



Council

Agenda

**Regular Meeting of Council
December 9, 2013
at 7:00 p.m.**

MEETINGS

**FOR THE WEEK OF
DECEMBER 9TH, 2013**

Monday, December 9, 2013

7:00 p.m.

Regular Meeting of Council
Council Chambers, 2nd Floor

Wednesday, December 11, 2013

4:30 p.m.

Special Closed Meeting of Council
Council will adjourn in-camera
for training and educational
purposes
Water Treatment Plant
Boardroom

**THE CORPORATION OF THE CITY OF NORTH BAY
REGULAR MEETING OF COUNCIL HELD
MONDAY, DECEMBER 9TH, 2013**

PUBLIC PRESENTATIONS:

Tim Marrin	re Risk to Drinking Water with Pipeline Conversion
John Strang	re Summer in the Park
Gordan Rennie	re Heritage North Bay – Annual Report
Don Rennick	re 2014 Operating Budget
Bertha Fuller	re Energy East Project

PUBLIC MEETING MINUTES:

Monday, November 25, 2013
Tuesday, November 26, 2013; and
Monday, December 2, 2013

COMMITTEE REPORTS:

General Government Committee Report No. 2013-23
General Government Committee Report No. 2013-24
Community Services Committee Report No. 2013-27

CORRESPONDENCE:

1. Elected Official Invoice Register (F14/2013/EOIR/GENERAL).
2. Report from Peter Carello dated November 25, 2013 re Rezoning application by Stantec Consulting Ltd. on behalf of 1142691 Ontario Inc. – 686 Commercial Street (D14/2013/11426/686COMME).
3. Report from Paul Valenti dated November 29, 2013 re Request for Quotation No. 2013-67, Supply of Tri-axle Dump Trucks for Hauling of Snow, Aggregates and Excavated Material (F18/2013/TENDE/GENERAL).
4. Report from Catherine Conrad dated November 25, 2013 re *Accessibility for Ontarians with Disabilities Act, 2005* (AODA) (A09/2014/AODA/GENERAL).
5. Report from Peter Carello dated November 13, 2013 re Official Plan Amendment, Rezoning and Plan of Subdivision by Miller & Urso Surveying Inc. on behalf of Robert Gorecki and Bradley Minogue – Feronia Road (D09/D12/D14/2013/GOMIN/FERRDDL).

6. Report from Alan Korell dated December 3, 2013 re Amendment to Traffic & Parking By-Law No. 2002-001 (Schedule 6 – Stop Signs) (C00/2013/BYLAW/TRAFFIC).
7. Resignation of Councillor Vrebosch dated December 3, 2013 from Various Boards & Commissions (C01/2013/APPTS/GENERAL).
8. Report from Paul Valenti dated December 2, 2013 re Request for Proposal No. 2013-56, General Office Supplies (F18/2013/TENDE/GENERAL).
9. Report Withdrawn.
10. Report from Beverley Hillier/Ian Kilgour/Erin Richmond dated December 2, 2013 re Waterfront Tourist Commercial Attraction Feasibility Study Update (D06/2013/KLW/WTCAFS).
11. Report from Lorraine Rochefort dated December 2, 2013 re Reduction, Cancellation or Refund of Taxes (F22/2013/357/GENERAL).

General Government – First, second and third readings:

By-Law No. 2013-223 to authorize the borrowing upon Serial Debentures in the principal amount of \$13,468,225.00 towards the cost of certain Capital Works.

By-Law No. 2013-224 to confirm proceedings of the Meeting of Council on November 25, 2013.

By-Law No. 2013-226 to authorize the purchase of Part of South ½ of Lot 18, Concession D, being designated as Part 3 on Plan 36R-13530 (North Bay-Mattawa Conservation Authority and Friends of Laurier Woods Inc.).

By-Law No. 2013-227 to authorize the sale of Part of the South ½ of Lot 18, Concession D, being designated as Parts, 1, 3 & 5 on Plan 36R-13530 and Parts 1 & 2, Plan 36R-13404 (2043954 Ontario Limited).

By-Law No. 2013-228 to amend User Fee By-Law No. 2011-23 (Engineering, Environmental Services & Works Department – Schedule "D" and Planning Services Department – Schedule "K").

By-Law No. 2013-229 to authorize the execution of an agreement with Campus Development Corp., Canadore College of Applied Arts and Technology and Nipissing University (Student Residence).

By-Law No. 2013-230 to establish rates or charges for the supply of water and sanitary sewer by the City of North Bay for domestic, commercial and manufacturing use, and including other related matters (and to repeal By-Law No. 2013-018).

Community Services – First, second and third readings:

By-Law No. 2013-225 to amend By-Law No. 2006-143, (being a by-law to restrict and regulate signs and other advertising devices within the City of North Bay).

Community Services – Third reading:

By-Law No. 2013-204 to rezone certain lands on Highway 11 North (Theresa Hutter – 5409 Highway 11 North).

MOTIONS:

MOTION TO ADJOURN IN-CAMERA:

IN-CAMERA CORRESPONDENCE:

12. ***Confidential*** report from Catherine Conrad dated November 21, 2013 re Personnel Matter.
13. ***Confidential*** report from Catherine Conrad dated November 28, 2013 re Personnel Matter.
14. ***Confidential*** report from Peter Leckie dated December 3, 2013 re Property Matter.
15. ***Confidential*** report from Peter Leckie dated December 3, 2013 re Property Matter.
16. ***Confidential*** report from Peter Leckie dated December 3, 2013 re Property Matter.

MOTION TO RECONVENE:

MOTION FOR RECONSIDERATION:

GIVING NOTICE:

ADJOURNMENT:

**MINUTES OF THE REGULAR MEETING
OF CITY COUNCIL
HELD MONDAY, NOVEMBER 25TH, 2013**

PRESENT: Mayor McDonald, Councillors Vrebosch, Koziol, Maroosis, Vaillancourt, Campbell, Bain, Mayne, Anthony, Mendicino

PUBLIC PRESENTATIONS:

Peggy Walsh Craig / John Patterson	re Nipissing Environment Watch - Green Agenda
Case L'Ami	re Lakeshore Drive Construction Project
Al Carlson	re CBC Contest Hockey Song
BJ Szabicot	re Contracts

CORRESPONDENCE:

2299721 Ontario Inc.	re Rezoning application - 170 Peninsula Road	(639)
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REPORTS FROM OFFICERS:

Boissonneault, L.	re Water & Sanitary Sewer Year-End Financial Projection, as at October 31, 2013	(643)
Boissonneault, L.	re Year-End Financial Projection, as at October 31, 2013	(644)
Conrad, C.	re Resignation of Councillor Sean Lawlor	(640)
Hillier, B.	re District of Nipissing Social Services Administration Board re Ten Year Housing and Homelessness Plan	(642)
Lang, A.	re Debenture Issue	(641)
Leckie, P.	re Sale of Part Lot 18, Concession "D"	(655)

Res. #2013-632: Moved by Councillor Vaillancourt, seconded by Councillor Mendicino That minutes for the public meetings held on:

- Tuesday, November 12, 2013;
- Monday, November 18, 2013; and
- Tuesday, November 19, 2013

be adopted as presented.

"CARRIED"

Res. #2013-633: Moved by Councillor Vrebosch, seconded by Councillor Koziol That Striking Committee Report No. 2013-01 relating to:

- Standing Committee Appointments

be adopted as presented.

"CARRIED"

STRIKING COMMITTEE REPORT NO. 2013-01

November 25, 2013

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

Your Worship and Councillors:

The Striking Committee presents Report No. 2013-01 and recommends that the following Standing Committee appointments be made:

General Government Committee:

Chair: Councillor Tanya Vrebosch
Vice Chair: Councillor Judy Koziol
Members: Councillor George Maroosis and Daryl Vaillancourt
Ex Officio Member: Mayor Al McDonald

Community Services Committee:

Chair: Councillor Dave Mendicino
Vice Chair: Councillor Mike Anthony
Member: Councillor (to be determined)
Ex Officio Member: Mayor Al McDonald

Engineering & Works Committee:

Chair: Councillor Chris Mayne
Vice Chair: Councillor Mac Bain
Member: Councillor Sarah Campbell
Ex Officio Member: Mayor Al McDonald

All of which is respectfully submitted.

Res. #2013-634: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That Striking Committee Report No. 2013-02 relating to:

- Council appointments to Agencies, Boards and Commissions
- be adopted as presented.

"CARRIED"

STRIKING COMMITTEE REPORT NO. 2013-02

November 25, 2013

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

Your Worship and Councillors:

The Striking Committee presents Report No. 2013-02 and recommends as follows:

1. That Councillor Chris Mayne be appointed to the Heritage North Bay Board for the balance of the term to expire November 30, 2014.

November 25, 2013

2. That Councillor Tanya Vrebosch be appointed to the North Bay Police Services Board for the balance of the term to expire November 30, 2014.

All of which is respectfully submitted.

Res. #2013-635: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That General Government Committee Report No. 2013-22
relating to:

- 2014 Water and Sanitary Sewer Rates

be adopted as presented.

"CARRIED"

GENERAL GOVERNMENT COMMITTEE REPORT NO. 2013-22

November 25, 2013

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

Your Worship and Councillors:

The General Government Committee presents Report No. 2013-22 and recommends:

- That
- 1) City Council continues to adopt a policy of full cost recovery for Water and Sanitary Sewer Systems operating, capital and financing costs from the user rates;
 - 2) the Water & Sewer Rate increase of 1.61% for 2014 be approved;
 - 3) the Water Filtration Surcharge be reduced from 6.86% to 6.56% of the water charges; and
 - 4) the Sanitary Sewer Surcharge be reduced from 71.01% to 68.01%.

All of which is respectfully submitted.

