private system of ecclesiastical laws, rules and procedures for the doctrine, discipline, and the faith and practice of its members. Pursuant to Can. 11 "Merely ecclesiastical laws bind those who were baptized in the Catholic Church or received into it, and who have a sufficient use of reason and, unless the law expressly provides otherwise, who have completed their seventh year of age."

The rules have no binding effect on The Corporation of the City of North Bay's authority to govern according to the powers conferred upon it by the Province according to the Constitution. The parishioners' appeal to the Vatican does not prevent the City from receiving, reviewing and approving the application presented by Belisle Investments Ltd.

The Council cannot delay making a decision until canonical recourse is complete. Section 34 (11) of the Planning Act provides that if Council refuses or neglects to make a decision on an application for an amendment to a by-law within 120 days after the receipt of the application the applicant may file a notice of appeal to the OMB. It should be noted that Belisle Investments Ltd., is proposing to rezone the property to a District Commercial Special Zone No. 80 (C4 Sp.80) which permits among its uses, a place of worship."

Summary

The proposed conversion of the former church into an office building is in character with the mixed use nature of the surrounding neighbourhood. Neighboring commercial, residential and institutional properties have existed harmoniously in the area for many decades.

The proposed Official Plan and Zoning By-law Amendments will permit an office use in the existing building, which will provide for on-going economic development and employment opportunities. The subject lands feature an existing building on full municipal services, resulting in economic activity without the requirement for the extension of municipal services, as is encouraged by the PPS 2005. The Cassells Street area east of Chippewa Creek has been one of transition over the past few decades. The area is a mixed use neighbourhood with a number of established commercial businesses, low, medium and high density residential uses, and institutional uses such as the North Bay Crisis Centre and Cassellholme - Home for the Aged.

The proposal is to convert the surplus church property into an office use. An issue arises when institutional uses such as hospitals, schools and places of worship are declared surplus and abandoned. These facilities were allowed to locate in residentially-designated areas under the public use provisions of both the Official Plan and Zoning By-law. Once the institutional use ceases to exist, the City is charged with the responsibility of ensuring that their future occupancy and use is compatible and desirable. City Council has within the recent past dealt with similar applications and in each case Staff and Council have considered the surrounding neighbourhood and adjacent land uses when recommending or approving a proposed Zoning By-law amendment.

The Agent on behalf of the Applicant has previously stated that the subject building does not lend itself to conversion into a residential use. Planning Staff discussed other proposed uses for the facility prior to its sale with interested parties, including its use as a banquet hall and as a warehouse. No potential purchaser discussed its possible conversion into dwelling units. The proposed use as a professional office building is considerably less intrusive to the established neighbourhood than some of these other proposed uses.

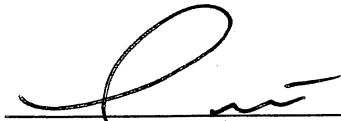
The required parking to operate a professional office building in this location can be accommodated on site and on an adjacent lot owned by the Applicant (1809 Cassells Street). In addition, the subject lands will be placed under Site Plan Control in order to regulate building massing, parking, lighting, landscaping, storm water management, servicing, drainage, ingress, egress and fencing as required.

In response to the neighbourhood concerns, the Applicant has agreed to remove a number of permitted uses currently permitted in a 'District Commercial (C4)' zone. Planning Services staff recommend limiting the permitted uses to only office uses, data processing firms, places of worship, parking areas and, potentially, accessory residential uses. This will aid in providing a transition from the abutting residential uses to the adjacent commercially-designated lands.

Planning Staff is satisfied with the information provided by the City Solicitor with regards to the challenge regarding Canon Law and the sale of the church and have no further concerns with this objection.

In summary, the proposal to designate the subject lands "District Commercial" in the City's Official Plan and the proposed rezoning to a "District Commercial Special Zone No. 80 (C4 Sp.80)" to allow the property and building to be used as an office building is compatible with the existing uses in the surrounding area. In reviewing the proposal it is my professional opinion that the general intent of the Official Plan is being maintained and that the end use is consistent with the Provincial Policy as set out in the Provincial Policy Statement (PPS 2005) and within the Growth Plan for Northern Ontario (GPNO).

Respectfully submitted,

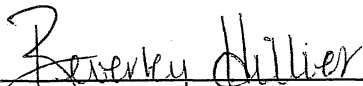


Steve McArthur, MCIP, RPP
Senior Planner, Current Operations

W:\PLAN\RMS\14\2011\BELIS\CASSELLS\0003-PACRpt-#816.doc

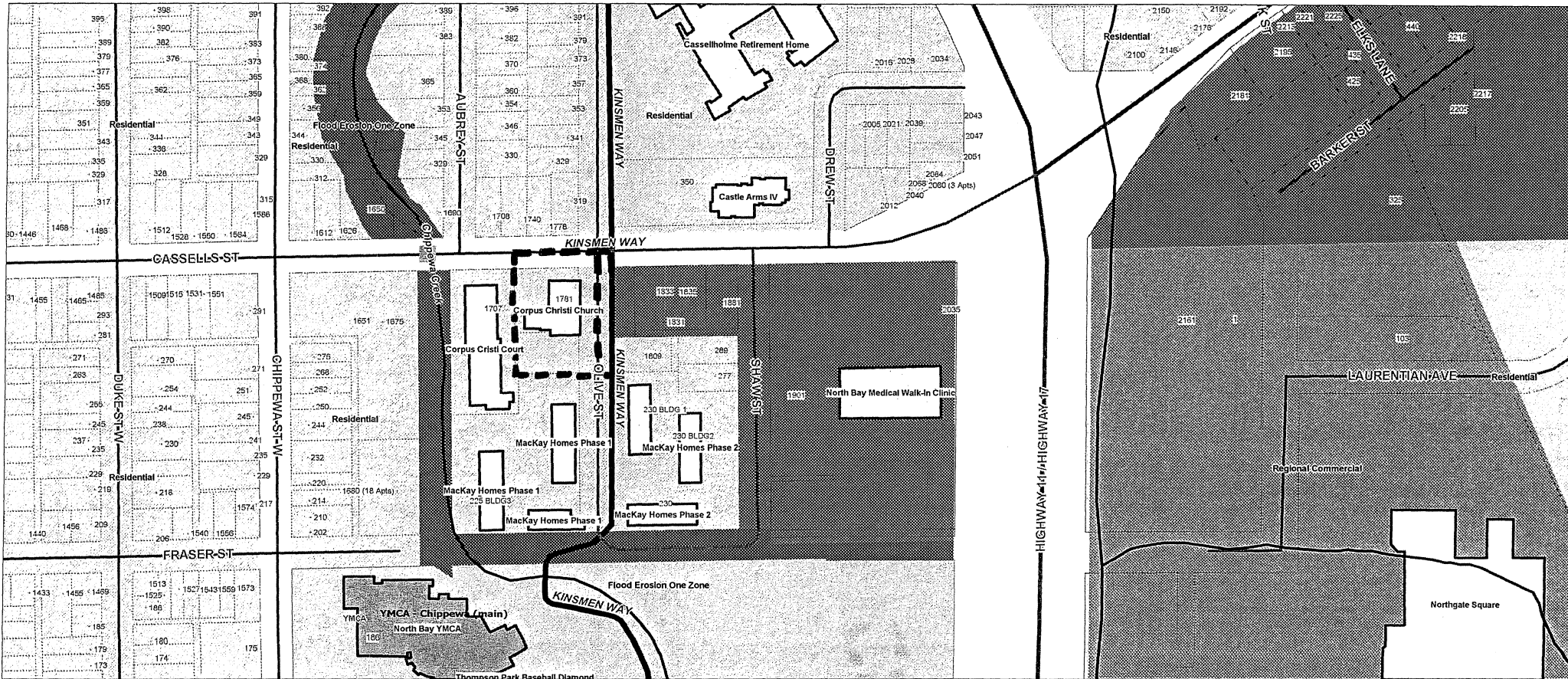
attach.

I concur with the recommendations contained in this report.

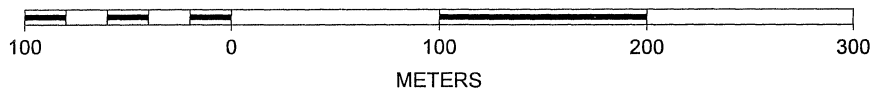



Beverley Hillier, MCIP, RPP
Manager, Planning Services

SCHEDULE A



SCALE 1 : 3,665



 Proposed Zoning By-law Amendment
 From: "Residential Second Density (R2)" &
 "Residential Multiple Second Density"
 To: "District Commercial Special
 Zone No. 80 (C4 Sp.80)"



SCHEDULE B

SITEPLAN OF
ALL OF LOTS 454, 455 AND 456
PART OF LANE
REGISTERED PLAN No. 57

CITY OF NORTH BAY
DISTRICT OF NIPISSING



SCALE 1 : 200

MILLER & URSO SURVEYING

LOT COVERAGE

AREA OF PROPERTY = 2676.0 m²
AREA OF EXISTING BUILDING = 773.1 m²
AREA OF FRAME SHED = 10.9 m²
AREA OF METAL SHED = 4.0 m²
PRESENT LOT COVERAGE = 29.44 %

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

LEGEND

- DENOTES FOUND MONUMENT
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- 1585 DENOTES CLARKE, DORLAND, MILLER LTD.
- 1104 DENOTES P.A. BLACKBURN LTD.
- OU DENOTES ORIGIN UNKNOWN
- NEF DENOTES NO EVIDENCE FOUND
- AS DENOTES ASPHALT SHOT
- OG DENOTES ORIGINAL GROUND
- RW DENOTES RETAINING WALL
- GR DENOTES STEEL GUARD RAIL
- x DENOTES SPOT ELEVATION

ELEVATION NOTE

ELEVATIONS ARE CITY OF NORTH BAY ORIGIN AND ARE REFERRED TO FIRE HYDRANT No. 257 ON OLIVE STREET, HAVING AN ELEVATION OF 208.751.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO WEST LIMIT OF OLIVE STREET AS SHOWN ON DEPOSITED PLAN 36R-4714, HAVING A BEARING OF N02°07'W.

© COPYRIGHT 2011, MILLER & URSO SURVEYING INC.

Miller & Urso Surveying Inc.
Ontario Land Surveyors Canada Land Surveyors
Planning Consultants

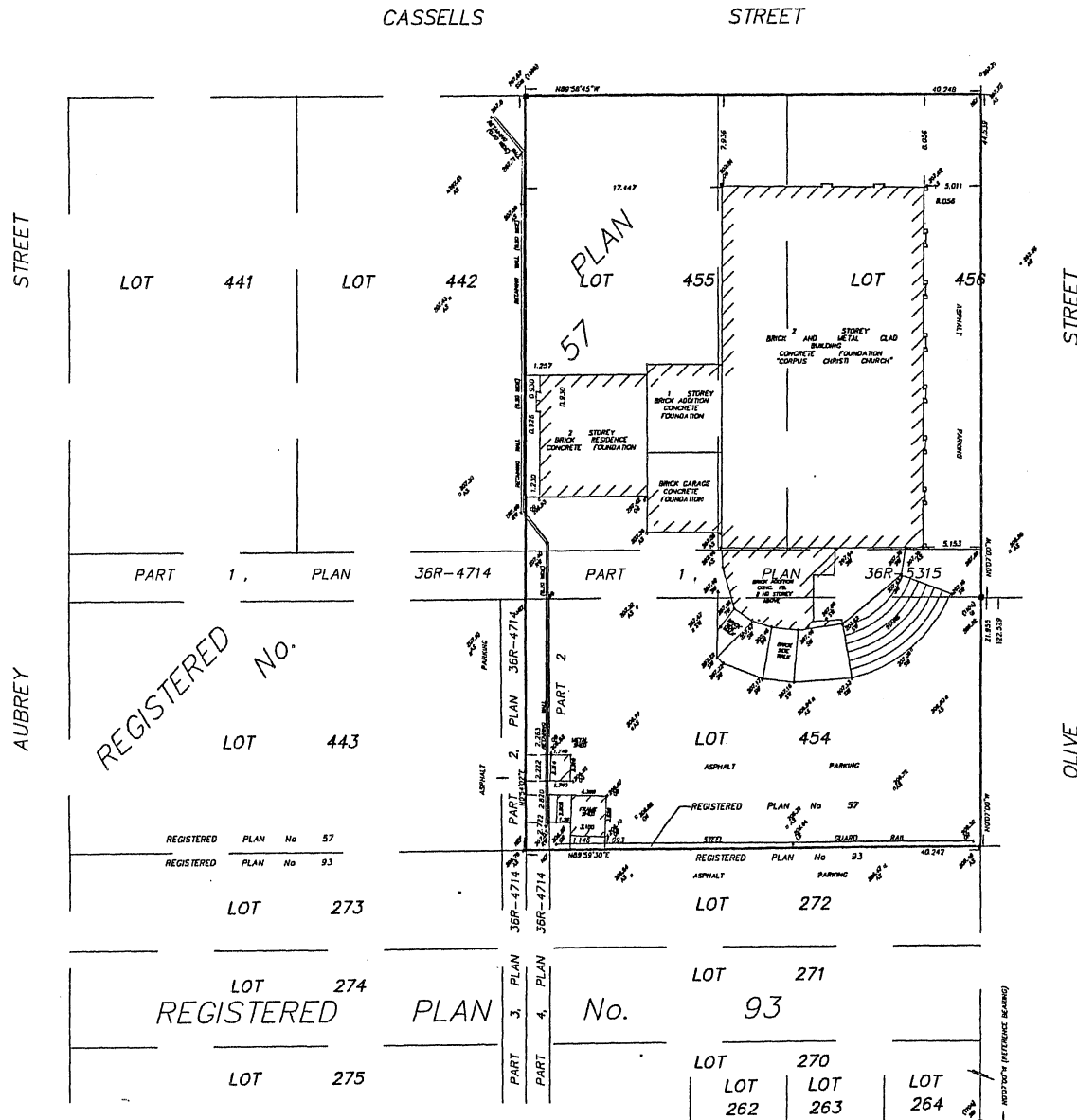
1501 SEYMOUR STREET, NORTH BAY, ON. P1B 8G4

TEL: (705) 474-1210
FAX: (705) 474-1783

DRAWN BY: R.A.S.
CHECKED BY: R.D.M.

FIELD : D.B., M.B.

WORK ORDER : 3820



REGISTERED No. 57

REGISTERED PLAN No. 57
REGISTERED PLAN No. 93

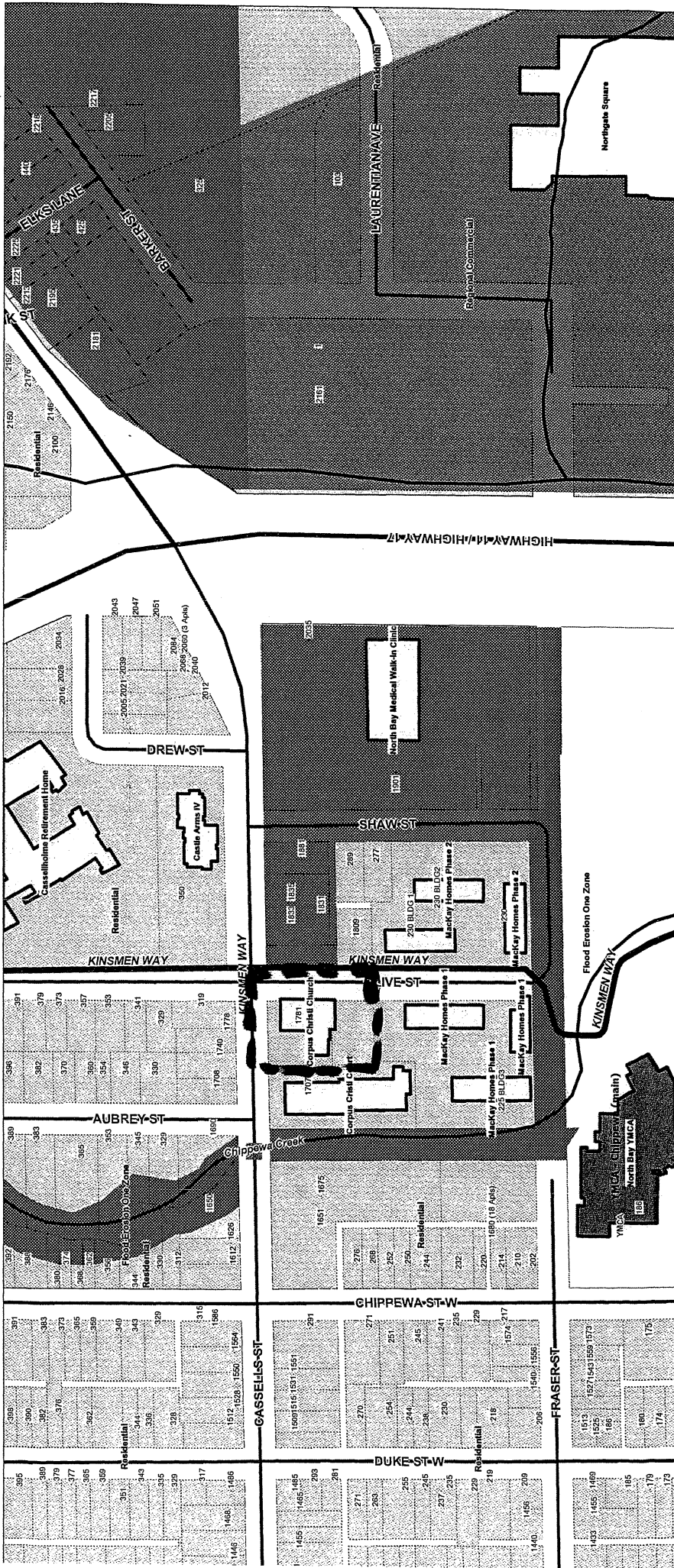
REGISTERED PLAN No. 93

REGISTERED PLAN No. 93

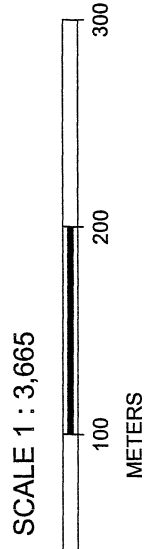
LOT 270
LOT 262 LOT 263

LOT 264

SCHEDULE C



← PROPOSED OFFICIAL PLAN
AMENDMENT FROM 'RESIDENTIAL'
TO 'DISTRICT COMMERCIAL'



Report No: CSBU 2011 – 107

Date: November 15, 2011

Originator: Erik Acs

Subject: 2011 Update – Municipal Accessibility Plan and Municipal Accessibility Advisory Committee

RECOMMENDATIONS

That the 2011 Update – Municipal Accessibility Advisory Committee Annual Report be received and referred to Committee.

BACKGROUND

The first Municipal Accessibility Plan was adopted by Council in the fall of 2003.

The annual update report from the Advisory Committee is a requirement under Section 29(4) the *Accessibility for Ontarians with Disabilities Act (AODA)*. The 2011 update was discussed by the Advisory Committee and was adopted at its September 29, 2009 meeting. Some of the highlights from the report include the following:

- Council and City Staff is to be commended on continued progress made on a number of fronts since the Plan was adopted.
- The City of North Bay was again the host city for an Accessibility Advisory Committee Information Forum run by the Ministry of Community and Social Services.
- The Municipal Accessibility Committee ran its annual Awareness Initiative & BBQ on June 8th, 2011 at the Transit Terminal.
- Municipal Accessibility Advisory Committee members were invited to tour the new North Bay Regional Health Centre and comment on design and accessibility related matters.

In terms of objectives for 2012, some of the specific items for consideration by Council include:

- Continue to allow the MAAC (or an accessibility consultant) to review drawings or designs for any new City building or major renovation to make comment on accessibility and design features.
- MAAC will inform Council of Provincial Standards and Legislation as it becomes available
- Continue to increase awareness of accessibility issues.

Also attached is a brief summary of MAAC activities in 2011. The Committee focused primarily on increasing their awareness of municipal departments and their accessibility initiatives, as well as providing information to the public regarding accessibility issues. Some of the Committee's core accomplishments in 2011 were:

- MAAC was consulted and contributed to the design of the 1st Floor washroom facility at West Ferris Arena.
 - MAAC was consulted and contributed to the redevelopment of several City owned downtown parking lots.
 - MAAC reviewed and commented on designs for the renovation of accessible entrances at Memorial Gardens.
-

ANALYSIS

Option 1:

Do Not Receive the Report:

Council could choose to not receive the report of the Municipal Accessibility Advisory Committee. However, the reporting requirement is set out in legislation. This option is not recommended.

Option 2:

Receive the Report and Refer to Committee:

Under this option, Council could receive the Report from the Municipal Accessibility Advisory Committee, and refer it to Committee for discussion. This option is recommended.

RECOMMENDED OPTION / FINANCIAL IMPLICATIONS

Option 2 is the recommended option. This would provide the MAAC an opportunity to share its annual report with council and discuss initiatives for 2012.

Respectfully submitted,



Erik Acs
Development Planner / Gap Coordinator

EA/dlb

W:\PLAN\RMS\C00\2011\CSBU\RTC\0107-2011MAACAnnualRpt.doc

attach.

We concur with this report and recommendations.



Beverley Hillier, MCIP, RPP
Manager, Planning Services



Jerry D. Knox
Managing Director, Community Services



David G. Linkle
Chief Administrative Officer

Staff Designated for Continuance: Erik Acs, Development Planner / gap Coordinator

CITY OF NORTH BAY
Municipal Accessibility Advisory Committee (MAAC)

2011 ANNUAL REPORT

BACKGROUND

This report reflects activities undertaken by the North Bay Municipal Accessibility Advisory Committee during 2011 and plans for 2012.

SUMMARY OF ACTIVITIES – YEAR 2011

Committee Membership – 2011

Nora Long (Chair)
Emma Langdon (Vice-Chair)
Denise Alkins
Jo-Ann Wilson
Nicole Glanz
Barbra Smith
Brian Trivett
Geoff Laplante
Councillor Mac Bain (City Council Representative)

Staff: Erik Acs (Secretary-Treasurer)
Dorothy Carvell (City Transit Representative)

Meetings of the Committee

A total of nine (9) meetings of the Committee were held during 2011. Meetings generally take place every four to six weeks depending on circumstances, at 5:00 p.m. at City Hall. One meeting was held at the new North Bay Regional Health Centre. Committee members were able to tour the new facility and note accessibility designs.

Consultations

MAAC was consulted on major municipal projects, such as the redevelopment of several downtown parking lots, parking and accessible entrances at Memorial Gardens, first floor washroom retrofits at West Ferris Arena, and first floor renovations in the finance department at City Hall. These consultations enable the Committee to offer unique insight to City staff and its contractors. The

Committee was also provided access to the capital budget, allowing members to identify projects they wish to comment on.

The Committee also commented on designs for the Community Waterfront Park, and making it more accessible, as well as the design of the Main & Fraser Street Parkette.

Awareness Initiatives

MAAC held an accessibility awareness initiative at North Bay Transit Terminal on June 8th 2011. The event has been held annually for the past 3 years. The purpose of the event is to showcase city initiatives such as accessible transit buses, as well invite other community organizations to provide information on accessibility and accessibility related initiatives to the community.

Community Involvement Initiatives

Representatives from the City of North Bay and MAAC were invited to attend Nipissing University's Summer Transition Program for Students with Disabilities. Alan McDonald (Mayor) and Erik Acs (Secretary-Treasurer MAAC) attended this luncheon event on August 29th, 2011 welcoming back and meeting new students enrolled in Nipissing University's Disability Services Program.

Guest Speakers

Alan Korell (Managing Director Engineering, Environment & Public Works), Rheaume Bellehumer (Parks & Recreation), Ray Brunette (Elections Canada) and Cathy Conrad (City Clerk) all attended a MAAC meeting as a guest speaker to discuss accessibility issues. These discussions offer insight to Committee members of the internal processes at City Hall and enable City Staff to gain a better understanding of accessibility concerns.

Communication with City's Internal Accessibility Committee

Dorothy Carvell provided the MAAC with an update from the City's Internal Accessibility Committee at every meeting. This allowed the Committee to learn of progress made to increase accessibility within the City, such as the implementation of the Service Interruption notification system.

Accessibility Advisory Committee Regional Forum

The City of North Bay was again the host city for an Accessibility Advisory Committee Information Forum put on by the Ministry of Community and Social Services on May 5th 2011 at the Best Western. The event attracted municipal

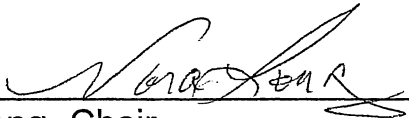
representatives and MAAC members from throughout Northeastern Ontario. Over 50 individuals attended this event, including North Bay MAAC members.

2011 Work Program

The Committee and Staff are preparing a formal work program for 2011. This program may include, but not be limited to, the following:

1. Inform Council of Provincial Standards and Legislation, as they become available.
2. Continue to increase awareness of accessibility issues.
3. Review and comment on plans for capital upgrades of municipal facilities.
4. Host guest speakers from various municipal departments and outside agencies. MAAC currently has scheduled appearances by Daralynn D'Angelo (Nipissing University Disability Services) and Shawn Killins (Chief Building Official – City of North Bay).

Respectfully submitted,



Nora Long, Chair
North Bay Municipal Accessibility Advisory Committee

NL/EA/dlb

City of North Bay**Report to Council****Report No.:** CSBU 2011-109**Date:** November 21, 2011**Originator:** Steve McArthur - Senior Planner, Current Operations**Subject:** Redline Amendment and Final Approval to Phase 1 of the Draft Approved Plan of Condominium and Subdivision by Miller & Urso Surveying Inc. on behalf of Highland Woods Development Inc. and 899430 Ontario Inc. for Concession B, Part of Lot 18 W/F - Highland Woods Subdivision, Bain Drive, Mapleridge Drive, Airport Road and Golf Club Road in the City of North Bay.**File No:** D12/2008/SUBDI/HIGHLAND/#48T-08106
D07/2008/CONDO/HIGHLAND/#48CDM-08102

RECOMMENDATIONS

- 1) That the proposed Redline Amendment to the Draft Approved Plan of Condominium (File #48CDM-08102) and Plan of Subdivision (File #48T-08106) by Miller & Urso Surveying Inc. on behalf of Highland Woods Development Inc. and 899430 Ontario Inc. for Concession B, Part of Lot 18, in the former Township of Widdifield, being Lots 52 to 66, Block 76, Freehold Condominium Units 1 to 33 and Vacant Land Condominium Units 1 to 51 and 67 to 75 as shown on the Draft Plan prepared by Rick Miller, OLS, dated November 16, 2011, attached hereto as Schedule "B", and changes to the Conditions of Approval of the Subdivision and Condominium, be approved; and
 - 2) That Council grant Final Approval to the first phase of the Draft Approved and Redline Amended Plan of Subdivision and Condominium – Highland Woods Subdivision, Bain Drive, Mapleridge Drive, Airport Road and Golf Club Road in the City of North Bay – File No. 48T-08406 and No. 48CDM-08102 as shown on the M-Plan prepared by Rick Miller, OLS, dated November 16, 2011, attached hereto as Schedule "C"; and
 - 3) That the Mayor and City Clerk be authorized to sign the Subdivision and Condominium Agreement with Highland Woods Development Inc. and 899430 Ontario Inc. for the first phase of the Highland Woods Subdivision and Condominium, which will permit the creation of a four (4) lot subdivision on Mapleridge Drive, and a fourteen (14) unit freehold condominium on Mapleridge Drive and Bain Drive in the City of North Bay, upon receipt of all security and any required easements; and
 - 4) That City Council authorizes the issuance of staged building permits for six (6) townhouse units fronting on Mapleridge Drive in the Freehold Condominium area prior to the Registration of the Plan of Subdivision and Condominium, provided that all documents are signed by all Owners and all securities have been obtained and all easements have been granted.
-

BACKGROUND

The subject property is located along Airport Road and Golf Club Road with interior road access via Bain Drive and Mapleridge Drive, as shown on Schedule 'A' attached hereto.

The site has a frontage of 221.87 meters (727.92 feet) and an area of 9.79 hectares (24.22 acres). The property is surrounded by residential properties on the south, east and west sides. To the north of the subject lands is the North Bay Golf & Country Club and at the intersection of Airport Road and Golf Club Road there is a church and a small neighbourhood commercial establishment.

City Council approved the current zoning in place on the subject lands on December 1, 2008 (Resolution #2008-227). The current Plan of Condominium and Plan of Subdivision were given Draft Approval by City Council on February 2, 2009. A Redline Amendment to the Plan of Condominium and Subdivision was granted by Council in January of 2010.

Redline Amendment

The purpose of the current proposed Redline Amendment to the Draft Approved Plan of Condominium and Plan of Subdivision comes as a result of changes to the configuration of the Units in the condominium area, outlined in red on the attached Schedule "B". The net result of these proposed changes to the Draft Approved Plan of Condominium and Draft Approved Plan of Subdivision is demonstrated as follows:

1. A change in the type, location and configuration of the condominium units. The current Draft Approval features thirty-three (33) Standard Condominium units. The proposed (Redline Amendment) would see these units shifted around in a new configuration. The total number of units is not changing;
2. The Standard Condominium units will be changed to Freehold Condominium units;
3. New Common Elements in the Condominium have been created and will be dedicated to the City as part of the required Parkland contribution; and
4. Changes to the Conditions of Approval of the Subdivision and Condominium to reflect the above amendments.

The request to change the condominium type from a "Standard Condominium" to a "Freehold Condominium" results in a different amount of area that each individual unit owner will own. In a Standard Condominium the owner of the unit owns from the interior side of the drywall in, with the Condominium Corporation owning the outside of the unit and all surrounding lands. In a Freehold Condominium the owner of a unit owns the inside and outside of the unit and a defined amount of land around each unit. The Applicant is requesting this change to accommodate the staged development of the property and to decrease the required security costs associated with the construction of the dwelling units.

The Freehold Condominium area will be created as Blocks on the Plan of Subdivision (see Schedule 'C' attached hereto) and the units will be subdivided through the Consent to Sever process, with an application pending and to be heard before the Committee of Adjustment.

Final Approval

The Applicant is further seeking Final Approval of the first phase of the Draft Approved and Redline Amended Plan of Subdivision and Condominium (Highland Woods Subdivision).

This Final Approval will permit the construction of four (4) single detached dwellings, shown as Lots 1 to 4 on the attached Schedule 'B'; and the construction of fourteen (14) Freehold Condominium units in Blocks 7 & 8 on the attached Schedule 'C'.

Building Permits

The Applicant has asked that City Council authorizes the issuance of staged building permits for six (6) units fronting on Mapleridge Drive in the Freehold Condominium area prior to the Registration of the Plan of Subdivision and Condominium, provided that all documents are signed by all Owners and all securities have been obtained and all easements have been granted.

This request has come as a result of potential delays with the Land Registry Office due to a change in the local office structure and due to the time of year. The Applicant is requesting the staged permits for the purpose of pouring the foundations associated with each of the six (6) townhouse units. Appropriate financial security has been negotiated and provided.