ASSENTS
VREBOSCH
KOZIOL
MAROOSIS
VAILLANCOURT
MAYOR McDONALD

DISSENTS

Res. #2013-636: Moved by Councillor Mendicino, seconded by Councillor Anthony
That Community Services Committee Report No. 2013-25
relating to:

- Rezoning application by Theresa Hutter – 5409 Highway 11N

be adopted as presented.

"CARRIED"

November 25, 2013

COMMUNITY SERVICES COMMITTEE REPORT NO. 2013-25

November 25, 2013

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2013-25 and recommends:

- That
- 1) the proposed Zoning By-Law Amendment by Stantec Consulting Ltd. on behalf of Theresa Hutter, 5409 Highway 11N in the City of North Bay to rezone the property legally described as Parcel 8226 Widdifield & Ferris, Part of the East Half of Lot 21, Concession 5, Designated as Part 2 on Plan NR624, PIN 49126-0054(LT), City of North Bay, District of Nipissing from a "Rural Commercial (RC)" zone to a "Rural Special No. 18 (A Sp.18)" zone be approved; and
 - 2) the subject property be placed under Site Plan Control pursuant to Section 41 of the *Planning Act*, R.S.O., 1990 as amended.

All of which is respectfully submitted.

ASSENTS
MENDICINO
ANTHONY
MAYOR McDONALD

DISSENTS

Res. #2013-637: Moved by Councillor Mendicino, seconded by Councillor Anthony That Community Services Committee Report No. 2013-26 relating to:

- Radio Antenna Telecommunication Policy & User Fees

be adopted as presented.

"CARRIED"

COMMUNITY SERVICES COMMITTEE REPORT NO. 2013-26

November 25, 2013

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2013-26 and recommends:

- That
- 1) Council approve the revised Radio Antenna Telecommunication Policy attached as Appendix "A" to Report to Council CSBU 2013-96; and

November 25, 2013

- 2) the User Fee By-Law be amended to include a new user fee for the review of Radio Antenna Telecommunication Towers in the City of North Bay at a 2013 rate of \$1,300.00 and a 2014 rate of \$1,340.00.

All of which is respectfully submitted.

ASSENTS
MENDICINO
ANTHONY
MAYOR McDONALD

DISSENTS

Res. #2013-638: Moved by Councillor Mayne, seconded by Councillor Bain
That Engineering & Works Committee Report No. 2013-03
relating to:

- Street Work Permits & Municipal Consent Review User Fees
- Bulk Water User Fee Rates; and
- Water On/Off & Sewer Rodding User Fees

be adopted as presented.

"CARRIED"

ENGINEERING & WORKS COMMITTEE REPORT NO. 2013-03

November 25, 2013

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

Your Worship and Councillors:

The Engineering & Works Committee presents Report No. 2013-03 and
recommends:

1. That Schedule "D" of the User Fee By-Law No. 2011-123, as amended, be further amended to reflect the actual cost activity of the department to administer when other utilities use and install services on our right-of-ways. The fee for a Street Work Permit be \$25.00 and Municipal Consents be \$100.00.
2. That Schedule "D" of the User Fee By-Law No. 2011-123, as amended, be further amended with regard to the sale of bulk water as follows:
 - a) increase bulk water rates from \$0.95 per 1000L to \$1.24 per 1000L effective January 1, 2014.
3. That the User Fee By-Law No. 2011-123, as amended, be further amended to reflect the actual cost activity of the department and increase the water on/off rates to \$110.00 from \$80.00, for a regular callout and to \$160.00 from \$115.00 for an after hours callout effective January 1, 2014 and to increase sewer rodding rates to \$215.00 from \$85.00, for a regular callout and to \$320.00 from \$115.00 for an after hours callout effective January 1, 2014."

All of which is respectfully submitted.

ASSENTS

DISSENTS

MAYNE

BAIN

CAMPBELL

MAYOR McDONALD

Res. #2013-639: Moved by Councillor Mendicino, seconded by Councillor Anthony
That the rezoning application by Miller & Urso Surveying Inc. on
behalf of 2299721 Ontario Inc. - 170 Peninsula Road be
received.

"CARRIED"

Res. #2013-640: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That Council accept the resignation of Councillor Sean Lawlor
from Council effective November 25, 2013 and declare the office
to be vacant.

"CARRIED"

Res. #2013-641: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That 1) City Council authorize a by-law for the borrowing upon
serial debentures in the principal amount of
\$13,468,225.00; and

- 2) the Debenture By-Law be presented to Council for
three (3) readings on December 9, 2013.

"CARRIED"

Res. #2013-642: Moved by Councillor Mendicino, seconded by Councillor Anthony
That Report to Council CSBU 2013-104 from Beverley Hillier
dated November 19, 2013 re District of Nipissing Social Services
Administration Board re Ten Year Housing and Homelessness
Plan be referred to the Community Services Committee.

"CARRIED"

Res. #2013-643: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That the City of North Bay's Water & Sanitary Sewer Year-end
Financial Projection for the period ending October 31st, 2013 be
received and filed.

"CARRIED"

Res. #2013-644: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That 1) the City of North Bay's Year-end Financial Projection
for the period ending October 31st, 2013 be received;

- 2) Council approve the reserve transfer in an amount of
\$235,000.00 from the Winter Maintenance Reserve
(99531R) and up to \$285,000.00 from the Operating
Expenditures Stabilization Reserve (99552R) to offset
the variance for Winter Control;

- 3) Council approve the reserve transfer in the amount of
\$284,000.00 from the Operating Expenditures
Stabilization Reserve (99552R) to offset the write-offs
relating to one-time assessment settlements for prior
years; and

- 4) Council approve the consolidation of the remaining balance of the Operating Expenditures Stabilization Reserve (99552R) and the Operating Revenues Stabilization Reserve (99551R) to the Tax Rate Stabilization Reserve (99529R).

"CARRIED"

Res. #2013-645: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That the following by-laws be read a first and second time:

By-Law No. 2013-215 to confirm proceedings of the Meeting of Council on November 12, 2013.

By-Law No. 2013-216 to authorize the sale of Part of Block 2, Plan 36M-540 (Cementation Canada Inc.).

"CARRIED"

Res. #2013-646: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That the following by-laws be read a third time and passed:

By-Law No. 2013-215 to confirm proceedings of the Meeting of Council on November 12, 2013.

By-Law No. 2013-216 to authorize the sale of Part of Block 2, Plan 36M-540 (Cementation Canada Inc.).

"CARRIED"

Res. #2013-647: Moved by Councillor Koziol, seconded by Councillor Maroosis
That the following by-law be read a first and second time:

By-Law No. 2013-222, being a by-law to appoint a Deputy Mayor.

Councillor Vrebosch declared a conflict of interest as the appointment directly affects her.

"CARRIED"

Res. #2013-648: Moved by Councillor Koziol, seconded by Councillor Maroosis
That the following by-law be read a third time and passed:

By-Law No. 2013-222, being a by-law to appoint a Deputy Mayor.

Councillor Vrebosch declared a conflict of interest as the appointment directly affects her.

"CARRIED"

Res. #2013-649: Moved by Councillor Mendicino, seconded by Councillor Anthony
That the following by-law be read a first and second time:

By-Law No. 2013-204 to rezone certain lands on Highway 11 North (Theresa Hutter - 5409 Highway 11 North).

"CARRIED"

Res. #2013-650: Moved by Councillor Mendicino, seconded by Councillor Anthony
That the following by-law be read a first and second time:

By-Law No. 2013-205 to designate a Site Plan Control Area on certain lands on Highway 11 North (Theresa Hutter - 5409 Highway 11 North).

"CARRIED"

Res. #2013-651: Moved by Councillor Mendicino, seconded by Councillor Anthony
That the following by-law be read a third time and passed:

By-Law No. 2013-205 to designate a Site Plan Control Area on certain lands on Highway 11 North (Theresa Hutter - 5409 Highway 11 North).

"CARRIED"

Res. #2013-652: Moved by Councillor Bain, seconded by Councillor Anthony
WHEREAS the Ontario Annual Spring Bear Hunt was cancelled in 1999 by the Provincial Government;

AND WHEREAS communities across Northern Ontario have seen a sharp increase in the human-bear interaction;

AND WHEREAS Natural Resources Minister David Oraziotti has announced a 2 year Spring Bear Hunt Pilot Project for Northern Ontario, for May 1 to June 15 for years 2014 and 2015;

AND WHEREAS the Minister is seeking Municipal support for this project;

AND WHEREAS City of North Bay has been included as one of eight wildlife management units, because of the reported high level of nuisance bear activity;

THEREFORE BE IT RESOLVED THAT the Council of the City of North Bay support the Spring Bear Hunt Pilot Project in our region;

AND BE IT FURTHER RESOLVED that a copy of this resolution be forward to The Minister of Natural Resources David Oraziotti, Premier Kathleen Wynne, the leaders of the Provincial Opposition, Victor Fedeli MPP, the Federation of Northern Ontario Municipalities and to Northern Ontario Tourist Outfitters Association.

Record of Vote (*Upon request of Councillor Bain*)

Yeas: Councillors Bain, Vrebosch, Mendicino, Maroosis, Koziol, Mayne, Vaillancourt, Anthony, Campbell, Mayor McDonald

Nays: Nil

"CARRIED"

Res. #2013-653: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That Council adjourn in-camera pursuant to section 239.(2) of the *Municipal Act, 2001*, as amended, at 7:59 p.m. for the following reason: Item #7, being the proposed acquisition and disposition of lands by the Municipality.

"CARRIED"

November 25, 2013

Res. #2013-654: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That Council reconvene at 8:07 p.m.