ANALYSIS

The proposed Redline Amendments to the Draft Approved Plan of Subdivision and Condominium come as a result of requested changes by the Owner to the location, configuration and type of construction proposed. Planning Services has modified the Conditions of Draft Approval, attached as Appendices 'A, B & C' to this Report as follows:

- 1) Condition No. 21 is deleted from the Conditions of Draft Approval for the Plan of Subdivision. This Condition reads as follows: "That the Road Allowance abutting Lots 53, 54 and 55 be widened to 23 metres to include a three (3) metre wide trail to be included as part of the parkland dedication." This trail is no longer required in front of Lots 53 to 55 as the pedestrian walkway will now be built through Block 76 to the common element in the Plan of Condominium. This walkway will form part of the required Parkland Dedication of the Final Approval of Phase 1.
- 2) Condition No. 2 is modified from the Conditions of Draft Approval for the Plan of Freehold Condominium. This Condition now reads as follows: "That this approval applies to the Draft Condominium Plan prepared by R. D. Miller, OLS, dated November 16, 2011 including thirty-three (33) townhouse style units and one (1) common element for pedestrian walkway/parkland purposes identified as Units 1 to 33 and "Common Element" on the attached Schedule "B"."
- 3) Condition No. 15 is modified from the Conditions of Draft Approval for the Plan of Freehold Condominium. This Condition now reads as follows: "That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the

Municipality for park or other public recreational purposes, including the area marked as 'Common Element' as shown on the Draft Condominium Plan prepared by R. D. Miller, OLS, dated November 16, 2011."

All other Conditions of Draft Approval remain unchanged and are applicable. The Subdivision and Condominium Agreement and the request for Final approval have been reviewed by Planning Services, Engineering & Environmental Services and Legal Services. Engineering Services has advised that all Municipal engineering considerations have been satisfied within the agreement and on the Final Plan and accompanying Reference Plans for easement purposes.

The Final Plan conforms to the requested Redline Amendment, the Draft Approved Plan, and to the regulations set out in Zoning By-law No. 28-80. The necessary plans have been prepared by Rick Miller, OLS. All conditions of Draft Approval, as amended by this Report, for Phase 1 of the Plan of Subdivision and Plan of Condominium (Freehold) have been met.

OPTIONS

Option 1 -

1. That the proposed Redline Amendment to the Draft Approved Plan of Condominium (File #48CDM-08102) and Plan of Subdivision (File #48T-08106) by Miller & Urso Surveying Inc. on behalf of Highland Woods Development Inc. and 899430 Ontario Inc. for Concession B, Part of Lot 18, in the former Township of Widdifield, being Lots 52 to 66, Block 76, Freehold Condominium Units 1 to 33 and Vacant Land Condominium Units 1 to 51 and 67 to 75 as shown on the Draft Plan prepared by Rick Miller, OLS, dated November 16, 2011, attached hereto as Schedule "B", and changes to the Conditions of Approval of the Subdivision and Condominium, be approved; and
2. That Council grant Final Approval to the first phase of the Draft Approved and Redline Amended Plan of Subdivision and Condominium – Highland Woods Subdivision, Bain Drive, Mapleridge Drive, Airport Road and Golf Club Road in the City of North Bay – File No. 48T-08406 and No. 48CDM-08102 as shown on the M-Plan prepared by Rick Miller, OLS, dated November 16, 2011, attached hereto as Schedule "C"; and
3. That the Mayor and City Clerk be authorized to sign the Subdivision and Condominium Agreement with Highland Woods Development Inc. and 899430 Ontario Inc. for the first phase of the Highland Woods Subdivision and Condominium, which will permit the creation of a four (4) lot subdivision on Mapleridge Drive, and a fourteen (14) unit Freehold Condominium on Mapleridge Drive and Bain Drive in the City of North Bay, upon receipt of all security and any required easements; and
4. That City Council authorizes the issuance of staged building permits for six (6) units fronting on Mapleridge Drive in the Freehold Condominium area prior to the Registration of the Plan of Subdivision and Condominium, provided that all documents are signed by all Owners and all securities have been obtained and all easements have been granted.

Option 2 - Council not approve the proposed Redline Amendment to the Draft Approved Plan of Condominium and Plan of Subdivision and Final Approval of Phase 1.

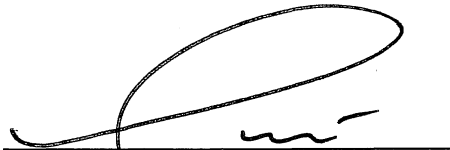
RECOMMENDED OPTION/FINANCIAL IMPLICATION

Option 1 is the recommended option.

The request for Final Approval of the first phase of the Draft Approved and Redline Amended Plan of Subdivision and Condominium (Highland Woods Subdivision) will permit the construction of four (4) single detached dwellings, shown as Lots 1 to 4 on the attached Schedule 'B'; and the construction of fourteen (14) Freehold Condominium units.

The final recommendation with respect to the staged building permits comes in response to the Applicant's request that City Council authorize the issuance of staged building permits for six (6) units fronting on Mapleridge Drive in the Freehold Condominium area prior to the Registration of the Plan of Subdivision and Condominium, provided that all documents are signed by all Owners and all securities have been obtained and all easements have been granted. This request is as a result of potential delays at the Land Registry Office due to local office changes, the process for registering Plans, and due to the time of year. Issuing staged permits will facilitate the pouring of foundations before the frost sets in to allow construction to continue throughout the winter months.

Respectfully Submitted,

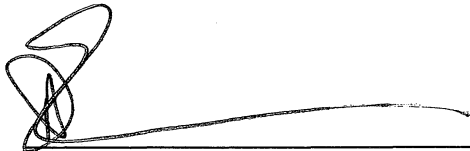


Steve McArthur, MCIP, RPP
Senior Planner, Current Operations



Beverley Hillier, MCIP, RPP
Manager, Planning Services

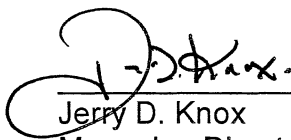
We concur with this report and recommendations.



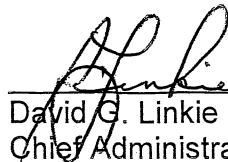
for Alan Korell, Managing Director,
Eng., Env. Services & Public Works



Peter Leckie
City Solicitor



Jerry D. Knox
Managing Director,
Community Services Business Unit



David G. Linkie
Chief Administrative Officer

Personnel designated for continuance: Senior Planner, Current Operations

City of North Bay
File No. 48T-08106

APPENDIX "A" - PLAN OF SUBDIVISION – LOTS 52 TO 66

The City of North Bay's Conditions to Final Approval for registration of the Subdivision File No. 48T-08106, are as follows:

- | <u>No.</u> | <u>Conditions</u> |
|------------|--|
| 1) | That this approval expires five (5) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the <i>Planning Act</i> , the five (5) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the <i>Planning Act</i> . |
| 2) | That this approval applies to the Draft Subdivision Plan prepared by R. D. Miller, OLS, dated November 16, 2011 including fifteen (15) residential lots and one block for parkland purposes identified as Lots 52 to 66 and Block 76 on the attached Schedule "B". |
| 3) | That prior to signing the Final Plan by the Municipality, the proposed subdivision conform with the Zoning By-law in effect for the Municipality. |
| 4) | That no removal of trees be undertaken prior to final approval except: within the proposed road allowance for survey purposes around the boundary of the Draft Approved Lands, for exploratory soils investigations for the purpose of estimating servicing costs and for the construction of model homes. |
| 5) | That the road allowance included in this Draft Plan shall be dedicated as public highways. |
| 6) | That all streets on the Plan of Subdivision be named to the satisfaction of the City of North Bay. |
| 7) | That such easements as may be required for utilities, water, sanitary and drainage purposes shall be granted to the appropriate authority. |
| 8) | That the owner agrees in writing to satisfy all requirements, financial and otherwise of the City of North Bay concerning provision of roads, installation of services, and drainage prior to final approval. |
| 9) | That the Subdivision Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that:

a) The Owner agrees that a Stormwater Management Plan shall be undertaken by the Owner, and the Owner shall hire a professional engineer with respect to the |

Subdivision describing best management practices and appropriate measures to maintain quality storm runoff, both during and after construction;

- b) The Stormwater Management report shall also address any slope stability or any hydrological issues associated with this development; and
 - c) Any recommendations forthcoming from the Stormwater Management Study shall be incorporated into the final Subdivision site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality.
 - d) The Owner agrees to pay a Stormwater Management fee per lot as recommended in the Watson Report if stormwater is not managed on site.
- 10) That the Owner provides full engineering drawings showing the provision of full municipal services including storm, sanitary sewers, water and full curb section, prepared by a qualified engineer, to the satisfaction of, and at no expense to the City of North Bay.
- 11) That the owner agrees that the installation of traffic signals at the intersection of Airport Road and the Bain Street extension to Pearce Street will be required with the first phase of development. The subdivision agreement shall contain wording which requires the owner to pay their contribution towards the traffic signal installation for each phase of development, prior to final approval.
- 12) Prior to Final Approval of Phase 2, 3 or 4, as shown on Schedule 'C' attached to this Report, the development a 26 metre wide road allowance (Bain Drive extension) adjacent to the parcel described as Concession B, Lot 18, PIN 49133-0543(LT), shall be constructed and conveyed to the City of North Bay at the required Municipal standards.
- 13) That the owner shall construct, at the owners expense, a sidewalk, to municipal standards, along the front of Lots 63 & 64 on Bain Drive in a location approved by the City Engineer.
- 14) That the Subdivision Agreement between the owner and the Municipality contained a Special Provision with wording acceptable to the City of North Bay to ensure that:
- a. All residential building lots located above the 28 NEF contour for the City of North Bay Airport shall conform to the appropriate Acoustic Design criteria;
 - b. The owner must undertake to inform, in writing, all prospective tenants or purchasers of the residential units that the property in question is in an area where possible noise problems may exist or develop
 - c. The owner shall be required to provide a detailed specifications for noise attenuation related to the development
- 15) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes, including Block

76 as shown on the Draft Subdivision Plan prepared by R. D. Miller, OLS, dated November 16, 2011.

- 16) That the Owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post.
- 17) That the Subdivision Agreement between the Owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Subdivision has been registered prior to any encumbrances.
- 18) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.
- 19) The subdivision agreement for the subject subdivision application shall include a statement informing the first purchaser of a lot within the subject Plan of Subdivision that prior to the issuance of a building permit, the purchaser will be required to pay Development Charges.
- 20) All roads and right-of-ways shall be transferred to the City of North Bay in compliance with the respective Subdivision or Condominium for each phase of the development.

NOTES:

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

development to provide delivery of electrical energy to the proposed development. In the event that such infrastructure is not available, the Owner/Developer is hereby advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing electrical distribution infrastructure, in accordance with North Bay Hydro policies and the Ontario Distribution System Code.

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

City of North Bay

File No. 48CDM-08102

APPENDIX "B" – FREEHOLD CONDOMINIUM UNITS 1 TO 33

The City of North Bay's Conditions to Final Approval for registration of the Condominium File No. 48CDM-08102, are as follows:

- | <u>No.</u> | <u>Conditions</u> |
|------------|--|
| 1) | That this approval expires five (5) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the <i>Planning Act</i> , the five (5) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the <i>Planning Act</i> . |
| 2) | That this approval applies to the Draft Condominium Plan prepared by R. D. Miller, OLS, dated November 16, 2011 including thirty-three (33) townhouse style units and one (1) Common Element for pedestrian walkway/parkland purposes identified as Units 1 to 33 and "Common Element" on the attached Schedule "B". |
| 3) | That prior to the signing of the Final Plan by the Municipality, the proposed Condominium conform with the Zoning By-law in effect for the Municipality. |
| 4) | That no removal of trees be undertaken prior to final approval except: within the proposed road allowance; for survey purposes around the boundary of the Draft Approved Lands, for exploratory soils investigations for the purpose of estimating servicing costs, and for the construction of model homes. |
| 5) | That the road allowance included in this Draft Plan shall be dedicated as public highways. |
| 6) | That all streets in the Plan of Condominium and abutting Municipal roads, where Units front on them, be named to the satisfaction of the City of North Bay. |
| 7) | That such easements as may be required for utilities, water, sanitary and drainage purposes shall be granted to the appropriate authority. |
| 8) | That the owner agrees in writing to satisfy all requirements, financial and otherwise of the City of North Bay concerning provision of roads, installation of services, and drainage. |
| 9) | That the Condominium Agreement between the owner and the Municipality contain wording acceptable to the City Engineer to ensure that:

a) The Owner agrees that a Stormwater Management Plan shall be undertaken by the Owner, and the Owner shall hire a professional engineer with respect to the |

Condominium describing best management practices and appropriate measures to maintain quality storm runoff, both during and after construction;

- b) The Stormwater Management report shall also address any slope stability or any hydrological issues associated with this development;
 - c) Any recommendations forthcoming from the Stormwater Management Study shall be incorporated into the final Condominium site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality; and
 - d) The Owner agrees to pay a Stormwater Management fee per lot as recommended in the Watson Report if stormwater is not managed on site.
- 10) That the Owner provides full engineering drawings showing the provision of full municipal services including storm, sanitary sewers, water and full curb section, prepared by a qualified engineer, to the satisfaction of, and at no expense to the City of North Bay.
- 11) That the owner agrees that the installation of traffic signals at the intersection of Airport Road and the Bain Street extension to Pearce Street will be required with the first phase of development. The Condominium agreement shall contain wording which requires the owner to pay their contribution towards the traffic signal installation for each phase of the development, prior to final approval.
- 12) Prior to Final Approval of Phase 2, 3 or 4, as shown on Schedule 'C' attached to this Report, the development of a 26 metre wide road allowance (Bain Drive extension) adjacent to the parcel described as Concession B, Lot 18, PIN 49133-0543(LT), shall be constructed and conveyed to the City of North Bay at the required Municipal standards.
- 13) That the owner shall construct, at the owners expense, a sidewalk, to municipal standards, along the front of Units 1 to 14 on Bain Drive in a location approved by the City Engineer.
- 14) That the Condominium Agreement between the owner and the Municipality contained a Special Provision with wording acceptable to the City of North Bay to ensure that:
- a. All residential buildings located above the 28 NEF contour for the City of North Bay Airport shall conform to the appropriate Acoustic Design criteria;
 - b. The owner must undertake to inform, in writing, all prospective tenants or purchasers of the residential units that the property in question is in an area where possible noise problems may exist or develop;
 - c. The owner shall be required to provide a detailed specifications for noise attenuation related to the development.
- 15) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu to the Municipality for park or other public recreational purposes, including the

area marked as 'Common Element' as shown on the Draft Condominium Plan prepared by R. D. Miller, OLS, dated November 16, 2011.

- 16) That the Owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post.
- 17) That the Condominium Agreement between the Owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Condominium has been registered prior to any encumbrances.
- 18) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.
- 19) The Condominium agreement for the subject Condominium application shall include a statement informing the first purchaser of a unit within the subject Plan of Condominium that prior to the issuance of a building permit, the purchaser will be required to pay Development Charges.
- 20) All roads and right-of-ways shall be transferred to the City of North Bay in compliance with the respective Subdivision or Condominium for each phase of the development.