"CARRIED"

Res. #2013-655: Moved by Councillor Vrebosch, seconded by Councillor Koziol
That 1) Council authorize the purchase of Part of the South ½ of Lot 18, Concession D, being designated as Part 3 on Plan 36R-13530 as set out on Schedule "A", attached to Report to Council CORP 2013-127, from North Bay-Mattawa Conservation Authority and Friends of Laurier Woods Inc. for the nominal consideration of \$2.00;

2) Council declare the lands identified in Report to Council CORP 2013-127 to be surplus;

3) Council sell Part of the South ½ of Lot 18, Concession D, being designated as Parts 1, 3 & 5 on Plan 36R-13530 as set out on Schedule "B", 2.5 acres of vacant land to 2043954 Ontario Limited, for \$682,500.00 (\$273,000.00) per acre in accordance with the Agreement of Purchase and Sale attached;

4) Council sell Part of the South ½ of Lot 18, Concession D, being designated as Parts 1 & 2 on Plan 36R-13404 as set out on Schedule "C", 0.217373737 acres of vacant land to 2043954 Ontario Limited, for \$16,300.00 per acre in accordance with the Agreement of Purchase and Sale;

5) the Mayor, City Clerk and City Solicitor shall execute the Agreements of Purchase and Sale and all appropriate sale documents; and

6) sufficient funds from the net proceeds of sale to be applied to the extension of Seymour Street and the sewer, water and street lighting services on that street. Excess proceeds to be deposited into the Land Sale Reserve Account #99535R.

Councillor Anthony declared a conflict of interest as his partner works at the business involved.

"CARRIED"

Res. #2013-656: Moved by Councillor Maroosis, seconded by Councillor Bain
That this Regular Meeting of Council do now adjourn at 8:10 p.m.

"CARRIED"

CLOSED MEETING CONFLICT OF INTEREST

Regular Agenda Item #7 – Councillor Anthony declared a conflict of interest as his partner works at the business involved.

cc

**MINUTES OF THE COMMITTEE MEETING
OF CITY COUNCIL
HELD MONDAY, NOVEMBER 25TH, 2013**

PRESENT: Mayor McDonald, Councillors Anthony, Maroosis, Bain, Vaillancourt, Mayne, Mendicino, Campbell, Koziol, Vrebosch.

GENERAL GOVERNMENT COMMITTEE:

The following items were discussed:

1. 2014 Agencies, Boards & Commission Budget Briefings:
 - North Bay Police Services
 - Capital Centre

Committee Meeting of Council adjourned at 6:55 p.m.

cc

MAYOR ALLAN McDONALD

CITY CLERK CATHERINE CONRAD

**MINUTES OF THE COMMITTEE MEETING
OF CITY COUNCIL
HELD TUESDAY, NOVEMBER 26TH, 2013**

PRESENT: Mayor McDonald, Councillors Vrebosch, Koziol, Maroosis, Vaillancourt, Campbell, Bain, Mayne, Anthony, Mendicino.

GENERAL GOVERNMENT COMMITTEE:

The following items were discussed:

1. 2014 Agencies, Boards & Commission Budget Briefings:
 - North Bay Public Library Board
 - North Bay Parry Sound District Health Unit
 - North Bay-Mattawa Conservation Authority
 - District of Nipissing Social Services Administration Board
 - Cassellholme East Nipissing District Home for the Aged

Committee Meeting of Council adjourned at 7:10 p.m.

cc

MAYOR ALLAN McDONALD

DEPUTY CITY CLERK KAREN McISAAC

**MINUTES OF THE COMMITTEE MEETING
OF CITY COUNCIL
HELD MONDAY, DECEMBER 2ND, 2013**

PRESENT: Mayor McDonald, Councillors Vrebosch, Koziol, Maroosis, Vaillancourt, Campbell, Anthony, Mendicino.

GENERAL GOVERNMENT COMMITTEE:

The following item was dealt with:

GG-2013-11 Report from Laura Boissonneault dated October 1, 2013 re: 2014 General Capital Budget and 2014 Water and Sanitary Sewer Capital Budget, with the 2014 Ten-Year Capital Plan.

Mayor McDonald declared a conflict of interest re: Cedar Heights Projects as he owns property in the area.

Direction: Committee Reports (2) be brought forward to Council on December 9th, 2013.

COMMUNITY SERVICES COMMITTEE:

The following item were dealt with:

CS-2013-29 Report from Beverley Hillier dated November 19, 2013 Re: District of Nipissing Social Services Administration Board's Ten (10) Year Housing and Homelessness Plan.

Direction: Committee Report be brought forward to Council on December 9th, 2013.

Committee Meeting of Council adjourned at 8:25 p.m.

cc

MAYOR ALLAN McDONALD

CITY CLERK CATHERINE CONRAD

GENERAL GOVERNMENT COMMITTEE REPORT NO. 2013-23

December 9, 2013

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

Your Worship and Councillors:

The General Government Committee presents Report No. 2013-23 and recommends:

- That City Council
- 1a) reduce the 2014 Capital Levy in the Operating Budget known as "Pay as You Go" by \$272,000.00;
 - b) approve a review of the Long Term Capital Policy in conjunction with the Long Term Financial Plan;
 - c) adopt the 2014 General Capital Budget as presented in Schedule "A" for Capital Projects to be funded from Debentures, Capital Levy, Development Charges, Federal and Provincial Government Grant Programs, Reserves and other contributions totaling \$24,735,895.00, save and except for: Project #2803RD (Cedar Heights, Phase I - BPS, Water & Sanitary Sewer on College Drive);
 - d) adopt the General Capital Forecast (2015-2023) for Capital Projects as presented in Appendix "A" save and except for: Project #3607RD (Cedar Heights, Phase II - Larocque BPS, Standpipe, Water & Sewer) and Project #3900RD (Cedar Heights Rd - Hwy 11 to Larocque Urban Upgrade & Watermain - City Share);
 - e) adopt the 2014 Water and Sewer Capital Budget as presented in Appendix "B" for Water and Sewer Capital Projects to be funded from Water and Sanitary Sewer Rates, Debentures, Development Charges, Federal and Provincial Government Grant Programs, Reserves and other contributions totaling \$7,633,000.00, save and except for: Project #2803WS (Cedar Heights, Phase I - BPS, Water & Sanitary Sewer on College Drive);
 - f) adopt the Water and Sewer Capital Forecast (2015-2023) for Water and Sewer Capital Projects as presented in Appendix "B", save and except for: Project #3607RD (Cedar Heights, Phase II - Larocque BPS, Standpipe, Water & Sewer) and Project #3900RD (Cedar Heights Rd - Hwy 11 to Larocque Urban Upgrade & Watermain);
 - g) approve the required transfers to and from the various funds in accordance with the 2014 Adopted Capital Budget; and
 - h) authorize the Chief Financial Officer/City Treasurer to process the budget transfers during the fiscal year, which do not change the overall approved Net Budget.

All of which is respectfully submitted.

ASSENTS

DISSENTS

VREBOSCH (CHAIRMAN)

KOZIOL

MAROOSIS

VAILLANCOURT

MAYOR McDONALD

GENERAL GOVERNMENT COMMITTEE REPORT NO. 2013-24

December 9, 2013

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

Your Worship and Councillors:

The General Government Committee presents Report No. 2013-24 and recommends:

- That City Council
- 2a) adopt the 2014 General Capital Budget as presented in Schedule "A" for: Capital Project #2803RD (Cedar Heights, Phase I – BPS, Water & Sanitary Sewer on College Drive) in the amount totaling \$1,650,000.00;
 - b) adopt the General Capital Forecast (2015-2023) as presented in Appendix "A" for: Capital Project #3607RD (Cedar Heights, Phase II – Larocque BPS, Standpipe, Water & Sewer);
 - c) adopt the General Capital Forecast (2015-2023) as presented in Schedule "A" for: Capital Project #3900RD (Cedar Heights Rd – Hwy 11 to Larocque Urban Upgrade & Watermain – City Share);
 - d) adopt the 2014 Water and Sewer Capital Budget as presented in Appendix "B" for: Capital Project #2803WS (Cedar Heights, Phase I – BPS, Water & Sanitary Sewer on College Drive) in the amount totaling \$3,625,000.00;
 - e) adopt the Water and Sewer Capital Forecast (2015-2023) for: Capital Project #3607RD (Cedar Heights, Phase II – Larocque BPS, Standpipe, Water & Sewer); and
 - f) adopt the Water and Sewer Capital Forecast (2015-2023) for: Capital Project #3900RD (Cedar Heights Rd – Hwy 11 to Larocque Urban Upgrade & Watermain).

All of which is respectfully submitted.

	ASSENTS	DISSENTS
VREBOSCH (CHAIRMAN)	_____	_____
KOZIOL	_____	_____
MAROOSIS	_____	_____
VAILLANCOURT	_____	_____
MAYOR McDONALD	_____	_____

COMMUNITY SERVICES COMMITTEE REPORT NO. 2013-27

December 9, 2013

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

Your Worship and Councillors:

The Community Services Committee presents Report No. 2013-27 and recommends:

1. That the Council of the City of North Bay supports the District of Nipissing Social Services Administration Board's Ten (10) Year Housing and Homelessness Plan and provide the comments included in Report to Council CSBU 2013-104 for their consideration.

All of which is respectfully submitted.

	ASSENTS	DISSENTS
MENDICINO (CHAIRMAN)	_____	_____
ANTHONY	_____	_____
	_____	_____
MAYOR McDONALD	_____	_____

North Bay, ON

December 9, 2013**Subject:** Elected Official Invoice Register**File No.** F14/2013/EOIR/GENERAL**Res.** 2013 - _____**Moved by Councillor:** _____**Seconded by Councillor:** _____

That accounts totaling \$23,592,495.43 for October 2013 be approved.

Carried

☐

Carried as amended

☐

Lost

☐

Conflict _____ Endorsement of Chair _____

Record of Vote (*Upon Request of Councillor* _____)

Yeas _____ Nays _____

_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Signature of Clerk _____

INTER OFFICE

MEMO

*City of North Bay
Planning Services*

To: Cathy Conrad, City Clerk
From: Peter Carello - Senior Planner, Current Operations
Subject: Resolution No. 4 - Planning Advisory Committee
Date: November 25, 2013

RECEIVED
CITY OF NORTH BAY

NOV 25 2013

CLERK'S DEPT.