NOTES:

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

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

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

City of North Bay

File No. 48CDM-08102

APPENDIX "C" – VACANT LAND CONDOMINIUM – UNITS 1 TO 51 AND 67 TO 75

The City of North Bay's Conditions to Final Approval for registration of the Condominium File No. 48CDM-08102, are as follows:

- | <u>No.</u> | <u>Conditions</u> |
|------------|--|
| 1) | That this approval expires five (5) years from the date of approval shown by the "Draft Plan Approval Stamp" on the face of the draft plan. If there is an appeal to the Ontario Municipal Board under section 51 (39) of the <i>Planning Act</i> , the five (5) year expiration period does not begin until the date of the order of the Ontario Municipal Board issued in respect of the appeal or from the date of a notice issued by the Board under section 52(51) of the <i>Planning Act</i> . |
| 2) | That this approval applies to the Draft Plan of Condominium prepared by R.D. Miller, OLS dated November 16, 2011 including sixty (60) residential vacant land condominium units. |
| 3) | That all streets in the Plan of Condominium, and abutting Municipal roads with units fronting on them, be named to the satisfaction of the City of North Bay. |
| 4) | That no removal of trees be undertaken prior to final approval except; within the proposed road allowance and for survey purposes around the boundary of the Draft Approved Lands, for exploratory soils investigations for the purpose of estimating servicing costs, and for the construction of model homes. |
| 5) | That prior to signing the Final Plan by the Municipality, the proposed Condominium conform with the Zoning By-law in effect for the Municipality. |
| 6) | That the owner agrees in writing to satisfy all requirements, financial and otherwise of the City of North Bay concerning provision of roads, installation of services, and drainage. |
| 7) | That such easements as may be required for utility or drainage purposes shall be granted to the appropriate authority. |
| 8) | That the Condominium Agreement between the Owner and the Municipality contain wording acceptable to the City Engineer to ensure that: <ol style="list-style-type: none">a. the owner agrees that a Stormwater Management Plan shall be undertaken by a professional engineer with respect to the Condominium describing best management practices and appropriate measures to maintain quality storm runoff, both during and after construction;b. The Stormwater Management report shall also address any slope stability or any hydrological issues associated with this development; and |

-
- c. Any recommendations forthcoming from the Stormwater Management Study shall be incorporated into the final Condominium site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality.
 - d. The Owner agrees to pay a Stormwater Management fee per lot/unit as recommended in the Watson Report if stormwater management is not done on site.
 - 9) That the Condominium Agreement between the owner and the Municipality contained a Special Provision with wording acceptable to the City of North Bay to ensure that:
 - a. All residential building lots located above the 28 NEF contour for the City of North Bay Airport shall conform to the appropriate Acoustic Design criteria;
 - b. The owner must undertake to inform, in writing, all prospective tenants or purchasers of the residential units that the property in question is in an area where possible noise problems may exist or develop
 - c. The owner shall be required to provide a detailed specifications for noise attenuation related to the development
 - 10) That the owner agrees that the installation of traffic signals at the intersection of Airport Road and the Bain Street Extension to Pearce Street will be required with the first phase of development. The Condominium agreement shall contain wording which requires the owner to pay their contribution towards the traffic signal installation for each phase of development, prior to final approval.
 - 11) Prior to Final Approval of Phase 2, 3 or 4, as shown on Schedule 'C' attached to this Report, the development a 26 metre wide road allowance (Bain Drive extension) adjacent to the parcel described as Concession B, Lot 18, PIN 49133-0543(LT), shall be constructed and conveyed to the City of North Bay at the required Municipal standards.
 - 12) That the owner shall construct, at the owners expense, a sidewalk, to municipal standards, along the north east side of Unit 75 on Bain Drive in a location approved by the City Engineer.
 - 13) That the owner agrees to construct at the Owner's expense, a new driveway for the existing privately owned residence at 802 Airport Road.
 - 14) That the owner (developer) agrees to construct, at the developer's expense, both water and sewer connections to each dwelling located at 815 and 823 Golf Club Road prior to any final approval.
 - 15) That the owner agrees to convey up to 5% of the land included in the plan or cash-in-lieu or combination thereof to the Municipality for park or other public recreational purposes.

- 16) That the owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post.
- 17) That the Condominium Agreement between the owner and the Municipality be registered by the Municipality against lands to which it applies once the Plan of Condominium has been registered prior to any encumbrances.
- 18) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.
- 19) The condominium agreement for the subject condominium shall include a statement informing the first purchaser of a unit/lot within the subject Plan of Condominium that prior to the issuance of a building permit, the purchaser will be required to pay Development Charges.
- 20) That the Vacant Land Condominium Agreement require that the total financial security necessary to complete all sewer, water, road and stormwater services be deposited with the City of North Bay prior to Final Approval of any phase pursuant to Council Resolution 2008-516.

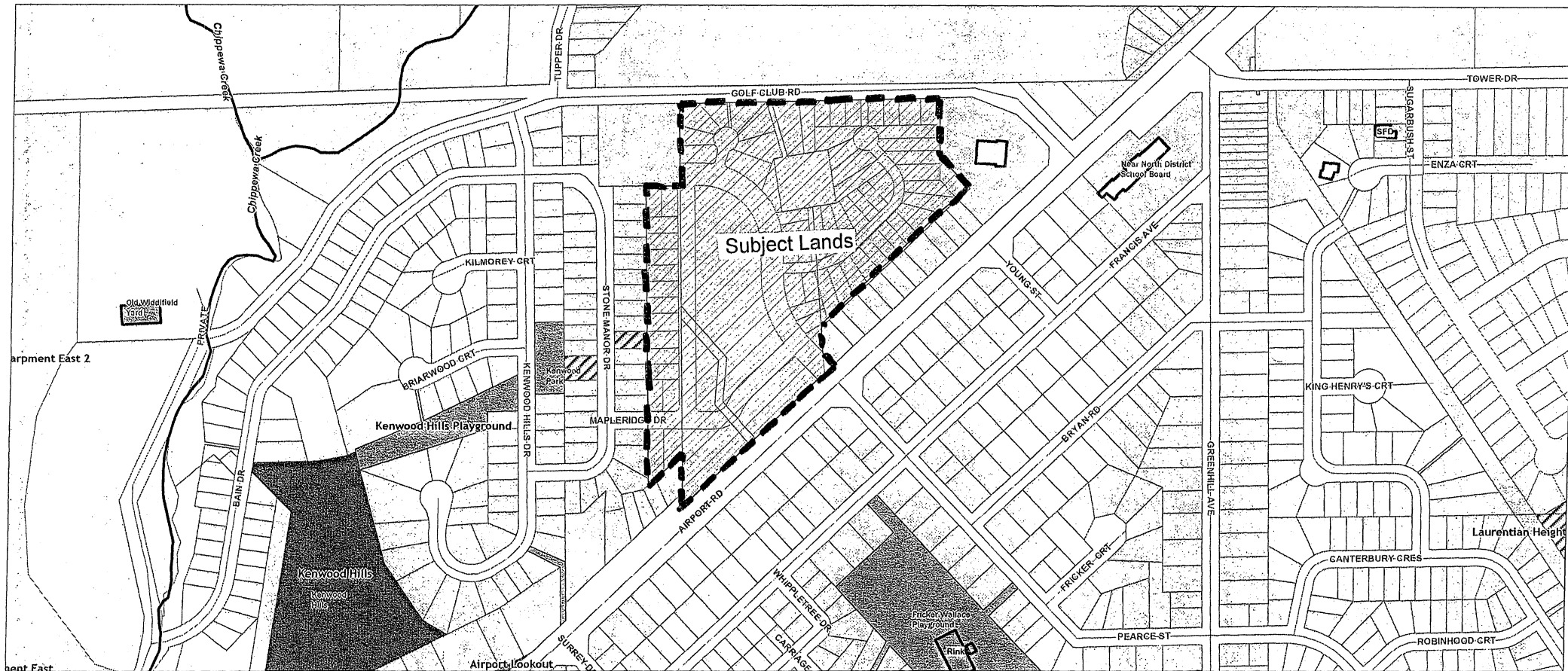
NOTES

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

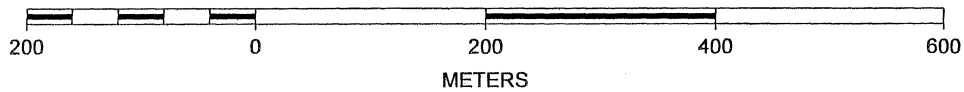
advised that the Owner/Developer may be required to pay for the connection to and/or extension of the existing electrical distribution infrastructure, in accordance with North Bay Hydro policies and the Ontario Distribution System Code.

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

SCHEDULE A



SCALE 1 : 6,662



SCHEDULE B

REDLINE AMENDMENT TO
DRAFT PLAN OF CONDOMINIUM AND OF SUBDIVISION OF
PART OF LOT 18 CONCESSION 'B'
TOWNSHIP OF WIDDIFIELD
NOW IN THE
CITY OF NORTH BAY
DISTRICT OF NIPISSING
Miller & Urso Surveying Inc

SCALE 1 : 1000



BEARING NOTE:

BEARINGS ARE ASTROLOGICAL AND ARE REFERRED TO THE WEST
LIMIT OF LOTS 18 TO 33 AS SHOWN ON REGISTERED PLAN 304-504,
HAVING A BEARING OF 49°32'57"

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET
BY DIVIDING BY 0.3048

OWNER'S CERTIFICATE

I HEREBY CONSENT TO FILING OF THIS DRAFT
PLAN FOR DRAFT APPROVAL.

NORTH BAY, ONTARIO

BLAIR WOODS - PRESIDENT
2147727 ONTARIO INC.
REGISTERED OWNER OF
PN 49133-0572 (L1)
PN 49133-0571 (L1)
PN 49133-0569 (L1)

OWNER'S CERTIFICATE

I HEREBY CONSENT TO FILING OF THIS DRAFT
PLAN FOR DRAFT APPROVAL.

NORTH BAY, ONTARIO
NOV. 19/11

KIMBERL JACKSON - SECRETARY/TREASURER
89440 ONTARIO INC. REGISTERED OWNER OF
PN 49133-0538 (L1)

OWNER'S CERTIFICATE

I HEREBY CONSENT TO FILING OF THIS DRAFT
PLAN FOR DRAFT APPROVAL.

NORTH BAY, ONTARIO

BRUCE KNICK
HIGHLAND WOODS DEVELOPMENTS INC.
REGISTERED OWNER OF
PN 49133-0552 (L1)

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND
TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE
ADJOINING LANDS ARE CORRECTLY SHOWN.

NORTH BAY, ONTARIO
NOV. 16, 2011

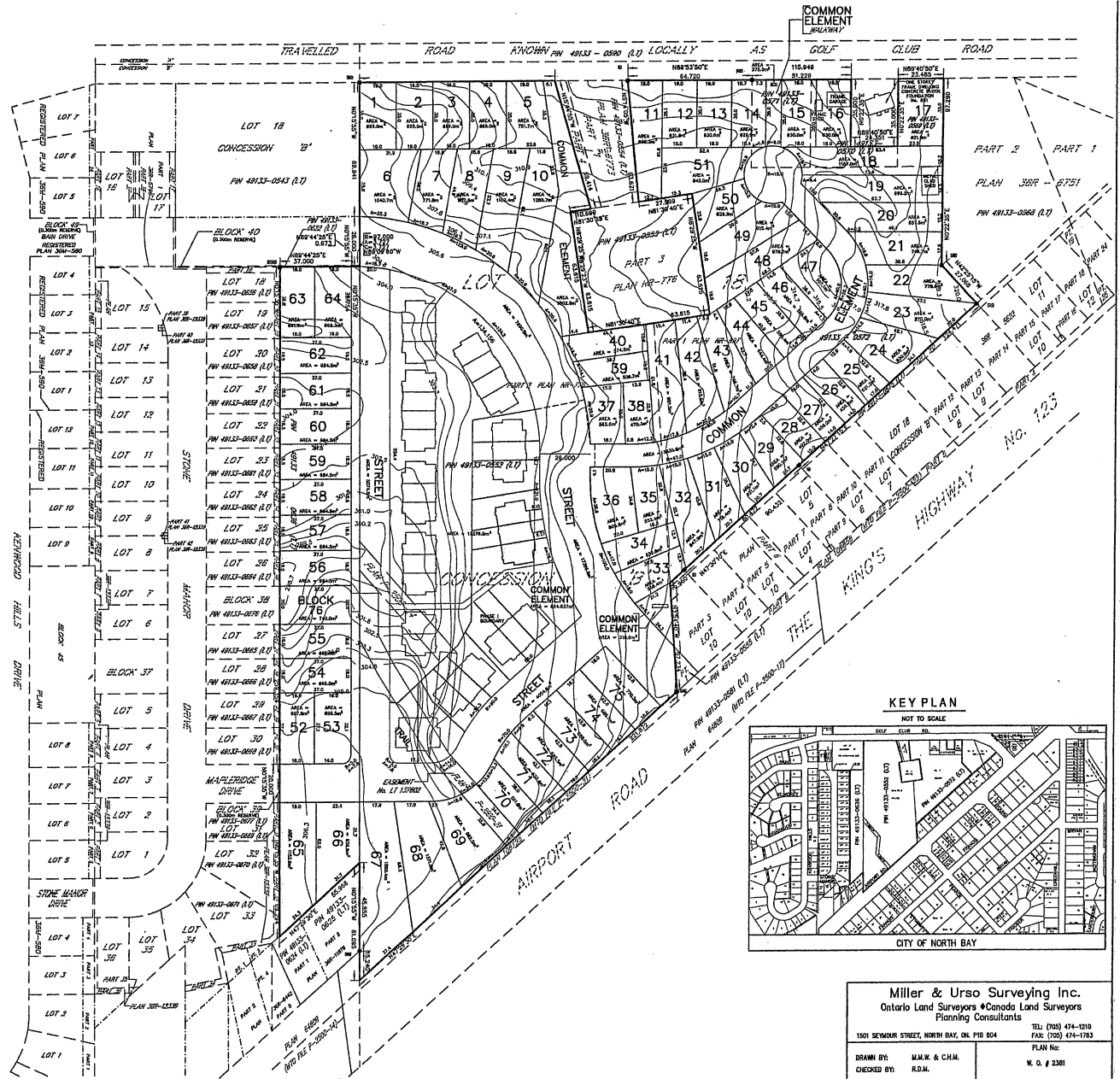
R. D. MILLER
ONTARIO LAND SURVEYOR
MILLER & URSO SURVEYING INC.
ONONDAGA LAND SURVEYORS

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17)
OF THE ONTARIO PLANNING ACT**

- (A) THE BOUNDARIES OF THE LAND PROPOSED TO BE SUBDIVIDED ARE AS CERTIFIED ON THE FACE OF THE PLAN
- (B) LOCATION, WIDTHS AND NAMES OF PROPOSED HIGHWAYS WITHIN THE PROPOSED SUBDIVISION ARE AS SHOWN ON THE FACE OF THE PLAN
- (C) A KEY PLAN IS SHOWN ON THE FACE OF THE PLAN
- (D) THE PURPOSE FOR WHICH THE LOTS ARE TO BE USED ARE LISTED IN THE LAND USE ANALYSIS.
- (E) THE EXISTING USES OF THE ADJOINING PROPERTIES ARE:
NORTH - RESIDENTIAL
EAST - RESIDENTIAL
SOUTH - RESIDENTIAL
WEST - RESIDENTIAL
- (F) THE APPROXIMATE DIMENSIONS AND LAYOUT OF THE PROPOSED LOTS ARE AS SHOWN ON THE FACE OF THE PLAN
- (G) NATURAL AND ARTIFICIAL FEATURES ARE AS SHOWN ON THE FACE OF THE PLAN
- (H) WATER SHALL BE SUPPLIED THROUGH MUNICIPAL SERVICES
- (I) THE NATURE AND PRIORITY OF THE SOIL IS SILT, SAND AND BEDROCK
- (J) 0.7 METRE CONTOUR INTERVALS SHOWN ON THE FACE OF THE PLAN
- (K) THE MUNICIPAL SERVICES TO BE AVAILABLE TO THE LANDS ARE:
EMERGENCY SERVICES - POLICE, FIRE, AMBULANCE
MUNICIPAL SERVICES - ROAD MAINTENANCE, SNOW REMOVAL, SCHOOL BUSING, GARBAGE, RECYCLING,
WATER, SANITARY, TRANSPORT
PUBLIC SERVICES - ELECTRICITY, TELEPHONE, CABLE, INTERNET, GAS
- (L) THE EASEMENTS OR COVENANTS AFFECTING THIS PROPERTY ARE:
EASEMENT No. LT 137802

LAND USE ANALYSIS

UNIT	INTENDED USE	NUMBER OF UNITS	AREA (HECTARES)
1 TO 10, 18 TO 31 AND 87 TO 75	ZONED R3	53	4.1812
11 TO 17	ZONED R1	7	0.4830
52 TO 86	ZONED B1 - SUBDIVISION	15	1.6241
RESIDENTIAL MULTIPLE DENSITY	ZONED R42	33	1.6831
COMMON ELEMENT			0.6090
STREET			1.7868
TOTALS			9.8572



Miller & Urso Surveying Inc.
Ontario Land Surveyors & Canada Land Surveys
Planning Consultants
1501 SENATOR STREET, NORTH BAY, ON P1B 8C4 TEL: (705) 474-1210
FAX: (705) 474-1783
DRAWN BY: M.M.W. & C.H.M. W. O. # 2381
CHECKED BY: R.D.M.