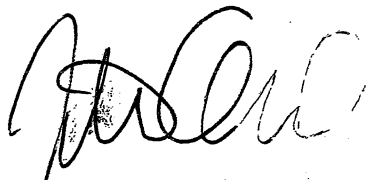
Quoted below is Resolution No. 4 passed at the regular meeting of the Planning Advisory Committee held on Wednesday November 13, 2013:

Resolution No. 4

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

- 1) That the proposed Zoning By-law Amendment by Stantec Consulting Ltd. on behalf of 1142691 Ontario Inc. to rezone the property legally described as East ½ of Lot 690, Plan 21, PIN No. 49164-0043 (LT) known locally as 686 Commercial Street in the City of North Bay from a 'Residential Multiple First Density (RM1)' zone to 'Residential Multiple Third Density Special (RM3 Sp.)' zone, be approved.
- 2) That the subject lands be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended."

Please note that a length of notice period of 20 will be required for this application.



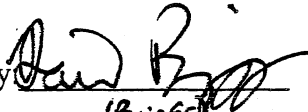
Peter Carello
Senior Planner, Current Operations
Secretary-Treasurer, Planning Advisory Committee

North Bay Planning Advisory Committee

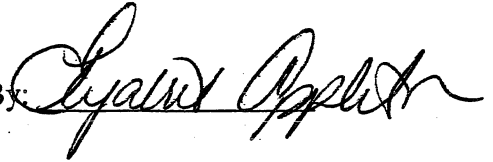
Resolution No. 4

Date: November 13, 2013

Moved By:


(Briggs)

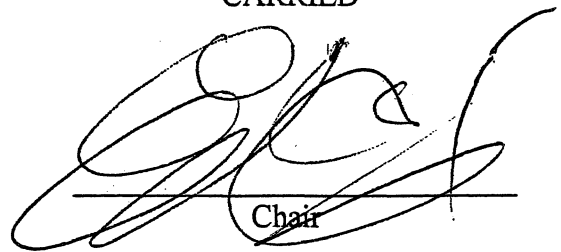
Seconded By:



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

- 1) That the proposed Zoning By-law Amendment by Stantec Consulting Ltd. on behalf of 1142691 Ontario Inc. to rezone the property legally described as East ½ of Lot 690, Plan 21, PIN No. 49164-0043 (LT) known locally as 686 Commercial Street in the City of North Bay from a 'Residential Multiple First Density (RM1)' zone to 'Residential Multiple Third Density Special (RM3 Sp.)' zone, be approved.
- 2) That the subject lands be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended.

"CARRIED"


Chair

INTER OFFICE

City of North Bay
PLANNING SERVICES

MEMO

To: Chair and Members, Planning Advisory Committee

From: Peter Carello – Senior Planner, Current Operations

Subject: Proposed Zoning By-law Amendment by Stantec Consulting Ltd. on behalf of 1142691 Ontario Inc. – 686 Commercial Street in the City of North Bay

Date: November 8th, 2013

Recommendation

- 1) That the proposed Zoning By-law Amendment by Stantec Consulting Ltd. on behalf of 1142691 Ontario Inc. to rezone the property legally described as East ½ of Lot 690, Plan 21, PIN No. 49164-0043 (LT) known locally as 686 Commercial Street in the City of North Bay from a 'Residential Multiple First Density (RM1)' zone to 'Residential Multiple Third Density Special (RM3 Sp.)' zone, BE APPROVED.
- 2) That the subject lands be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended.

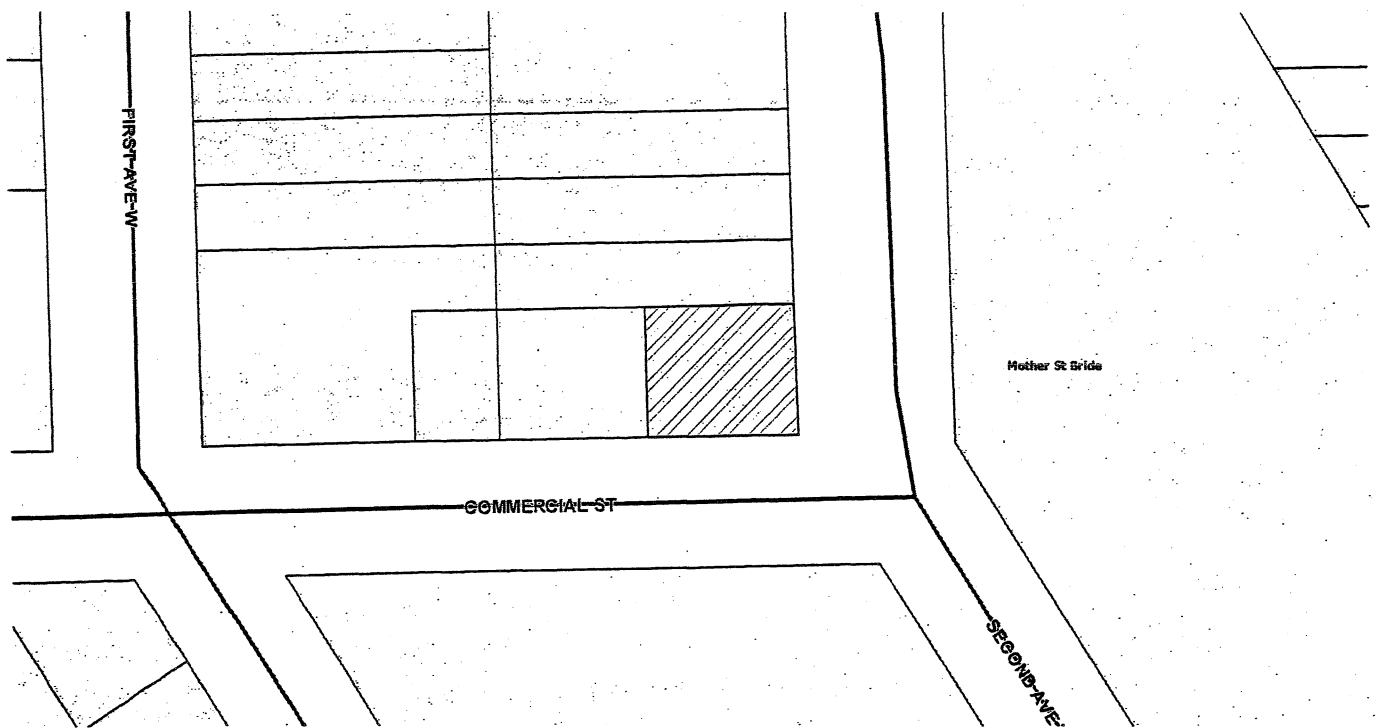
Site

Legal Description:

East ½ of Lot 690, Plan 21, PIN No. 49164-0043 (LT) in the City of North Bay, District of Nipissing.

Site Description:

The subject property is an existing lot of record located on the corner of Commercial Street and Second Avenue West, as shown below and on attached Schedule A. It is currently zoned 'Residential First Multiple Density (RM1)' through Zoning By-law 28-80 and designated 'Residential' in the City of North Bay's Official Plan.



The property is 475.2 square metres in area, with a frontage of 20.13 metres on Second Avenue West. It is developed with a 4 unit apartment dwelling and one accessory structure, as shown on attached Schedule B.

Surrounding Land Uses:

The subject property is located in a neighbourhood which features a mixture of uses. Residential development is located to the West and North of the subject property. Residences are generally higher density, ranging from duplexes to apartment dwellings. Some institutional uses are also located in the surrounding neighbourhood. Mother St. Bride School abuts the property to the East and commercial uses are located to the South of the subject property. The offices of the North Bay Parry Sound Health Unit are immediately to the south of the subject property.

Proposal

Stantec Consulting Ltd. on behalf of 1142691 Ontario Inc. have submitted a Zoning By-law Amendment Application for the property known locally as 686 Commercial Street to rezone the lands from a 'Residential Multiple First Density (RM1)' zone to a 'Residential Multiple Third Density Special (RM3 Sp.)' zone in order to convert the existing four unit dwelling into a five unit apartment dwelling. Special zoning is requested in order to recognize features of the property which do not meet the requirements of the Zoning By-law. These include lot frontage, front yard setback, side yard setbacks, rear yard setback, parking and landscaping requirements. The property previously existed as a five unit apartment dwelling. The fifth unit was decommissioned in February 2013 when the property was found not to be in compliance with the City of North Bay's Zoning By-law.

Provincial Policy

Growth Plan for Northern Ontario (GPNO 2011)

The Growth Plan for Northern Ontario (GPNO 2011) was introduced on March 3rd, 2011. All Planning Applications must consider this Plan as part of the evaluation process.

The GPNO 2011 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 primarily 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 Province or incorporated into the Official Plan.

In my professional opinion, the proposed Zoning By-law Amendment is consistent with the policies and direction provided by the Growth Plan for Northern Ontario (GPNO 2011).

Provincial Policy Statement (PPS 2005)

This proposal has been reviewed in the context of the Provincial Policy Statement (PPS 2005). The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development.

Section 1.1.3 of the PPS 2005 provides policy for Settlement Areas and states:

"1.1.3 Settlement Areas

1.1.3.1 Settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

1.1.3.2 Land use patterns within settlement areas shall be based on:

a) densities and a mix of land uses which:

- 1. efficiently use land and resources;***
- 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and***
- 3. minimize negative impacts to air quality and climate change, and promote energy efficiency in accordance with policy 1.8.***

b) a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3.

1.1.3.3 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.

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification and redevelopment and compact form, while maintaining appropriate levels of public health and safety."

The subject property is located within North Bay's Settlement Area in a neighbourhood which features a mixture of higher density residential development as well as institutional and commercial uses. Planning Services Staff are of the opinion this mixed use area, which has access to adequate municipal services, would be appropriate for intensification and the proposed rezoning would be consistent with the policies contained in the Provincial Policy Statement (PPS 2005).