The Corporation of the City of North Bay
200 McIntyre St. East
P.O. Box 360
North Bay, Ontario
Canada P1B 8H8
Tel: (705) 474-0400

Planning Services: 5th Floor, City Hall
Direct Line: (705) 474-0626, Ext. 2409
Facsimile: (705) 474-5928
Watts: 1-800-465-1882
Email: steve.mcarthur@cityofnorthbay.ca
Website: www.cityofnorthbay.ca

November 22, 2011

Miller & Urso Surveying Inc.
c/o Mr. Rick Miller
1501 Seymour Street
North Bay, On PIB 8G4

Dear Mr. Miller

Re: Proposed Zoning By-law Amendment and Draft Approval of a Plan of Subdivision by Miller & Urso Surveying Inc. on behalf of 1833851 Ontario Inc. – Cedarvale Subdivision, seventy-two (72) single detached dwelling lots off of Larocque Road and Leger Street in the City of North Bay

Please accept this letter as our acknowledgement of receipt of the above-noted applications to amend the City of North Bay's Zoning By-law No. 28-80 and to grant Draft Approval of a Plan of Subdivision (Cedarvale Subdivision) representing seventy-two (72) single detached dwelling lots off of Larocque Road and Leger Street in the City of North Bay.

We have reviewed the applications and have deemed them to satisfy the requirements of a "complete" application as of this date. In the event that further information is required as a result of a circulated agency request, it will be requested at that time.

Should you require any additional information, please feel free to contact the undersigned at 705-474-0626 ext. 2409.

Sincerely,

Steve McArthur, MCIP, RPP
Senior Planner, Current Operations

SM/dlb

City of North Bay**Report to Council****Report No:** CSBU 2011-104**Date:** November 23, 2011**Originator:** Sharon Kitlar
Manager Recreation & Leisure Services**Subject:** Summer in the Park Electrical Panel Upgrades

RECOMMENDATION

That the Summer in the Park Committee be granted permission to use up to \$6,200 from the event reserve funds to upgrade the electrical panels required to host portions of The Summer in the Park Festival in Lee Park.

BACKGROUND

The existing mobile electrical panels used for Lee Park were created for the Heritage Festival more than ten years ago. These panels are no longer adequate to meet the electrical needs of our vendors, children's activities and musical entertainment. Currently, they will not pass electrical inspection.

The Summer in the Park Festival requires upgraded electrical panels to continue hosting the activities in Lee Park. The estimated cost for the electrical panels is \$6,200. By completing the work this year the savings will be 5 to 10% based on increases anticipated in 2012. The Summer in the Park Committee has discussed the costs associated with these upgrades and agrees they are required to continue hosting the activities in Lee Park related to the festival.

Event Surplus

Over the course of the past four years the Summer in the Park event has recovered all costs associated with the event. The costs were recovered through sponsorship, midway sponsorship, grant funds, and an annual municipal contributions ranging from \$10,000 to \$40,000. For each of the events over the past four years, final event financials have resulted in a net surplus. These surplus funds have been put into an event reserve.

On September 19th, 2011 Resolution to Council #2011-658 was passed and the Summer in the Park Committee was granted permission to allocate the 2011 surplus funds of \$22,400 to the 2012 event.

After allocation of the 2011 surplus funds of \$22,400 to the 2012 event budget and with Council's approval to utilize \$6,200 of the reserve of 2011, the reserve balance as at December 31, 2011 is estimated to be \$66,000.

ANALYSIS / OPTIONS

OPTIONS

Option 1 – Approve the recommendation for the Summer in the Park electrical panel upgrades and proceed with the upgrades.

This option is recommended so that Summer in the Park can continue to meet the electrical needs of the activities being held in Lee Park. By the work being completed in 2011 there would be a saving of 5-10% based on anticipated increases in 2012.

Option 2 – Do not approve the use of reserve funds to upgrade the electrical panels.

The existing electrical panels would not pass inspection required for Summer in the Park to meet the needs of vendors, children's activities and musical entertainment. This would prevent many traditional activities from being offered.

RECOMMENDED OPTION / FINANCIAL IMPLICATIONS

On behalf of the Summer in the Park Committee the recommendation for Council's consideration is

Option 1

That the Summer in the Park Committee be granted permission to use up to \$6,200 from the event reserve funds to upgrade the electrical panels required to host portions of The Summer in the Park Festival in Lee Park.

The balance in the event reserve account is estimated to be \$66,000.

Submitted by,

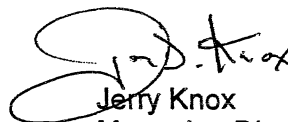


Sharon Kitlar
Manager Recreation and Leisure Services

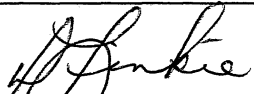
We concur with this report and recommendations.



Ian Kilgour
Director Parks, Recreation and Leisure Services



Jerry Knox
Managing Director, Community Services



Dave Linkie
Chief Administrative Officer



Margaret Karpenko
Chief Financial Officer

Person designated for continuance: Community Event Facilitator

Attachments: Council Resolution 2011-658

Copy for: Chief Administrative Officer
Chief Financial Officer
Managing Director Community Services
Director Parks, Recreation and Leisure Services
Manager Recreation and Leisure Services
Community Event Facilitator

Report No: CSBU 2011-108

Date: November 15, 2011

Originator: Erik Acs, Development Planner

Subject: City of North Bay - Lake Nipissing Public Access Review

File No: L07/2011/LKNIP/PUBLICAC

RECOMMENDATION

- 1) That CSBU 2011-108 be received for information purposes only.

BACKGROUND

On January 26, 2011, Council passed a Resolution (#2011-68) requesting Staff to complete a comprehensive review of City owned Lake Nipissing access points. In April of 2011, Planning Services Report to Council (CSBU 2011-52) outlined the process Staff would follow to conduct the review.

Planning Services Staff have completed a series of site visits to the Lake Nipissing access points and collected data related to the size, location, buried services, zoning, and adjacent uses. An updated inventory of public accesses has been completed; identifying 43 City owned access points.

The next phase of this project is to begin a series of informal public consultations. Four informal consultation sessions are planned, three neighbourhood specific, and one general meeting. The first session will allow for general discussion regarding all access points and presentations from the broader community. The remaining three will reflect the distinct areas of Lake Access points.

Due to the large number of access points, and the geographical distance between the south end of West Ferris and the north end of Gorman Street at Kinsmen Beach, Staff have divided the access points into three areas being:

Area 1: South End

This would be all access points between Champlain Park and Silver Beach (Matthew Street). The informal public consultation would be held at the West Ferris Arena Auditorium.

Area 2: Central

This would be all access points between Eva Wardlaw Conservation Area (Parks Creek) and the Waterfront Park on Memorial Drive. The informal public consultation would be held at the West Ferris Arena Auditorium.

Area 3: North End

This would be all access points along Gorman Street including Kinsmen Beach. The informal public consultation would be held at City Hall.

Staff feels it is important to hold the separate area consultations as the use and issues with each access varies widely depending on the neighbourhood.

Due to the nature of these information gathering sessions, there are no guiding regulations in the Municipal Act or the Planning Act with regard to circulation of notice. Staff is suggesting for the general public consultation, the meeting be advertised in a local newspaper, on the City of North Bay website, and notice be mailed to property owners within 120m (400ft) of each access point; and for the area specific consultations, notice will be provided to area residents within 120m (400ft) of each access point. This practice is consistent with measures outlined in the Planning Act and should provide interested residents with sufficient notice of the meetings.

Based on feedback already received from stakeholders within the community, Staff is expecting high levels of participation from community members.

Upon completion of the informal public consultation process, Staff will collect all feedback and comments from residents, and compile a final report providing an analysis of each access points, with recommendations for future actions. The final report will be provided to Council by fall of 2012.

ANALYSIS / OPTIONS

Council has several options to consider in this matter:


1. That CSBU 2011-108 be received for information purposes only
2. That CSBU 2011-108 not be received, and Staff is directed to complete no further work with regard to this project.

RECOMMENDED OPTION

Option 1 is the recommended option.

There are no additional financial implications, other than staff time.

Respectfully submitted,

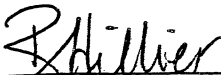


Erik Acs, M.Sc.
Development Planner


EA/dlb

W:\PLAN\RMS\C00\2011\CSBU\RTC\0108-InfoRpt-LakeNipissingPublicAccesses.docx

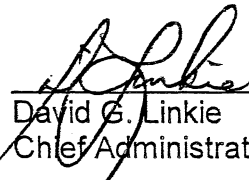
We concur with this report and recommendation.



Beverley Hillier, MCIP, RPP
Manager, Planning Services



Jerry D. Knox
Managing Director, Community Services



David G. Linkie
Chief Administrative Officer

Staff designated for continuance: Development Planner

City of North Bay

Report to Council

Report No: CSBU 2011 - 111

Date: November 22, 2011

Originator: Ian Kilgour
Director of Parks, Recreation and Leisure Services

Subject: Sport Field Recommended User Fees

RECOMMENDATION

That this report regarding Sport Field User Fees be received by Council and referred to the Community Services Committee for review and discussion and a public meeting as required for user fee by-law amendments.

BACKGROUND

PRLS staff recently completed a review of sport field user fees. The review included: a survey of other municipalities regarding field fees; consultation with field users; and an analysis of the City's costs related to the operation of the sport fields.

The intent of the review was to: gain an understanding of the municipality's cost to operate the fields and how these costs translate into hourly costs based on hours of field time available for use; survey other municipalities regarding fees they charge; consult with user groups to get their feedback regarding how fees could be charged.

As a result of the information gathered through these activities staff are proposing a revised fee structure; re-categorization of fields and how they relate to fees charges; and a target revenue/cost ratio which can be used as a guide to establish field fees.

Survey of Municipalities

A total of 17 municipalities were surveyed regarding their sport field fees and types of services offered. The information gathered portrays a wide range of ways that fees are charged. Some municipalities charge per hour; others charge per game; some charge by player. There are also differences regarding charges related to light use. Some municipalities do not add a light fee; others add a light fee on top of field fees.

Because of the different ways that municipalities charge fees it makes it very difficult to compare fee to fee. As a result, the information gathered was considered when recommending fees; however, it did not seem reasonable to compare municipalities on a fee for fee basis. This would not provide a fair analysis because of the different ways the fees were charged

The following is a sampling of rate information from the municipal surveys:

- Sault Ste. Marie
Slo-pitch field adult per diamond per evening with lights \$55.10
SSM Steeler Football per game with lights \$441.00 (\$200 Bulldogs 5 hr. booking)
High school football season with lights \$6715.00

- Sudbury
 - Artificial turf – Adult Prime - \$62.83
 - Adult major complex – 37.61, Adult minor complex – 29.87
- Sarnia
 - Class B diamonds – Adult Lit - \$117 per use (max 3 hrs.)
 - Class C diamonds – Adult Non lit = \$56 per use (max 3 hrs)
- Timmins soccer/football/ball adult per game with lights \$27.00
- Orillia
 - athletic field adult with lights \$58.71/2.5 hours
 - artificial turf adult with lights \$90.20/2.5
- Bellville
 - ball diamonds and soccer adults with lights \$51.00/hr.
 - artificial turf adult with lights \$65.00/hr.
- Arnprior adult leagues ball fields \$43.69/hr., Minor leagues, 20.37/hr.

In consultation with Sarnia and Sudbury they indicated that youth sport leagues received a discount off of the adult regular rental fees.

The above snapshots of rates are for an adult team playing during prime time with lights. Currently an adult soccer and or ball team pays \$18.15 per hour in North Bay.

A copy of the survey results from municipalities is attached.

User Group Consultation

The review included consultations with user groups through three public meetings held in City Council Chambers. Over the course of these meetings information was shared and discussed regarding the survey of municipalities, proposed user fee structure and the re-categorization of fields and the fields cost analysis.

As part of the review, staff requested user group financials to assist in determining affordable field rates. The majority of user groups were reluctant to share their financials including what an individual registrant would pay for an activity. Because this information was not available this has made it difficult to determine if the recommended fees are in fact affordable.

At the last meeting staff asked user groups to provide feedback regarding suggested fees for the fields. This resulted in two groups providing their recommendations. The two groups that responded suggested a 3% increase to the existing fees.

Highlights of user group feedback includes:

Youth should pay less than adults

Some fields should not be charged the same as other fields due to quality of field and amenities
Consideration is given to the fact that the leagues are operated by volunteers. Value the service.

Leagues gave suggestions regarding which municipalities to survey based on similar population
Defining levels of service at different fields. (Sport Complex)
Concerns regarding potential for charging groups 100% of all costs to operate fields
Concerns regarding fees being too high and league not being able to afford them

The proposed fees included with this report have not been shared with user groups prior to Council having the opportunity to review them. Staff has scheduled a meeting with the user groups to discuss the fees on Wednesday, November 30th, 2011, 7:00pm in Council Chambers. Staff will provide Council with a summary of the comments received.

User Fee Structure

The current user fee structure charges the same fee for any user at any field, except for the Sport Complex where different fees are charged. There is also a slight increase in fees when lights are being used. (See Current Fee Schedule attached)

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

- a) Adult: for users 19 and over
- b) Youth: for users 18 and under - Proposed that the youth hourly fee be at a 20% discount off of adult fee charged for a field utilized by both adults and youth and that a youth fee be established for "youth" only/restricted fields .
- c) Prime Time: Monday to Friday, 5 – 11pm
Saturday, Sunday, 8am – 11pm
- e) Non-Prime: Monday to Friday, 8am – 5pm. Proposed 50 % discount off of regular rate.
- f) Tournament: discounted hourly rate proposed based on level of play and number of out of town teams participating.

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

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

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

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

Note:

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

Sport Field Categorization

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

Athletic Field Categories (soccer, football, ultimate frisbee)

Category 1 - Sport Complex – Soccer/Football Synthetic, Soccer Synthetic

Category 2 – Sport Complex - Soccer Natural Turf Field

Category 3 –Fischer, Veterans, ONR, WJ Fricker, Graham, Amelia, Sam Jacks Mini Fields

Ball Field Categories

Category 1 - Sport Complex – 2 ball fields, 1 ball field with mound

Category 2 – Johnson, Troy, Veterans,

Category 3 – Amelia, Handley, Kelly, Lennox, Centennial

Category 4 – Tapper Grey, Phillips (Youth Only)

Sport Fields Operational Cost Analysis

The analysis was broken into the following three groupings:

1. Parks Direct Costs – defined as Parks maintenance operating costs only
2. Park Direct Costs plus PRLS Indirect – defined as maintenance operating costs, PRLS administration, and management staff allocation as it relates to fields.
3. Parks Direct Costs plus PRLS Indirect plus Corporate Indirect plus Capital - defined as maintenance operating costs, PRLS booking, and management staff allocation as it relates to fields plus annual capital costs.

Staff used Parks Direct Costs and PRLS Indirect costs as a general guideline to establish recommended hourly rates. This would achieve a 50% overall recovery of Parks Direct and PRLS Indirect costs. Adults rates are higher than the 50% recovery ratio because of the discounted rates being recommended for youth, tournaments and non-prime hours.

Recommended Field Fees

It is recommended that the cost recovery level to guide the establishment of fees is overall 50% of "Parks Direct Costs, plus PRLS Indirect".

Fees are established taking into consideration the proposed fee structure and field categories. This structure and categories were established based on feedback from the user groups and other municipalities. The proposed rates recommended by staff are based on the above structure and categories are attached.