Official Plan

The property is currently designated 'Residential' in the City of North Bay's Official Plan.

Section 2.1 of the Official Plan provides policies for residential development within North Bay's Settlement Area and states:

"2.1.1 Infill and intensification developments will be primarily encouraged in the Central Business District (CBD) and surrounding neighbourhoods, where appropriate and where adequate municipal services, facilities, and transit routes exist [...]"

2.1.2 Residential developments surrounding commercial nodes shall have higher density to support increased pedestrian activity and mixed use developments."

The subject property is located in the Central Business District as set out on Schedule 4 of the Official Plan. It is located in close proximity to commercial development on Cassells Street and the Downtown Core. Municipal services, including transit and schools, are available in the area and will be able to accommodate the proposed additional dwelling unit.

The property is also located in the Residential Intensification Area as set out on Schedule 11 of the Official Plan. The intent of this policy is to encourage the conversion of existing building stock into multiple units. It does not preclude intensification throughout the community, but rather reduces restrictions within the core to help spur investment and redevelopment. Because a Zoning By-law Amendment is required for the proposed conversion from a four unit dwelling to a five unit apartment dwelling, it does not qualify for these reduced regulations. However, these policies do speak to the support of municipal policy of increased intensification in this area.

Planning Staff are of the opinion the Zoning By-law Amendment and proposed conversion of a four unit dwelling to a five unit apartment dwelling is appropriate and is consistent with the intent of the City of North Bay's Official Plan.

Zoning By-Law No. 28-80

The subject property is presently zoned "Residential Multiple First Density (RM1)", which permits the following uses:

- duplex dwelling;
- semi-detached dwelling;
- triplex;
- double duplex;
- multiple dwellings;
- Group Home Type 1;
- Group Home Type 2;
- accessory home based businesses;
- parks, playgrounds & non-profit uses;
- day nurseries; and
- institutional uses.

The Applicant is proposing to rezone the subject property to a "Residential Multiple Third Density Special (RM3 Sp.)" zone which permits the following uses:

- apartment dwellings;
- boarding, lodging and rooming house;
- Group Home Type 2;
- Parks, Playgrounds and Associated Non-profit Uses
- licenced day nurseries, churches, public schools other than trade schools;
- institutional uses;
- accessory home based business; and
- accessory non-residential use under Subsection 5.3.5.

The Applicant is requesting Special zoning in order to legalize a number of existing features of the property which do not meet the regulations of Zoning By-law 28-80. The special zoning requested is outlined below:

	Standard Residential Multiple Third Density (RM3)	Proposed Residential Multiple Third Density Special (RM3 Sp.)	Difference
Minimum Parking Required	8 spaces	5 spaces	3 spaces
Minimum Parking Space Length	5.5 metres	5.4 metres	0.1 metres
Minimum Lot Frontage	30 metres	20.1 metres	9.9 metres

Minimum Front Yard Setback	7.6 metres	5.4 metres	2.2 metres
Minimum Interior Side Yard Setback	6 metres	1 metre	5 metres
Minimum Exterior Side Yard Setback	6 metres	4.6 metres	1.4 metres
Minimum Rear Yard Setback	7.6 metres	0.4 metres	7.2 metres

Special zoning would also permit the apartment building to exist without the landscaping strips or play area required by Zoning By-law 28-80.

The Applicant has requested to reduce the required length of a parking space by 0.1 metres. As discussed in the Summary section below, it is Staff's recommendation this not be included in this Zoning By-law Amendment. Staff recommends the Applicant request an Encroachment Agreement with the City to reflect the actual situation. The proposed encroachment into the City's road allowance would not impact the existing sidewalk

The subject property is able to meet all other regulations of Zoning By-law 28-80. It is my professional opinion this application meets the requirements and intent of the Zoning By-law.

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 agencies that may have an interest in the application. In terms of correspondence received from these departments and agencies, the Planning Department received the following comments:

- Engineering Department: *"No objections"*
- Building Department: *"No objections"*
- Public Works: *"No objections"*
- North Bay Hydro: *"No objections"*
- North Bay Mattawa Conservation Authority: *"No objections"*
- Municipal Heritage Committee: *"No objections"*

No further correspondence was received with regard to this proposal.

Summary

The Applicant has submitted a Zoning By-law Amendment Application to rezone the subject property from a 'Residential Multiple First Density (RM1)' zone to a 'Residential Multiple Third Density Special (RM3 Sp.)' zone in order to convert an existing four unit dwelling into a five unit apartment dwelling.

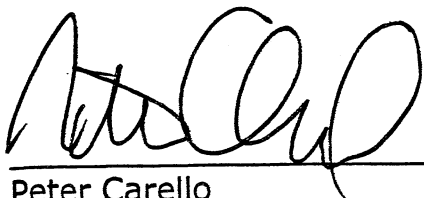
The subject property is located in a mixed use area, including several properties that are developed with higher density residential development. The property is located in close proximity to major commercial nodes on Cassells Street and the Downtown. It is Planning Services' opinion the proposed five-unit apartment would be consistent with the character of the neighbourhood.

The property is located in North Bay's Residential Intensification Area and the Central Business District by the City's Official Plan. The intent of the Residential Intensification Area policy is to support the conversion of existing building stock into multiple units. Although this property does not meet the specific regulations (the Residential Intensification Area permits a maximum of four units), it is, in my opinion, appropriate to consider the intent of this section in this site specific Zoning By-law Amendment. The area features full municipal services that would be able to accommodate the proposed additional dwelling unit. As such, it is Planning Services' opinion that it is appropriate to consider the residential intensification of the area.

The Applicants initially requested the standards for the parking spaces fronting on Second Avenue be reduced to 5.4m from the 5.5m specified by the Zoning By-law. Planning Staff are opposed to reducing the parking standards and have recommended the Owner enter into an Encroachment Agreement with to allow approximately 10 centimetres of parking on the City road allowance. The Owner is agreeable to this solution. At the time of this report, the Owner was working towards an encroachment agreement. The proposed encroachment would not impact the existing sidewalk. This process is expected to be finalized prior to the proposed Zoning By-law Amendment being voted on by City Council.

It is my professional opinion the proposed Zoning By-law Amendment is in conformity with the Official Plan and the end use is consistent with Provincial Policy, as set out by the Growth Plan for Northern Ontario (GPNO 2011) and the Provincial Policy Statement (PPS 2005).

Respectfully submitted,



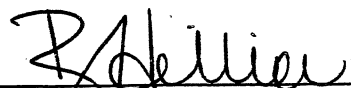
Peter Carello
Senior Planner, Current Operations

PC/dlb

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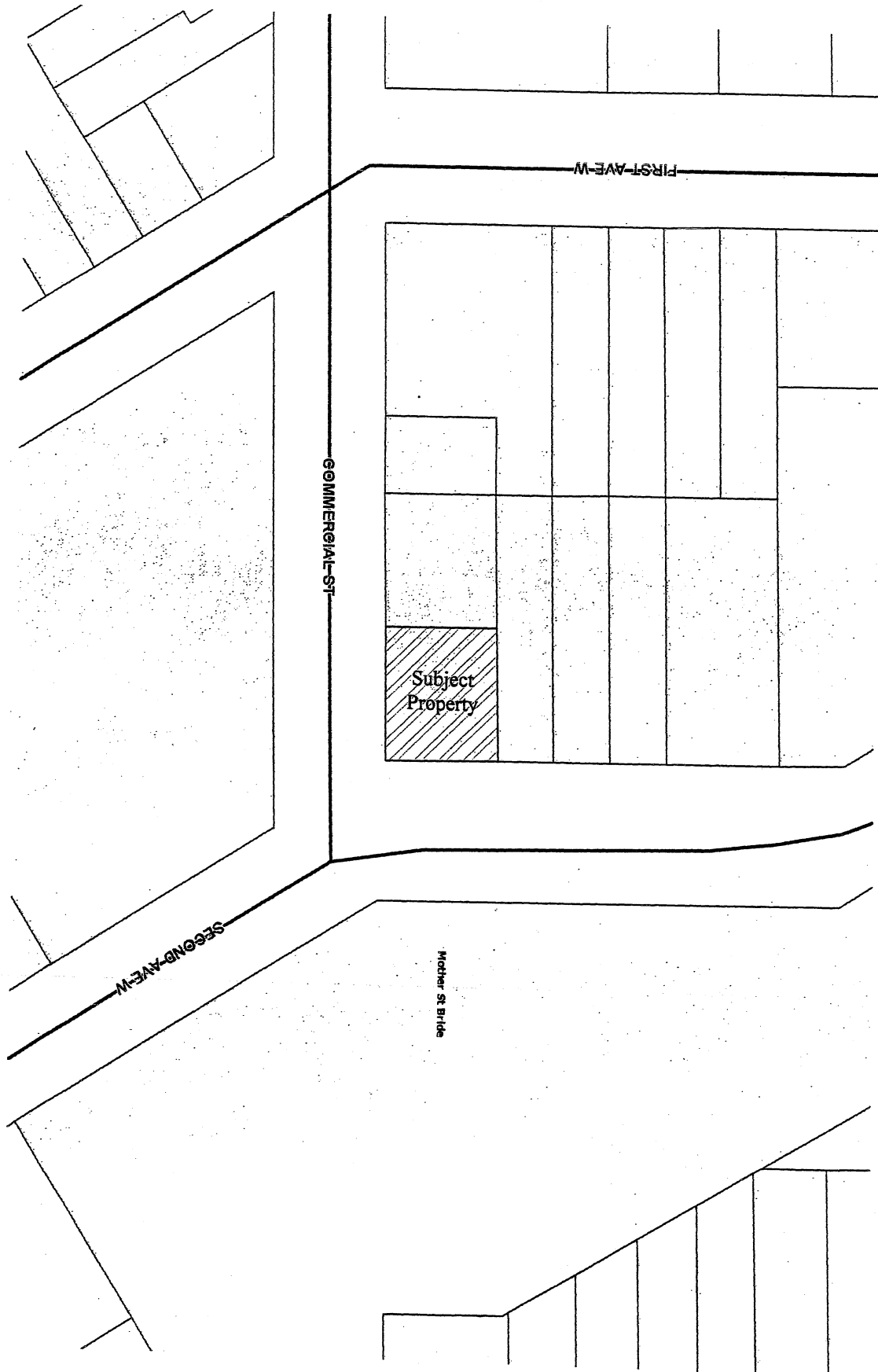
attach.

I concur with the recommendations contained in this report.



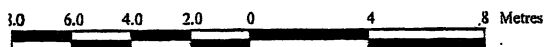
Beverley Hillier, MCIP, RPP
Manager, Planning Services

SCHEDULE A



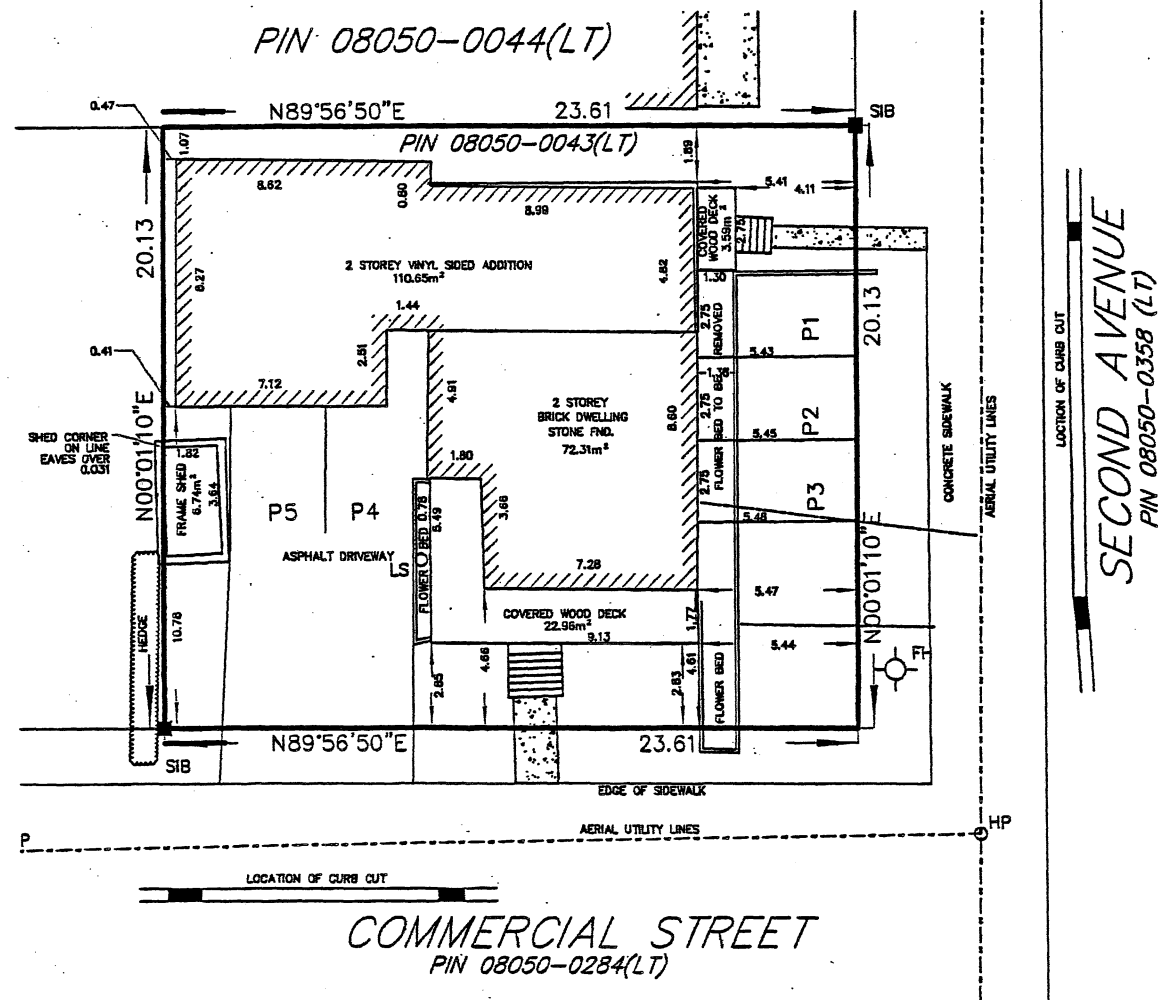
SITE PLAN of
EAST HALF OF LOT 690
REGISTERED PLAN No.21
GEOGRAPHIC TOWNSHIP OF WIDDIFIELD
CITY OF NORTH BAY
DISTRICT OF NIPISSING

Scale 1 : 200



■	FOUND MONUMENTS
SIB	STANDARD IRON BAR
HP	HYDRO POLE
—	HYDRO LINE
PIN	PROPERTY IDENTIFICATION NUMBER
—	PROPERTY LINE
○ HP	HYDRO POLE
⊙ FH	FIRE HYDRANT
○ LS	LIGHT STANDARD

LOT AREA = 475.2m²
BUILDING AREA = 182.96m²
AREA OF SHED = 6.74m²
AREA OF COVERED PORCH = 22.96m²
AREA OF COVERED PORCH = 3.59m²
TOTAL DEVELOPED AREA = 216.21m²
LOT COVERAGE = 45.5%



NOV 27 2013

CITY OF NORTH BAY

REPORT TO COUNCIL

CLERK'S DEPT.

Report No: CORP 2013-128

November 29, 2013

Originator: Paul Valenti

Subject: RFQ No. 2013-67, Supply of Tri-axle Dump Trucks for Hauling of Snow, Aggregates, and Excavated Material

RECOMMENDATION:

That the bids for the supply of tri-axle dump trucks for hauling of snow, aggregates, and excavated material are accepted and that the trucks are called in order of lowest to highest bid for the period December 10, 2013 until November 30, 2014.

BACKGROUND:

The City issued a Request for Quotation (RFQ) that provides for trucks to be called as required for hauling of snow, aggregates, and excavated material. The order of calls for each time the service is required will begin with the lowest price truck followed by the second lowest, etc. until no further trucks are required.

The RFQ was publicly advertised in accordance with the City Purchasing By-law. The RFQ closed on October 31, 2013, with ten bidders responding. The bids were received and evaluated by the Manager of Roads and Traffic and the Manager of Purchasing. The results are as follows:

Bidder	# of Trucks	Price/hour (exc. HST)
2063508 Ontario Ltd. o/a Peter Seguin	1	\$69.13
1585907 Ontario Inc. o/a Ken Waldriff Trucking	2	\$69.50
Neil Jones Construction Inc.	1	\$69.98
First North Enterprise Inc.	2	\$70.00
Darryl Blay/Kampinosity	2	\$72.50
2196163 Ontario Inc. o/a King Trucking	1	\$73.00
2212880 Ontario Limited o/a Canor	5	\$73.00
1686250 Ontario Inc. o/a Tetreault Construction	5	\$80.00
Miller Paving North Bay	1	\$83.00
Bruman Construction Inc.	6	\$84.00

Pricing was obtained competitively and is considered fair and reasonable.

ANALYSIS / OPTIONS:

1. Accept the bids as submitted and call in trucks as required in the order of lowest to highest bid.
 2. Do not accept the bids. This option is not recommended as the service is a necessary ongoing operational requirement.
-

RECOMMENDED OPTION / FINANCIAL IMPACTS:

Option 1 is recommended as follows:

That the bids for the supply of tri-axle dump trucks for hauling of snow, aggregates, and excavated material are accepted and that the trucks are called in order of lowest to highest bid for the period December 10, 2013 until November 30, 2014.

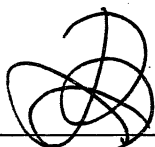
Sufficient funding for this work has been allocated in the 2013 and 2014 Engineering, Environmental Services and Works Operating Budgets.

Respectfully submitted,




Paul Valenti
Manager of Purchasing


We concur in this report and recommendation.



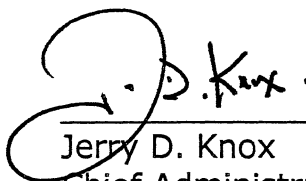
Laura Boissonneault, CGA
Supervisor of Budgets & Financial
Reporting



Margaret Karpenko, CMA
Chief Financial Officer/Treasurer



Alan Korell
Managing Director of Engineering,
Environmental Services and Works



Jerry D. Knox
Chief Administrative Officer

Personnel designated for continuance: Manager, Finance and Administration,
Engineering, Environmental Services and Works

Attachment: Bids

NOV 29 2013

REPORT TO COUNCIL

Report No: CORP 2013-130

Date: November 25, 2013

CLERK'S DEPT.

Originator: Catherine Conrad, City Clerk

Subject: *Accessibility for Ontarians with Disabilities Act, 2005 (AODA)*

RECOMMENDATION

That Council receive Report No. CORP 2013-130 regarding the 2013 Update to the Multi-Year Accessibility Plan for information purposes.

BACKGROUND

The Integrated Accessibility Standard (Ontario Regulation 191/11) came into effect on July 1, 2011, with staggered compliance dates from July 1, 2011 to January 1, 2021. The municipality has complied with requirements effective in 2011, 2012 and 2013 and is preparing for the applicable requirements under the Regulation that are effective January 1, 2014.

The Integrated Accessibility Standards will remove barriers in three areas:

- Information and Communications — giving people with disabilities access to more of the information we all depend on;
- Employment — expanding Ontario's labour pool and welcoming people with disabilities into more workplaces; and
- Transportation — making it easier for people with disabilities to get to where they need to go.