Note the following regarding proposed fees:

Adult Rates

The Adult fees are used as the base fees for the fields and were determined using the overall 50% of "Parks Direct Costs, plus PRLS Indirect" as a general guide. Discounts for Non-Prime time and tournaments are applied to the appropriate adult rate.

Youth Rates

Proposed youth rates reflect the following discount depending on the field category:

Youth Prime rate - 20% discount off of adult rates (Field categories 1 to 3)

Youth Prime rate on youth field (Fields category 4) – 20% off of youth category 1 to 3 field rate

Youth Non-prime rate – 50% discount off regular youth fee for the field category

Sport Complex Rates

Sport Complex rates are based on the anticipated costs related to the operation of the new facility. These figures will be more complete *and* accurate after the first full season of operation. At that time fees associated with the Complex may need to be revisited.

As noted above and based on the survey of other municipalities the proposed fees for fields at Omischl Sport Complex are not the highest or lowest, they are somewhere in between.

ANALYSIS / OPTIONS

That the sport field user fees recommended by staff in this report be received by Council and be considered for implementation for 2012 following formal consultation with users groups as required by the user fee by-law.

RECOMMENDED OPTION / FINANCIAL IMPLICATIONS

That the sport field user fees recommended by staff in this report be received by Council and be considered for implementation for 2012 following formal consultation with users groups as required by the user fee by-law.

Respectfully submitted,



Ian Kilgour
Director Parks, Recreation and Leisure Services



Jerry Knox
Managing Director Community Services



Margaret Karpenko
Chief Financial Officer



Dave Linkie
Chief Administrative Officer

Person designated for continuance:

Attachments:

Recommend Fees

DRAFT

Recommended Athletic Field Rates

Field Classification	Existing Hourly Rental Rate	Recommended Hourly Prime Time Rate Adult	Recommended Non-Prime Rate Adult 50% discount	Recommended Local Tournament Rate Adult 15% discount	Recommended Provincial Tournament Rate Adult 25% discount	Recommended	Recommended	Recommended	Recommended
1 Sport Complex Artificial Turf	\$35.40 WL \$39.82 L	\$61.53	\$30.77	\$53.50	\$49.22	\$51.28	\$25.64	\$44.59	\$41.02
2 Sport Complex Natural Turf	\$25.00 WL \$30.00L	\$38.15	\$19.08	\$33.17	\$30.52	\$31.79	\$15.90	\$27.64	\$25.43
3 Fischer Veterans Graham ONR Fricker Amelia Sam Jacks Mini	\$16.62 WL \$18.15 L	\$30.64	\$15.32	\$26.64	\$34.51	\$25.53	\$12.77	\$22.20	\$20.42

Recommended Ball Diamond Field Rates

Field Classification	Existing Hourly Rental Rate	Recommended Hourly Prime Time Rate Adult	Recommended Non-Prime Rate Adult 50% discount	Recommended Local Tournament Rate Adult 15% discount	Recommended Provincial Tournament Rate Adult 25% discount	Recommended Hourly Prime Time Rate Youth 20% discount	Recommended Non-Prime Rate Youth 30% discount	Recommended Local Tournament Rate Youth 15% discount	Recommended Provincial Tournament Rate Youth 15% discount
1 Sport Complex Ball Diamonds	\$25.00 WL \$30.00 L	\$32.70	\$16.35	\$28.43	\$26.16	\$27.25	\$13.63	\$23.70	\$21.80
2 Troy Johnson Veterans	\$16.62 WL \$18.15 L	\$27.30	\$13.65	\$23.74	\$21.84	\$22.75	\$11.38	\$19.78	\$18.20
3 Amelia, Centennial, Handley, Kelly, Lennox	\$16.62 WL \$18.15 L	\$22.99	\$11.50	\$19.99	\$18.39	\$19.16	\$9.58	\$16.66	\$15.33
4 Tapper Gray Phillips Youth Only	\$16.62 WL \$18.15 L	N/A	N/A	N/A	N/A	\$15.97	\$7.99	\$13.89	\$12.78

CITY OF NORTH BAY

Report to Council

Report No: CORP 2011-183

Date: November 23, 2011

Originator: Margaret Karpenko and Laura Boissonneault

Subject: 2012 General Capital Budget and 2012 Water and Sanitary Sewer Capital Budget, with the 2013 to 2021 Ten-Year Capital Forecasts, and Long-Term Capital Funding Policies

RECOMMENDATIONS:

That City Council receive the 2012 General Capital Budget (Schedule A) and the 2012 Water and Sanitary Sewer Capital Budget (Schedule B), and refer the documents to the General Government Committee.

BACKGROUND:

The attached Proposed 2012 General Capital Budget and 2012 Water and Sanitary Sewer Capital Budget, with the 2013 to 2021 Ten-Year Capital Forecasts, have been prepared after Senior Management Team meetings and is recommended for adoption by City Council.

The annual capital budget review meeting of the aforementioned budgets and the Long-Term Capital Funding Policies by City Council is scheduled to take place at the Committee Meeting on December 5, 2011. The proposed agenda is as follows:

- Presentation of Long-Term Capital Funding Policies by the Chief Financial Officer and Supervisor of Budgets & Financial Reporting
- Presentation of Capital Project Highlights by Business Unit staff
- Review of projects requested by Mayor and Councillors. Please contact Margaret Karpenko to identify the projects you wish to have discussed in greater detail. There will not be a line-by-line review of the capital projects; only those requested for review will be discussed. At the start of the meeting, the Deputy Mayor will ask if there are any additions to the list of projects to be reviewed.

Long-Term Capital Funding Policies

The Long-Term Capital Funding Policies were last updated January 2010. The updates to the policies between 2008 and 2010 amended the documents to include several recommendations for changes designed to begin to address the Infrastructure Investment Gap identified in the Stantec State of the Infrastructure Report. Stantec is currently conducting a review of our infrastructure to provide an update on the state of infrastructure. The Capital Funding Policy Expenditure

Limits included in the 'Capital' and 'Water and Sanitary Sewer Capital' budget forecasts are based on current policies. Copies of the City's approved policies are attached as Schedules C and D.

Administration has reviewed the policies and recommends the following changes to the attached:

1. Any unused debt in any given year may be carried forward up to a maximum of two years while still adhering to the annual Net Capital Budget total.
 - 1.1. For example, the 2012 budget allows for debt to be issued in the amount of 9 million dollars. If only 7 million is required to fund projects that have incurred substantial costs then 2 million will be carried forward up to 2014.
2. A capital project that is approved in any given year's budget must have by-law approval and begin incurring substantial costs within a two year period; otherwise, the project must be re-submitted for budget approval in a future year. The initial approval is then considered cancelled and will not be allocated to other projects.
 - 2.1. For example, if project X is approved in the 2012 capital budget and no costs have been incurred by 2014 the project will be required to compete for capital dollars in 2015.
3. Addition of a capital project called Capital Financing within the current capital plan that equates to 2% of the funding envelope.
 - 3.1. This project is intended to facilitate funding timing differences. After considerable review of the allocation of available funding for a particular year it was determined that funding allocations are being allocated to prior year projects. In an effort to move towards any given years funding envelope to fund that years capital initiatives the new project would be established. Currently the amount of unfunded capital is approximately 5.4 million dollars. The goal is to manage this difference within a 2 million dollar range.
4. That the monitoring of debt servicing costs (principal and interest payments), as a percentage of total tax levy not exceed 15% be calculated as a total of levy, water and sewer rates and that levy, water and sewer debt servicing costs when measured independently not exceed the rate established by the Ministry of Municipal Affairs.
 - 4.1. The current policy is not clear with respect to the application of the 15% target. We have seen through analysis of the long range funding plan that when evaluating the debt servicing costs on the individual segments in some cases the debt servicing costs do exceed the 15% target. This clarification is to ensure that the individual units do not exceed the Ministry's overall target and that on a global basis the internal policy of 15% is monitored.
5. Clarification to definitions of inflationary allowances, 1% of levy and 2% of water bill revenues.
 - 5.1. Inflationary Allowances shall be the twelve month percentage change in the total Consumer Price Index (CPI) (Table 1- Core Items CPI) as determined from the most current Statistics Canada report. This percentage is to be applied to the previous year's long term capital funding allowance in the operating budget.
 - 5.2. 1% of the tax levy shall be 1% on the previous year's budgeted tax levy.
 - 5.3. 2% of the water bills revenues shall be 2% of the previous year's total water and sanitary user fee budgeted revenues excluding any capital surcharges.

6. Reallocate by function, the current Water and Sanitary Sewer (99522R) reserve into four individual reserves as follows: 1) Water Rate Stabilization, 2) Sanitary Sewer Rate Stabilization, 3) Water Capital, and 4) Sanitary Sewer Capital.
 - 6.1. Currently we have a joint Water and Sanitary Sewer reserve that is earmarked as follows: *'to fund any operating deficits in the water and sanitary sewer operations to ensure that there is no deficit that must be levied against taxpayers in the Urban Service Area'*. The current structure does not allow the City to manage Water and Sanitary Sewer independently.
 - 6.2. The first source of revenue for Rate Stabilization reserves would come from any annual operating surplus and would ensure no operating deficit is levied to the tax payer. The second source of revenue may come from the establishment of a surcharge. Administration is recommending that no surcharge be instituted until the water filtration surcharge reaches a reasonable level.
 - 6.3. Transactions flowing through the Capital reserves would be any capital project surplus or deficits. The intent of these reserves balances would be to offset future unanticipated or abnormal capital expenditures.

Capital Reserves & On-going Project Funding Status

The current Reserve balances consist of monies set aside for Capital, Operating, Tax Stabilization, Contingencies and Obligatory funds. The Reserve Policy states that the Capital Reserves target is equal to 40% of the yearly Capital Expenditure Limit outlined in the 'Capital' and 'Water and Sanitary Sewer Capital' budgets.

Reserve Policy – Capital Reserve Target Level for 2012:

Capital Expenditure Limit	\$22,622,814
Water and Sanitary Sewer Capital Expenditure Limit	<u>\$11,369,000</u>
	\$33,991,814
	<u> X 40%</u>
Reserve Policy - Capital Reserve Target	\$13,596,726

Estimated Capital Reserve balance as at November 30, 2011:

Capital Completed Project Reserves	\$1,254,278
Water & Sewer Completed Project Reserves	<u>\$1,683,261</u>
	\$2,937,539
Other Capital Reserves	<u>\$5,556,932</u>
Total Capital Reserves as at November 30, 2011	\$8,494,471

Reserve Policy - Capital Reserve Target Deficit **\$5,102,255**

The analysis demonstrates that the current Reserve levels are below the Reserve Policy targeted level for Capital Reserves and balances may not be sufficient should a major emergency require Reserve funding.

On-going capital project funding has been moving towards a balance between 'committed project' balances and 'funded project' balances as reported in the Semi-Annual Capital Project

Status Reports. We have made a great effort over the past years to achieve this goal. As per the June 30, 2011 Capital Project Status Report, committed projects yet to be funded amount to \$5,457,359. These projects will be completed and funded in future years. The primary goals of the aforementioned policy amendments are to reduce this amount of committed verse funded to a level below two million.

Presentation of Capital Project Highlights by Business Unit staff

City staff will be making a presentation summarizing the most significant capital projects included in 2011 and the forecasted ten-year period. Following the presentation they will be available to address questions identified by the Mayor and Council.

Asset Management Plan and the Public Sector Accounting Board (PSAB)

In accordance with the Asset Management Plan and the Public Sector Accounting Board (PSAB), the City documents and inventories all tangible capital assets. The 'PSAB project' was successfully implemented for the 2009 fiscal year. We are now transitioning into the maintenance phase of the project and conducting an update of our infrastructure status. This new report will allow the City to measure and determine the affects of its policies as well as identify any further refinements to the policy.

Concerns and Issues

A State of the Infrastructure Report filed with City Council on February 3, 2010 (EESW 2010-007), outlined the required level of funding to replace, rehabilitate and maintain the existing infrastructure networks at a sustainable level for a timeframe more than one typical lifecycle. Sustainability means having sufficient funding available to ensure that assets can be managed over the long-term. The report documented that the City of North Bay currently has an estimated 'annual' funding shortfall of \$ 21.1 Million (based on 2008 figures) for the City's water, sewer, and roadway '*linear*' infrastructure. Note this figure does not include any capital investment gap for buildings, facilities, parks, parking lots, trails, vehicles, and equipment.

Council resolved that the report be accepted and to work towards incrementally increasing capital budgets over time through further development of an Asset Management Program and Long-term Capital Financing Plan. Council recognized by not making a commitment, there would be a requirement to dramatically increase future operating budgets in order to react to more frequent emergency repairs and/or increased regular maintenance on fully depreciated infrastructure.

Proposed 2012 Capital Spending

The following is a summary of the funding of the **City Capital Projects for 2012: (Schedule A)**

Capital Budget	\$28,313,620
Less Other Funding Sources	(\$5,412,000)
Federal & Provincial government grants, developers, partners' contributions, reserves, land sales, etc...	
Net Construction/Acquisition Total	\$22,901,620
Target Funding Policy	\$22,622,814
Capital projects to be funded from debentures, Capital Levy, Federal Gas Tax, Development Charges, etc...	
Estimated Required/(Available) Funding	\$278,806

The following is a summary of the funding of the **Water and Sanitary Sewer Capital Projects for 2012: (Schedule B)**

Water & Sanitary Sewer Capital Budget	\$20,127,000
Less Other Funding Sources	(\$8,667,833)
Federal & Provincial government grants, developers, partners' contributions, reserves, etc...	
Net Construction/Acquisition Total	\$11,459,167
Target Funding Policy	\$11,369,000
Capital projects to be funded from debentures/debt, Water & Sanitary Sewer Levy, Development Charges, etc...	
Estimated Required/(Available) Funding	\$90,167

OPTIONS:

1. That City Council receive the Proposed 2012 General Capital Budget and 2012 Water and Sanitary Sewer Capital Budget as presented in Schedules A and B, and refer the documents to the General Government Committee.
 2. Do not receive the Proposed 2012 General Capital Budget and 2012 Water and Sanitary Sewer Capital Budget as presented in Schedules A and B. This option is not recommended and may affect the capital work schedule for the 2012 construction season and/or increase projected costs.
-

RECOMMENDED OPTIONS:


That City Council receives the 2012 General Capital Budget (Schedule A) and the 2012 Water and Sanitary Sewer Capital Budget (Schedule B), and refer the documents to the General Government Committee.

If the Proposed 2012 General Capital Budget and 2012 Water and Sanitary Sewer Capital Budget are recommended for adoption at the Committee Meeting on December 5, 2011, it will provide the authority for capital by-law preparation and the tendering and awarding of contracts. Earlier tendering should allow for better competitive bidding and scheduling of work for the 2012 construction season.

Respectfully submitted,

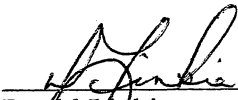


Laura Boissonneault, CGA
Supervisor of Budgets & Financial Reporting



Margaret Karpenko, CMA
Chief Financial Officer/Treasurer

I concur in this report and recommendation.



David Linkie
Chief Administrative Officer

Personnel designated for continuance: Chief Financial Officer

Attached: Capital Budgets (Schedules A and B), Long-term Capital Funding Policies (Schedules C and D)

Finserv/LauraB/2012 Capital Budget/2012 Capital Budget Report -3

2012 GENERAL CAPITAL BUDGET SUMMARY

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
3900RD CEDAR HEIGHTS RD. - CITY SHARE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500,000	\$0	\$0
3901RD CLARENCE STREET	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$0	\$0
3902RD ROAD REALIGNMENT SOUTH TERMINAL(OAK AT FERRIS OVERPASS)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,000,000
3903RD TRAFFIC STUDY/CONST.-2ND ACCESS TO FERRIS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$5,300,000
4000GD LANDFILL SITE (MERRICK) EXPANSION/NEW SITE-ENVIRONMENTAL ASSESSMENT	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000,000	\$0
6049RD CITY SHARE OF NEW DEVELOPMENT COSTS	\$195,000	\$215,000	\$225,000	\$240,000	\$255,000	\$270,000	\$285,000	\$300,000	\$309,000	\$318,000
6050FL VEHICLE & EQUIPMENT REPLACEMENT	\$1,200,000	\$1,200,000	\$800,000	\$824,000	\$849,000	\$874,000	\$900,000	\$927,000	\$955,000	\$984,000
6051RD ASPHALT RESURFACING ON-GOING	\$2,300,000	\$2,300,000	\$2,900,000	\$3,200,000	\$3,500,000	\$3,800,000	\$4,100,000	\$4,400,000	\$4,700,000	\$5,000,000
6052RD ASPHALT SHEETING ON-GOING	\$106,000	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000
6053RD RESIDENTIAL STREET REHAB	\$200,000	\$274,000	\$282,000	\$290,000	\$299,000	\$308,000	\$317,000	\$327,000	\$337,000	\$347,000
6054RD PEDESTRIAN SAFETY PROGRAM	\$106,000	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000
6055RD ROAD CULVERT REPLACE/REHAB	\$160,000	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000
6056RD RURAL ROADWAYS REHAB	\$715,000	\$600,000	\$562,000	\$579,000	\$596,000	\$614,000	\$632,000	\$651,000	\$671,000	\$691,000
6057SL TRAFFIC CONTROL SIGNAL UPGRADE	\$360,000	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000
6058RD SIDEWALK REPLACEMENT PROGRAM	\$160,000	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000
6059RD BRIDGET REHAB ON-GOING	\$106,000	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000
6060RD DOWNTOWN ROADS MAINTENANCE	\$0	\$81,000	\$83,000	\$85,000	\$88,000	\$91,000	\$94,000	\$97,000	\$100,000	\$103,000
6097RD NEXT YEAR DESIGN WORK	\$54,000	\$56,000	\$58,000	\$60,000	\$62,000	\$64,000	\$66,000	\$68,000	\$70,000	\$72,000
Total Engineering, Environmental & Works Budget	\$18,112,000	\$20,298,000	\$20,226,000	\$18,748,000	\$21,143,000	\$22,442,000	\$23,295,000	\$28,301,000	\$28,903,000	\$19,106,000
Fire Department										
3408FD FIRE-REPLACEMENT OF EMERGENCY GENERATOR	\$0	\$135,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3603FD FIRE DEPARTMENT TRAINING FACILITY	\$0	\$0	\$0	\$0	\$50,000	\$3,400,000	\$0	\$0	\$0	\$0
6061FD FIRE BUNKER GEAR REPLACEMENT	\$0	\$0	\$0	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0	\$0
6062FD FIRE FACILITIES MANAGEMENT	\$0	\$100,000	\$0	\$120,000	\$0	\$120,000	\$0	\$130,000	\$0	\$130,000
6063FD FIRE VEHICLE & EQUIPMENT REPLACEMENT	\$570,000	\$0	\$805,000	\$1,150,000	\$1,350,000	\$0	\$550,000	\$60,000	\$0	\$0
Total Fire Department Budget	\$570,000	\$235,000	\$805,000	\$1,370,000	\$1,500,000	\$3,620,000	\$550,000	\$190,000	\$0	\$130,000
General Government										
3215GG CORPORATE SECURITY STUDY	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3216GG CAPITAL FINANCING	\$452,456	\$483,496	\$509,016	\$535,716	\$565,956	\$594,096	\$621,936	\$649,876	\$681,896	\$708,029
4101GG BUILDING ACCESSIBILITY REHAB	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
Total General Government Budget	\$502,456	\$483,496	\$509,016	\$535,716	\$565,956	\$594,096	\$621,936	\$649,876	\$681,896	\$1,708,029
Local Boards & Commissions										
6048OC CAPITOL CENTRE - MATCH TRILLIUM	\$275,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6085OC CAPITOL CENTRE ON-GOING	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
6086CA NORTH BAY MATTAWA CONSERVATION AUTHORITY ON-GOING	\$469,000	\$487,600	\$503,000	\$569,400	\$870,400	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000
6087PD NORTH BAY POLICE SERVICES	\$417,438	\$324,540	\$332,000	\$457,000	\$425,000	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000
6088LB NORTH BAY PUBLIC LIBRARY	\$850,000	\$300,000	\$300,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000
Total Local Boards & Commissions Budget	\$2,211,438	\$1,312,140	\$1,335,000	\$1,376,400	\$1,645,400	\$705,000	\$705,000	\$705,000	\$705,000	\$705,000
TOTAL GENERAL CAPITAL BUDGET	\$28,313,620	\$27,834,936	\$28,892,516	\$28,608,716	\$32,471,106	\$35,712,846	\$31,798,911	\$38,862,126	\$36,932,646	\$33,312,624

2012 GENERAL CAPITAL BUDGET SUMMARY

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
GRANTS & OTHER FUNDING SOURCES										
2802RD TROUT LAKE ROAD (ONR OVERPASS)				(\$1,350,000)						
3001RD LAKESHORE BRIDGE-LAVASE RIVER-STUDY&REPAIRS										
3407GD LEACHATE MANAGEMENT			(\$200,000)	(\$1,800,000)		(\$250,000)		(\$2,500,000)		
2934ST CHIPPEWA CREEK/AIRPORT HEIGHTS STORMWATER RETENTION			(\$250,000)							
3107RD TROUT LAKE ROAD (CONNAUGHT TO GIROUX)										
3201RD AIRPORT INDUSTRIAL LAND SERVICINC										
3202RD SEYMOUR WIDENING & SIGNALS-STATION TO WALLACE PHASE I			(\$775,000)							
3204PR SKATEBOARD PARK	(\$100,000)									
3300RD JOHN ST - (JOHN ST. BRIDGE WATERMAIN CROSSING)										
3301RD MTO EXPRESSWAY					(\$500,000)	(\$6,000,000)	(\$500,000)	(\$6,000,000)	(\$6,000,000)	
3403RD FOUR MILE LAKE RD EXTENSION			(\$1,500,000)							
3502RD SEYMOUR EXT. PHASE II - SOUTH BLOCK				(\$500,000)						
3602RD COLLEGE DR. - NEW CLIMBING LANE, WIDENING & PATHWAY										
6080AT NORTH BAY JACK GARLAND AIRPORT			(\$433,333)							
6081 TR TRANSIT CAPITAL PROGRAM										
6082TR TRANSIT COACH REPLACEMENT										
TOTAL GRANTS & OTHER FUNDING SOURCES	(\$5,412,000)	(\$3,549,867)	(\$3,397,333)	(\$4,023,800)	(\$4,029,733)	(\$6,846,400)	(\$1,088,000)	(\$9,142,600)	(\$6,684,600)	(\$705,138)
NET CAPITAL BUDGET TOTAL	\$22,901,620	\$24,285,069	\$25,495,183	\$24,584,916	\$28,441,373	\$28,866,446	\$30,710,911	\$29,719,526	\$30,248,046	\$32,607,486
CAPITAL FUNDING POLICY										
Capital Levy in Operating Budget	(\$9,712,000)	(\$10,664,000)	(\$11,340,000)	(\$12,151,000)	(\$13,138,000)	(\$14,020,000)	(\$14,886,000)	(\$15,756,000)	(\$16,829,000)	(\$18,107,000)
Debenture/Long-Term Debt	(\$9,000,000)	(\$9,500,000)	(\$10,000,000)	(\$10,500,000)	(\$11,000,000)	(\$11,500,000)	(\$12,000,000)	(\$12,500,000)	(\$13,000,000)	(\$13,000,000)
Federal Gas Tax	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)	(\$3,310,814)
Development Charges	(\$600,000)	(\$700,000)	(\$800,000)	(\$824,000)	(\$849,000)	(\$874,000)	(\$900,000)	(\$927,000)	(\$955,000)	(\$983,650)
TARGET POLICY FOR NET EXPENDITURES	(\$22,622,814)	(\$24,174,814)	(\$25,450,814)	(\$26,785,814)	(\$28,297,814)	(\$29,704,814)	(\$31,096,814)	(\$32,493,814)	(\$34,094,814)	(\$35,401,464)
(\$ AVAILABLE) \$FUNDING NEEDED	\$278,806	\$110,255	\$44,369	(\$2,200,898)	\$143,559	(\$838,368)	(\$385,903)	(\$2,774,288)	(\$3,846,768)	(\$2,793,978)

2012 WATER & SEWER CAPITAL BUDGET SUMMARY

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
CAPITAL - WATER AND SEWER										
Sewer										
3060SS MAIN CITY TRUNK REHAB (HUGHES/HILLVIEW/SKI CLUB)	0	0	0	4,000,000	0	0	0	0	0	0
3061SS MAIN ST. (GORMANVILLE TO MEMORIAL)	0	2,500,000	2,500,000	0	0	0	0	0	0	0
3070SS SS INFILTRATION REDUCTION/FLOW MONITORING PROGRAM	0	0	500,000	0	0	0	0	0	0	0
3116SS PREMIER PUMPING STATION (SEWER BACK-UP PREVENTION)	1,000,000	0	0	0	0	0	0	0	0	0
3118SS SANITARY SEWER UPGRADES-SOUTH BLOCK (DRURY/MCGAUGHEY)	200,000	0	0	0	0	0	0	0	0	0
3201SS AIRPORT INDUSTRIAL LAND SERVICING	1,000,000	0	0	0	0	0	0	0	0	0
3206SS ELIMINATE METCALFE AVE PUMPING STATION	0	0	600,000	0	0	0	0	0	0	0
3211SS WATER/SEWER BUILDING ROOF REPAIRS	50,000	0	0	0	0	0	0	0	0	0
3212SS FRANCIS ST SEWER UPSIZING	0	750,000	0	0	0	0	0	0	0	0
3304SS EXTENSION OF SANITARY SEWER TO PINWOOD PARK DR. AREA	5,000,000	0	0	0	0	0	0	0	0	0
3406SS SANITARY SEWER UPSIZE - GERTRUDE / WHITNEY	0	0	1,100,000	0	400,000	0	0	0	0	0
3510SS SANITARY SEWER SKI HILL TRUNK SEWER EXTENSION	0	0	0	2,300,000	0	0	0	0	0	0
3513SS SEPTAGE RECEIVING & TREATMENT STATION	0	0	0	0	0	0	0	0	0	9,000,000
3604SS WWTP FACILITY CONDITION ASSESSMENT & EXPANSION	0	0	3,000,000	0	1,000,000	1,000,000	14,000,000	14,000,000	0	0
3703SS SEWAGE PLANT LAND PURCHASES	0	0	0	0	660,000	0	0	0	0	0
4001SS SEWAGE TREATMENT PLANT REHAD	0	0	0	0	0	0	0	0	0	1,140,000
6089SS DIGESTER & GRIT REMOVAL ON-GOING	79,000	81,000	83,000	85,000	88,000	91,000	94,000	97,000	100,000	103,000
6090SS SEWAGE PLANT & PUMP ON-GOING	318,000	328,000	338,000	348,000	358,000	369,000	380,000	391,000	403,000	415,000
6092SS WATER & SEWER REHAB	53,000	54,500	56,000	57,500	59,000	61,000	63,000	65,000	67,000	69,000
Total Sewer Budget	\$8,200,000	\$3,713,500	\$8,177,000	\$6,790,500	\$2,565,000	\$1,521,000	\$14,537,000	\$14,553,000	\$570,000	\$10,727,000
Water										
2803WS CEDAR HEIGHTS STANDPIPE	\$3,500,000	\$5,000,000	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2919WS PEARCE (FRANCIS-GREENHILL)	\$0	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2937WS ASSET MANAGEMENT 2009	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3063WS SKI CLUB ROAD (LAKESIDE DR. TO JOHNSTON RD.)	\$1,800,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3104WS FERGUSON ST. (MCINTYRE TO CHIPPEWA)	\$1,700,000	\$1,700,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3105WS MAIN ST (SHERBROOKE TO OVERPASS)	\$400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3107WS TROUT LAKE ROAD (CONNAUGHT TO GIROUX)	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3119WS WATERMAIN - CATHODIC PROTECTION PROGRAM	\$0	\$0	\$0	\$200,000	\$0	\$200,000	\$0	\$200,000	\$0	\$200,000
3201WS AIRPORT INDUSTRIAL LAND SERVICING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3207WS WATER MAIN LOOPING - SAGE RD/LAKESIDE DR TO SABLE CR.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000,000
3208WS WATERMAIN REPLACEMENT LAKESHORE	\$200,000	\$0	\$200,000	\$0	\$200,000	\$0	\$200,000	\$0	\$0	\$0
3211WS WATER/SEWER BUILDING ROOF REPAIRS	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3301WS MTO EXPRESSWAY	\$0	\$0	\$0	\$1,750,000	\$250,000	\$750,000	\$250,000	\$1,750,000	\$2,250,000	\$0
3500WS LAKESHORE DR (JUDGE AVE TO GERTRUDE)	\$0	\$0	\$0	\$0	\$0	\$3,000,000	\$0	\$0	\$0	\$0
3503WS STREET RECON - JANE ST	\$0	\$0	\$0	\$1,200,000	\$200,000	\$0	\$0	\$0	\$0	\$0
3504WS PRINCE EDWARD DR. & GEORGIAN CRES.	\$0	\$0	\$0	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0
3511WS SANITARY & WATERMAIN-GOLF CLUB RD(COLLINS INDUSTRIAL AREA)	\$0	\$0	\$0	\$0	\$2,000,000	\$2,600,000	\$1,400,000	\$4,000,000	\$0	\$0