The Regulation sets out the requirements for each of the three standards, as well as general requirements that apply to all, such as:

- developing policies to support each standard (January 1, 2012);
- training employees, volunteers and third parties on the requirements of the Integrated Accessibility Standard and the Human Rights Code that are appropriate to their duties (January 1, 2014);
- establishing and maintaining a multi-year accessibility plan outlining strategies to prevent and remove barriers (January 1, 2013); and

- incorporating accessibility criteria and features when procuring or acquiring goods, services facilities or self-service kiosks (January 1, 2013).

The Regulation applies to public, private, and not-for-profit businesses and organizations that:

- provide goods, services or facilities either directly to the public or to other businesses or organizations, and
- have at least one employee in Ontario.

This Policy applies to all City employees, volunteers, and to any individual or organization that provides goods, services or facilities to the public on behalf of the City, in accordance with the legislation.

Accessibility Plan:

This regulation also requires municipalities to establish, implement, maintain and document multi-year accessibility plans which outline the municipality's strategy to prevent and remove barriers.

The purpose of the multi-year Accessibility Plan is to outline the measures that the City will take during this time to identify, remove and prevent barriers to all citizens in accessing City's facilities and services, in accordance with the *Integrated Accessibility Standards*.

The objectives of the multi-year Accessibility Plan are:

- to describe the process by which the City will identify, remove and prevent barriers to people with disabilities;
- to review efforts to remove and prevent barriers to people with disabilities;
- to identify the facilities, policies, programs, practices, and services that the City will review in the coming years to identify barriers to people with disabilities;
- to describe the measures the City will take in the coming years to identify, remove and prevent barriers to people with disabilities; and
- to outline the process of how the City will make this Accessibility Plan available to the public.

On December 10, 2012, Council passed Resolution No. 2012-680 to adopt the Multi-Year Accessibility Plan.

The Accessibility Working Group meets on a quarterly basis and on an annual basis reviews the multi-year Accessibility Plan and advises Council of initiatives that have been identified, evaluated and approved within the context of City's Capital and Operating Budget Process.

In 2013 a variety of initiatives to remove barriers were identified and met. These initiatives include the following:

1. City Hall:

- Automatic door opener – Provincial Offences Office, 2nd Floor
- Automatic door opener – Building Department, 2nd Floor
- Implementation of Customer Service Centre – 1st Floor

2. Memorial Gardens:

- 14 new dedicated handicap accessible parking spaces
- All entrances fully accessible-designed with accessible grades
- Main entrance – fully accessible access opens with automatic door openers
- Elevator installed for access to 2nd and 3rd floors
- 6 new fully accessible washrooms
- All new doorways designed for accessible access
- TSSA approved lifting device for access to Hall of Fame Lounge
- Visual and audio fire alarms installed throughout building
- 14 accessible sitting space at rink side with caregiver seating
- Ice surface now fully accessible for sledge hockey (9" drop to ice now flush with floor grade).

3. Parks

- Installation of accessible playgrounds

4. Transit

- Repairs to the Terminal's concrete surface – to repair broken and uneven pavement
- Automatic door openers to the Terminal public's washrooms
- Transit Fleet has reached 100% accessibility - low floors, kneeling features, ramps, all can hold 2 wheelchairs
- Continue to review and make accessible, bus stops and shelters (example - One Kid's Place)
- Priority Seating Policy

5. Public Works:

- The following intersections were made accessible by adding ramps: (i) Marshall and Lakeshore Drive; (ii) Lakeshore Drive and Charles; (iii) McIntyre and Sherbrooke; (iv) Fourth and Fraser; (v) Worthington and Wyld; (vi) Lakeshore Drive and Howard; (vii) Lakeshore Drive and Mathew; and (viii) Lorne and Morin.

Conclusion:

The City of North Bay is committed to creating barrier-free transportation services, accessible information and communications, and an accessible employment environment so that people with disabilities can live independently in safe and caring neighbourhoods. Implementing the

accessibility requirements enhances this commitment to residents and visitors alike.

The City will continue to implement the requirements of the Standards by integrating accessibility planning into business practices and processes across all departments, in consultation with the Municipal Accessibility Advisory Committee.

The City's Municipal Accessibility Advisory Committee will continue to play a critical role in making the City accessible by providing input into the development, implementation and compliance with the standards under the regulations.

The attached 2013 Update to the Multi-Year Accessibility Plan recognizes the municipality's obligation to facilitate the implementation of the *Accessibility for Ontarians with Disabilities Act, 2005* (AODA) and Ontario Regulation 191/11.

OPTIONS ANALYSIS

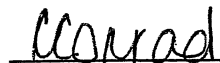
Option #1: That Council receive the 2013 Update to the Multi-Year Accessibility Plan for information purposes.
This is the recommended option.

Option #2: Status Quo (Do Nothing).
This option is not recommended.

RECOMMENDED OPTION

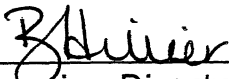
That Council receive the 2013 Update to the Multi-Year Accessibility Plan for information purposes.


Respectfully submitted,



Catherine Conrad
City Clerk


Encl. – 2013 Update to the Multi-Year Accessibility Plan
W:\CLERK\CATHY\ACCESSIBILITY COMMITTEE\Report to Council (2013).doc


We concur in this report and recommendation.



for Managing Director of Community
Services - Peter Chirico


for Manager of Transit -
Remi Renaud


for Managing Director of Engineering,
Environmental Services & Works -
Alan Korell


Director of Information Technology
- Scott Bradford


Managing Director of Corporate
Services - Lea Janisse


Chief Administrative Officer -
Jerry D. Knox

Personnel designated for continuance: City Clerk

The City of North Bay Accessibility Plan

2013 Update

Approved by Council – <>, 2013
(Resolution No. 2013-<>)



The Corporation of the City of North Bay Accessibility Plan (2013 Update)

The *Ontarians with Disabilities Act, 2001* (ODA), requires that all municipalities have an obligation to prepare an accessibility plan. The Accessibility Plan continues to provide for persons with disabilities and their full participation in the life of the province through the identification, removal and prevention of barriers within City facilities and services.

The City monitors the development of standards under the *Accessibility for Ontarians with Disabilities Act* (AODA). The AODA was enacted in 2005 to further qualify the ODA and serve as a framework relating to accessibility standards in several key areas:

- o Customer Service
- o Integrated (Information and Communication; Employment; Transportation)
- o Built Environment (not yet in force).

The goal of these accessibility standards is to ensure all Ontarians with disabilities have full and equal access to goods, services, facilities, accommodation, employment and building structures by January 1, 2025.

The first regulation to come into force was the *Accessibility Standards for Customer Service*, Ontario Regulation 429/07. It took effect for municipalities on January 1, 2010. The City has complied with this legislation. The City's Accessible Customer Service Policy is available on the City's web-site (www.cityofnorthbay.ca) and in alternative formats upon request.

The second regulation to come into force was the *Integrated Accessibility Standards*, Ontario Regulation 191/11. It took effect for large designated municipalities (that is, those with 50 or more employees) on July 1, 2011, with compliance dates phased through to 2021. The City has complied with requirements effective in 2011, 2012 and 2013. This regulation requires municipalities to establish, implement, maintain and document multi-year accessibility plans which outline the municipality's strategy to prevent and remove barriers.

The purpose of the multi-year Accessibility Plan is to outline the measures that the City will take during this time to identify, remove and prevent barriers to all citizens in accessing City's facilities and services, in accordance with the *Integrated Accessibility Standards*.

Objectives:

The objectives of the multi-year Accessibility Plan are:

- to describe the process by which the City will identify, remove and prevent barriers to people with disabilities;
- to review efforts to remove and prevent barriers to people with disabilities;
- to identify the facilities, policies, programs, practices, and services that the City will review in the coming years to identify barriers to people with disabilities;
- to describe the measures the City will take in the coming year to identify, remove and prevent barriers to people with disabilities; and
- to outline the process of how the City will make this Accessibility Plan available to the public.

The *Ontarians with Disabilities Act, 2001* (ODA) requires municipal Council to:

- establish an Accessibility Advisory Committee;
- adopt an Annual Accessibility Plan based on the recommendation of the Accessibility Advisory Committee;
- ensure implementation of the Plan by staff on an annual basis; and
- develop and approve Terms of Reference that clearly outlines the duties of the Accessibility Advisory Committee. In addition, the Accessibility Advisory Committee has been appointed and is functioning and meeting on a regular basis.

The Council of the City of North Bay is committed to the continual improvement of access to municipal facilities, programs and services for those with disabilities and to the provision of quality services to all members of the community with disabilities.

Accessibility Working Group:

On an annual basis, the Accessibility Working Group will review the multi-year Accessibility Plan and advise Council.

The recommended initiatives identified in the annual review of the Accessibility Plan will be considered, evaluated and approved within the context of City's Capital and Operating Budget Process.

The Accessibility Working Group is comprised of the following:

Name	Department	Contact Information
Peter Chirico	Community Services	705-474-0626, Ext. 2240 peter.chirico@cityofnorthbay.ca
Cathy Conrad	Clerk's	705-474-0626, Ext. 2510 cathy.conrad@cityofnorthbay.ca
Alan Korell	Engineering, Environmental Services & Works	705-474-0626, Ext. 2308 alan.korell@cityofnorthbay.ca
Remi Renaud	Transit	705-474-0626, Ext. 2165 remi.renaud@cityofnorthbay.ca
David Schroeder	Parks	705-474-0626, Ext. 2601 david.schroeder@cityofnorthbay.ca
Kimberly Schultz	Human Resources	705-474-0626, Ext. 2201 kim.schultz@cityofnorthbay.ca
Daren Sullivan	Information Systems	705-474-0626, Ext. 2223 daren.sullivan@cityofnorthbay.ca

Roles & Responsibilities:

The following is a brief description of the roles of individuals and groups involved in this process:

Accessibility Working Group Members:

- contribute to the development and consolidation of the City's Accessibility Plan through consultation with department staff on recent department initiatives to remove and prevent barriers to person with disabilities and to identify barriers to be addressed;
- list policies, services, programs and practices to be reviewed by the City in the forthcoming year;
- determine a department strategy for barrier removal on an annual basis; and
- ensure that department measures for the removal of barriers are identified in the City's annual budget process.