2012 WATER & SEWER CAPITAL BUDGET SUMMARY

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
3512WS WATERMAIN LOOPING - FERRIS TRUNK (MEMORIAL DR. & LEE PARK)	\$0	\$0	\$0	\$200,000	\$0	\$0	\$2,500,000	\$0	\$0	\$0
3601WS ANN ST (LANSLOWNE AVE TO HIGH)	\$0	\$0	\$0	\$0	\$200,000	\$650,000	\$650,000	\$0	\$0	\$0
3605WS WATERMAIN LOOPING - ELLENDALE RESERVOIR SECOND FEED	\$0	\$0	\$1,000,000	\$0	\$5,000,000	\$0	\$0	\$0	\$2,000,000	\$0
3700WS SEYMOUR WIDENING & SIGNALS-STATION TO WALLACE PHASE II	\$0	\$0	\$0	\$0	\$0	\$1,600,000	\$0	\$0	\$0	\$0
3701WS NORMAN / CHAPAIS CONNECTION WATERMAIN	\$0	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000	\$0	\$0	\$0
3800WS CASSELLS - KING ST. TO HWY 11/17	\$0	\$0	\$2,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3802WS TRAFFIC SIGNALS/INTERSECTION IMPROVEMENTS(MULLIGAN & LAKESHORE)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$400,000
3901WS CLARENCE STREET	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$0
4002WS WATERMAIN LOOPING-MARSHALL PARK TO GERTRUDE	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000,000	\$0
6049WS CITY SHARE OF NEW DEVELOPMENT COSTS	\$140,000	\$160,000	\$180,000	\$200,000	\$220,000	\$240,000	\$260,000	\$280,000	\$300,000	\$320,000
6050WS VEHICLES & EQUIPMENT REPLACEMENT	\$800,000	\$800,000	\$600,000	\$618,000	\$637,000	\$656,000	\$676,000	\$696,000	\$717,000	\$739,000
6051WS ASPHALT RESURFACING ON-GOING	\$212,000	\$218,000	\$225,000	\$232,000	\$239,000	\$246,000	\$253,000	\$261,000	\$269,000	\$277,000
6053WS RESIDENTIAL STREET REHAB ON-GOING	\$266,000	\$274,000	\$282,000	\$290,000	\$299,000	\$308,000	\$317,000	\$327,000	\$337,000	\$347,000
6084WS SYSTEMS TECHNOLOGY PROGRAM	\$96,000	\$99,000	\$102,000	\$105,000	\$108,000	\$111,000	\$114,000	\$117,000	\$121,000	\$125,000
6091WS HYDRANT & VALVE ON-GOING	\$160,000	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000
6092WS WATER & SEWER REHAB	\$53,000	\$54,500	\$56,000	\$57,500	\$59,000	\$61,000	\$63,000	\$65,000	\$67,000	\$69,000
6093WS FLUSH WATERMAINS ON-GOING	\$212,000	\$218,000	\$225,000	\$232,000	\$239,000	\$246,000	\$253,000	\$261,000	\$269,000	\$277,000
6094WS WATER PLANT MAINTENANCE ON-GOING	\$266,000	\$274,000	\$282,000	\$290,000	\$299,000	\$308,000	\$317,000	\$327,000	\$337,000	\$347,000
6095WS WATERMAIN REPLACE/REM/RELIN	\$160,000	\$165,000	\$170,000	\$175,000	\$180,000	\$185,000	\$191,000	\$197,000	\$203,000	\$209,000
6096WS WATERMAIN LOOPING ON-GOING	\$106,000	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000
6097WS DESIGN WORK NEXT YEAR'S PROJECTS	\$106,000	\$109,000	\$112,000	\$115,000	\$118,000	\$122,000	\$126,000	\$130,000	\$134,000	\$138,000
Total Water Budget	\$11,927,000	\$10,445,500	\$6,316,000	\$5,954,500	\$11,046,000	\$12,590,000	\$8,887,000	\$9,438,000	\$15,341,000	\$4,795,000
TOTAL WATER & SEWER CAPITAL BUDGET	\$20,127,000	\$14,159,000	\$14,493,000	\$12,745,000	\$13,611,000	\$14,111,000	\$23,424,000	\$23,991,000	\$15,911,000	\$15,522,000
GRANTS & OTHER FUNDING SOURCES										
2803WS - NOHFC / FedNor / Univ. / College/Developers / Dev. Charges - Cedar Heights Standpipe (75%)	(\$2,334,500)	(\$3,335,000)	(\$333,500)							
3201SS-WS AIRPORT INDUSTRIAL LAND SERVICING										
3304SS - Contributions- Sanitary Sewer to Pinewood Pk Dr. - 50%	(\$4,133,333)									
3118SS SANITARY SEWER UPGRADES-SOUTH BLOCK (DRURY/MCGAUGHEY)	(\$200,000)									
3604SS - Provincial/Federal Funding at 2/3- WWTP Facility Expansion			(\$2,000,000)		(\$666,667)	(\$666,667)	(\$9,333,333)	(\$9,333,333)		
TOTAL GRANTS & OTHER FUNDING SOURCES	(\$8,667,833)	(\$3,335,000)	(\$2,333,500)	\$0	(\$666,667)	(\$666,667)	(\$9,333,333)	(\$9,333,333)	\$0	\$0
NET WATER & SEWER CAPITAL BUDGET	\$11,459,167	\$10,824,000	\$12,159,500	\$12,745,000	\$12,944,333	\$13,444,333	\$14,090,667	\$14,657,667	\$15,911,000	\$15,522,000
CAPITAL FUNDING POLICY										
Capital Levy in Operating Budget	(\$7,969,000)	(\$8,289,000)	(\$8,644,000)	(\$9,038,000)	(\$9,474,000)	(\$9,955,000)	(\$10,485,000)	(\$11,264,000)	(\$12,090,000)	(\$12,782,000)
Debtenture/Long-Term Debt	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)	(\$3,000,000)
Development Charges	(\$400,000)	(\$412,000)	(\$424,000)	(\$437,000)	(\$450,000)	(\$464,000)	(\$478,000)	(\$492,000)	(\$507,000)	(\$522,000)
TARGET POLICY FOR NET EXPENDITURES	(\$11,369,000)	(\$11,701,000)	(\$12,068,000)	(\$12,475,000)	(\$12,924,000)	(\$13,419,000)	(\$13,963,000)	(\$14,756,000)	(\$15,597,000)	(\$16,304,000)
(\$ AVAILABLE) \$ FUNDING NEEDED	\$90,167	(\$877,000)	\$91,500	\$270,000	\$20,333	\$25,333	\$127,667	(\$98,333)	\$314,000	(\$782,000)

The Corporation of the City of North Bay

FINANCIAL SERVICES POLICY	SECTION: FINANCIAL PLANNING
	APPROVED: MARCH 2010
	SUBJECT: WATER AND SANITARY SEWER LONG TERM CAPITAL FUNDING POLICY 2010-

PURPOSE

The purpose of the City of North Bay Water and Sanitary Sewer Long Term Capital Funding Policy is to plan capital funding for water and sanitary sewer works over a rolling-twenty-year period.

GOALS AND OBJECTIVES

The goals and objectives of the Long Term Capital Funding Policy include,

1. To provide maximum annual funding for normal water and sanitary sewer capital projects ("normal capital projects");
2. To provide maximum funding over the period for special major water and sanitary sewer capital projects ("special capital projects");
3. To provide for the effects of inflation through annual adjustments;
4. To reduce the level of long-term capital debt and commitments each year (except in relation to special major capital projects); and
5. To ensure that the Policy continues to reflect the City's needs and its citizens' capabilities.

ROLES AND RESPONSIBILITIES

Chief Financial Officer is responsible to:

1. Monitor the debt servicing costs (principal and interest payments), as a percentage of total tax levy to ensure the ratio does not exceed 15%.

2. Sign all Water and Sanitary Sewer Capital related reports to Council to ensure that the approvals are within the sustainability objectives.

City Council is responsible to:

1. Review the Water and Sanitary Sewer Long-Term Capital Funding Policy in detail a minimum of every 4 years, at the beginning of each term of Council.
2. Review the funding policy each year;
 - i. To ensure that the sustainable target levels are reasonable and;
 - ii. That alternative revenue sources are maximized

IMPLEMENTATION

The implementation of the Water and Sanitary Sewer Long Term Capital Funding Policy includes,

1. Long Term Capital Funding allowance in the Water and Sanitary Sewer Operating Budget be increased by an inflationary allowance plus 2% of the water bill revenues each year.
2. The annual debenture funding be set at \$2,000,000 in 2010 and increased each year by \$500,000 until it reaches a level of \$3,000,000 in 2012.
3. The Capital Expenditure Limits be set based on the capital revenue sources generated by the policy
4. That the Long Term Capital Funding Policy be reviewed each year to ensure that the sustainable target levels are reasonable and that it is adjusted based on the impact of new alternative revenue sources and sustainable revenue sources from the Federal and Provincial Governments.

The Corporation of the City of North Bay

FINANCIAL SERVICES POLICY	SECTION: FINANCIAL PLANNING
	APPROVED: APRIL 2010
	SUBJECT: LONG TERM CAPITAL FUNDING POLICY POLICY 2010-01

PURPOSE

The purpose of the City of North Bay Long Term Capital Funding Policy is to plan capital funding for levy supported capital over a rolling-twenty-year period.

GOALS AND OBJECTIVES

The goals and objectives of the Long Term Capital Funding Policy include,

1. To provide maximum annual funding for capital projects excluding water and sanitary sewer projects;
2. To control but not eliminate the level of long term capital debt and commitments each year;
3. To provide for the effects of inflation through annual adjustments;
4. To gradually increase the level of funding for capital projects to a sustainable level;
5. To ensure that the Policy continues to reflect the City's needs and its citizens' capabilities.

ROLES AND RESPONSIBILITIES

Chief Financial Officer is responsible to:

1. Monitor the debt servicing costs (principal and interest payments), as a percentage of total tax levy to ensure the ratio does not exceed 15%.
2. Ensure that the funding mix be such that "pay as you go" capital revenue be equal to or greater than "long term debt" capital revenue.

3. Sign all Capital related reports to Council to ensure that the approvals will not cause the expenditure targets to be exceeded.

City Council is responsible to:

1. Review the Long Term Capital Funding Policy in detail a minimum of every 4 years, at the beginning of each term of Council.
2. Review the funding policy each year;
 - i. To ensure that the sustainable target levels are reasonable and;
 - ii. That alternative revenue sources are maximized

IMPLEMENTATION

The implementation of the Long Term Capital Funding Policy includes:

1. Providing debenture and other long-term debt financing in the amount of, (all below amounts are in 2010 \$'s)
 - i. \$8,000,000 for capital projects in 2010,
 - ii. \$8,500,000 for capital projects in 2011,
 - iii. Increase by \$500,000 each year until the level reaches \$13,000,000 for capital projects in 2020.
2. Providing annual funding for debt service costs from the Operating Budget be increased by an inflationary allowance plus 1% of the tax levy each year.
3. That Capital Expenditure Limits be set based on the capital revenue sources generated by the policy. The sources of revenue include but may not be limited to the following:
 - i. Debentures
 - ii. Capital Levy
 - iii. Development Charges
 - iv. Federal and Provincial Government Grants & Programs
 - v. Reserves and other

Subject: Report from Ron Mimee / Margaret Karpenko dated November 23, 2011 re 2012 recommended Operating Budget

File No. F05/2012/OPEBU/GENERAL

Res. 2011 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That Report to Council 2011-184 from Ron Mimee / Margaret Karpenko dated November 23, 2011 regarding the 2012 recommended Operating Budget be received and referred to the General Government Committee.

Carried

Carried as amended

Lost

Conflict _____ Endorsement of Chair _____

Record of Vote (Upon Request of Councillor _____)

Yeas	_____	_____	Nays	_____	_____
	_____	_____		_____	_____
	_____	_____		_____	_____
	_____	_____		_____	_____
	_____	_____		_____	_____

Signature of Clerk _____

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2011-230

**BEING A BY-LAW TO CONFIRM PROCEEDINGS
OF THE MEETING OF COUNCIL ON
NOVEMBER 14, 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 14, 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 28TH DAY OF NOVEMBER, 2011.

ca READ A SECOND TIME IN OPEN COUNCIL THIS 28TH DAY OF NOVEMBER, 2011.

READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 28TH DAY OF NOVEMBER, 2011.

MAYOR ALLAN McDONALD

CITY CLERK CATHERINE CONRAD

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2011-231

**BEING A BY-LAW TO AUTHORIZE THE EXECUTION
OF AN AGREEMENT WITH THE NORTH BAY AND
AREA MUSEUM SOCIETY, OPERATING AS
HERITAGE NORTH BAY RELATING TO THE
OPERATION AND MAINTENANCE OF THE
COMMUNITY WATERFRONT PARK**

WHEREAS the Agreement with The North Bay and Area Museum Society, operating as Heritage North Bay for the operation and maintenance of the Community Waterfront Park was approved by Resolution No. 2011-733 passed by Council on the 31st 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 as of the 1st day of September, 2011 with The North Bay and Area Museum Society, operating as Heritage North Bay relating to the operation and maintenance of the Community Waterfront 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 The North Bay and Area Museum Society, operating as Heritage North Bay and to affix thereto the Corporate seal.

READ A FIRST TIME IN OPEN COUNCIL THIS 28TH DAY OF NOVEMBER, 2011.

READ A SECOND TIME IN OPEN COUNCIL THIS 28TH DAY OF NOVEMBER, 2011.

cc READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 28TH DAY OF NOVEMBER, 2011.

MAYOR ALLAN McDONALD

CITY CLERK CATHERINE CONRAD

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2011-232

**BEING A BY-LAW TO AUTHORIZE THE EXECUTION
OF AN AGREEMENT WITH HERITAGE NORTH BAY
AND COMMUNITY WATERFRONT FRIENDS
RELATING TO THE ONGOING DEVELOPMENT OF
THE COMMUNITY WATERFRONT PARK**

WHEREAS the Agreement with Heritage North Bay and Community Waterfront Friends for the ongoing development of the Community Waterfront Park was approved by Resolution No. 2011-733 passed by Council on the 31st 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 as of the 1st day of September, 2011 with Heritage North Bay and Community Waterfront Friends relating to the ongoing development of the Community Waterfront 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 Heritage North Bay and Community Waterfront Friends and to affix thereto the Corporate seal.

READ A FIRST TIME IN OPEN COUNCIL THIS 28TH DAY OF NOVEMBER, 2011.

READ A SECOND TIME IN OPEN COUNCIL THIS 28TH DAY OF NOVEMBER, 2011.

ll. READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 28TH DAY OF NOVEMBER, 2011.

MAYOR ALLAN McDONALD

CITY CLERK CATHERINE CONRAD

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2011-235

BEING A BY-LAW TO AUTHORIZE THE EXECUTION OF A SUBDIVISION AGREEMENT BETWEEN THE CORPORATION OF THE CITY OF NORTH BAY AND HIGHLAND WOODS DEVELOPMENT INC., 899430 ONTARIO INC., BANK OF MONTREAL, MIS MUNICIPAL INSURANCE SERVICES LTD., HIGHLAND WOODS INVESTMENTS INC., ROBERTSON JAMES FINANCIAL CORPORATION AND CAISSE POPULAIRE NORTH BAY LIMITEE RELATING TO THE HIGHLAND WOODS SUBDIVISION AND CONDOMINIUM

WHEREAS the Subdivision and Condominium Agreement with Highland Woods Development Inc., 899430 Ontario Inc., Bank Of Montreal, MIS Municipal Insurance Services Ltd., Highland Woods Investments Inc., Robertson James Financial Corporation and Caisse Populaire North Bay Limitee for the Highland Woods Subdivision and Condominium was approved by Resolution No. 2011-_____ passed by Council on the 28th 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 a Subdivision and Condominium Agreement dated the 28th day of November, 2011 with Highland Woods Development Inc., 899430 Ontario Inc., Bank Of Montreal, MIS Municipal Insurance Services Ltd., Highland Woods Investments Inc., Robertson James Financial Corporation and Caisse Populaire North Bay Limitee relating to the Highland Woods Subdivision and Condominium.
2. That the Mayor and Clerk of The Corporation of the City of North Bay are hereby authorized to execute that certain Subdivision and Condominium Agreement between The Corporation of the City of North Bay and Highland Woods Development Inc., 899430 Ontario Inc., Bank Of Montreal, MIS Municipal Insurance Services Ltd., Highland Woods Investments Inc., Robertson James Financial Corporation and Caisse Populaire North Bay Limitee and to affix thereto the Corporate seal.
3. The roads laid out on the registered plan herein shall be deemed to be dedicated by the Owner to the City upon registration of the M Plan and accepted by the City for the purpose of maintenance and repair only upon issuance of the Final Certificate of the City Engineer pursuant to section 12.14 of the Subdivision and Condominium Agreement referred to herein.

READ A FIRST TIME IN OPEN COUNCIL THIS 28TH DAY OF NOVEMBER, 2011.

READ A SECOND TIME IN OPEN COUNCIL THIS 28TH DAY OF NOVEMBER, 2011.

cc.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 28TH DAY OF NOVEMBER, 2011.

MAYOR ALLAN McDONALD

CITY CLERK CATHERINE CONRAD

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2011-236

**BEING A BY-LAW TO AUTHORIZE THE EXECUTION
OF AN AGREEMENT WITH AINSWORTH POWER
CONSTRUCTION INC. RELATING TO THE STREET
LIGHT REPLACEMENT PROGRAM**

WHEREAS the Agreement with Ainsworth Power Construction Inc. for the installation of 5,567 LED Street Cobra head light fixtures was approved by Resolution No. 2011-656 passed by Council on the 20th 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 28th day of November, 2011 with Ainsworth Power Construction Inc. relating to the Street Light Replacement Program.

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 Ainsworth Power Construction Inc. and to affix thereto the Corporate seal.

READ A FIRST TIME IN OPEN COUNCIL THIS 28TH DAY OF NOVEMBER, 2011.

READ A SECOND TIME IN OPEN COUNCIL THIS 28TH DAY OF NOVEMBER, 2011.

a.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 28TH DAY OF NOVEMBER, 2011.

MAYOR ALLAN McDONALD

CITY CLERK CATHERINE CONRAD