Business Units:

- ensure that commitments outlined are implemented; and
- review their departments on an annual basis and continue to identify and address the removal of barriers as they are identified.

Municipal Accessibility Advisory Committee:

- provide feedback to Council regarding the Annual Accessibility Plan including the implementation and effectiveness of the Plan to ensure that its objectives are met;
- advise Council on the accessibility of buildings that the City owns or operates; and
- advise Council on issues of concern to persons with disabilities and provide recommendations.

Council:

- select and appoint members to the Municipal Accessibility Advisory Committee;
- provide direction to the Municipal Accessibility Advisory Committee and City staff on the implementation and review of the Annual Accessibility Plan
- as part of the City's Capital and Operating Budget process, annually review the recommendations presented by the Accessibility Working Group.

Barrier Identification:

The Accessibility Working Group will use the following approach to identify barriers:

- research previously identified barriers;
- solicit staff contributions in all service areas of known and suspected barriers; and
- review suggestions and comments forwarded by the public to them.

In the Barrier Identification Process, the Accessibility Working Group will focus on the following areas to determine which barriers it will work to remove or prevent each year:

- Physical facilities
- Site planning
- Service and program delivery to staff
- Service and program delivery to the public
- Procurement Policies and Practices
- Interviewing, Hiring, Promotion, and Other Human Resources Policies and Practices
- Technologies
- Information and communication infrastructures
- Customer service for people with disabilities

Examples of Barriers:

Physical - A door knob that cannot be operated by a person with limited upper-body mobility and strength.

Architectural - A hallway or door that is too narrow for a mobility device.

Informational - Typefaces that are too small to be read by a person with low-vision.

Communicational – Speaking too loudly when addressing a deaf customer.

Attitudinal - A receptionist who ignores a customer in a wheelchair.

Technological - A paper tray on a laser printer that requires two strong hands to open.

Policy/Practice - A practice of announcing important messages over an intercom that people with hearing impairments cannot hear clearly.

Where will we look for barriers?

<u>Built Environment:</u> <ul style="list-style-type: none">• The exterior of buildings• The interior of buildings• Parking areas• Drop-off zones• Hallways• Floors / Carpets• Lobbies• Reception areas• Offices• Washrooms• Elevators• Stairs / stairwells• Lighting	<u>Physical Environment:</u> <ul style="list-style-type: none">• Furniture• Work stations• Chairs• Doors / door knobs• Windows• Locks• Security systems
<u>Information:</u> <ul style="list-style-type: none">• Books• Printed information / brochures• Web-based resources• Signage• Bulletin boards• Forms / Manuals• Fax transmissions• Equipment labels• Computer screens	<u>Policies and Practices:</u> <ul style="list-style-type: none">• Procurement and purchasing• Promotion• Job Postings• By-laws• Hiring / Interviewing / Testing• Performance Management• Career Advancement• Redeployment• Regulations / Rules / Protocols• Meetings• Safety and evacuation

<u>Technological:</u> <ul style="list-style-type: none"> • Computers / Keyboards • Operating systems • Standard software • Proprietary software • Web sites • Fax machine • Telephones • Photocopiers • Printers 	<u>Recreational Facilities:</u> <ul style="list-style-type: none"> • Playgrounds • Swimming pools • Change rooms • Theatres • Picnic areas. • Outdoor tracks • Playing fields
<u>Service Delivery</u> <ul style="list-style-type: none"> • In person • By telephone • By Mail • By e-mail • Via the Web 	

Annual Review Process:

The Working Group meets quarterly to review the progress of barrier removal initiatives and to update the Accessibility Plan relative to Departmental operations and annual budget deliberations. The update is to be presented to Council annually.

2013 Initiatives:

In 2013 a variety of initiatives to remove barriers were identified and met. These initiatives include the following:

1. City Hall:
 - Automatic door opener – Provincial Offences Office, 2nd Floor
 - Automatic door opener – Building Department, 2nd Floor
 - Implementation of Customer Service Centre – 1st Floor
2. Memorial Gardens:
 - 14 new dedicated handicap accessible parking spaces
 - All entrances fully accessible-designed with accessible grades
 - Main entrance – fully accessible access opens with automatic door openers
 - Elevator installed for access to 2nd and 3rd floors
 - 6 new fully accessible washrooms
 - All new doorways designed for accessible access
 - TSSA approved lifting device for access to Hall of Fame Lounge
 - Visual and audio fire alarms installed throughout building
 - 14 accessible sitting space at rink side with caregiver seating

- Ice surface now fully accessible for sledge hockey (9" drop to ice now flush with floor grade).
3. Parks:
- Installation of accessible playgrounds
4. Transit:
- Repairs to the Terminal's concrete surface – to repair broken and uneven pavement
 - Automatic Door Openers to the Terminal's public washrooms
 - Transit Fleet has reached 100% accessibility - low floors, kneeling features, ramps, all can hold 2 wheelchairs
 - Continue to review and make accessible, bus stops and shelters (example - One Kid's Place)
5. Public Works:
- The following intersections were made accessible by adding ramps: (i) Marshall and Lakeshore Drive; (ii) Lakeshore Drive and Charles; (iii) McIntyre and Sherbrooke; (iv) Fourth and Fraser; (v) Worthington and Wyld; (vi) Lakeshore Drive and Howard; (vii) Lakeshore Drive and Mathew; and (viii) Lorne and Morin.

Communication:

Copies of this plan and subsequent annual updates will be available at the Clerk's Office and on the City's Website (www.cityofnorthbay.ca). The plan, and subsequent updates, will be available in accessible format, upon request.

Definitions:

Accessibility - is a general term used to describe the degree to which a product, device, service or environment is made available to as many people as possible. Accessibility is often used to focus on people with disabilities or special needs and their right to access to entities, often through use of assistive technology, and universal design of environment and areas.

Barrier - Anything that prevents a person with a disability from fully participating in all aspects of society because of his or her disability, including a physical barrier, an architectural barrier, an information or communications barrier, an attitudinal barrier, a technological barrier, a policy or a practice (obstacle).

Barrier Identification Process - Any process or methodology used to determine what barriers exist, where barriers exist and other information.

Examples of a barrier identification process may include surveys, audits or customer feedback.

Disability - means,

- a) any degree of physical disability, infirmity, malformation or disfigurement that is caused by bodily injury, birth defect or illness and, without limiting the generality of the foregoing, includes diabetes (mellitus), epilepsy, a brain injury, any degree of paralysis, amputation, lack of physical co-ordination, blindness or visual impediment, deafness or hearing impediment, muteness or speech impediment, or physical reliance on a guide dog or other animal or on a wheelchair or other remedial appliance or device,
- b) a condition of mental impairment or a development disability,
- c) a learning disability, or a dysfunction in one or more of the processes involved in understanding or using symbols or spoken language,
- d) a mental disorder, or
- e) an injury or disability for which benefits were claimed or received under the insurance plan established under the *Workplace Safety and Insurance Act, 1997*.

APPENDIX "A"

KEY DATES FOR COMPLIANCE

POLICIES AND PROCEDURES:		COMPLIANCE STATUS
January 1, 2013	Establishing, implementing and maintaining policies governing the accessibility of employment, transportation, and information and communications.	Completed
	Establishing, implementing, maintaining and documenting at least once every five years, a multi-year accessibility plan which outlines intended strategies to prevent and remove barriers; and report on progress annually.	Completed
	Incorporating "accessibility criteria and features" when procuring or acquiring goods, services or facilities "except where it is not practicable to do so"; in which case, where requested, provide an explanation.	Completed
	Ensuring that accessible formats and communications supports are provided upon request with respect to the processes the municipality uses for receiving and responding to feedback and that the municipality "notify the public about the availability of accessible formats and communications supports".	Completed

January 1, 2014	Training all employees, volunteers and persons who provide goods, services or facilities on behalf of the municipality and persons who participate in developing the policies of the municipality on the requirements of the Integrated Standard and on the Human Rights Code as it pertains to persons with disabilities.	Completed
INFORMATION & COMMUNICATION		
January 1, 2012	Emergency procedures, plans or public safety information, which are available to the public, are to be provided in an accessible format "as soon as practicable upon request".	Completed
January 1, 2014	Process for receiving and responding to feedback shall ensure that the processes are accessible to persons with disabilities.	Pending (The process for receiving and responding to feedback is the responsibility of the person providing the feedback).
January 1, 2014	Making new websites and web content on those sites conform with WCAG 2.0, Level A.	Pending (The City's website will meet these standards by January 1, 2014)
January 1, 2015	Providing information and communication supports upon request in an accessible format "in a timely manner that takes into account the person's accessibility needs due to disability," at a cost that is no more than the regular cost charged to other persons. The public is to be notified about the availability of accessible formats and communications supports.	Pending

January 1, 2021	Making websites (except content not updates since January 1 st , 2012) and web content conform with WCAG 2.0, Level AA).	Pending
EMPLOYMENT		
January 1, 2012	Providing individualized workplace emergency response information to employees who have a disability.	Completed
January 1, 2014	Notifying employees and the public about the availability of accommodation for applicants with disabilities in its recruitment processes; in assessment or selection processes in recruitment, make accommodation, upon request that "takes into account the applicant's accessibility needs due to disability"; notify the successful applicant of its policies for accommodating employees with disabilities.	Completed
January 1, 2014	Informing employees of its policies to support its employees with disabilities.	Completed
January 1, 2014	Providing, upon request, accessible formats and communication supports to employees as it relates to information needed in order for the employee to perform their job and information generally available to employees,	Completed
January 1, 2014	Developing and having in place documented return to work processes. This does not override any other return to work process created by or under any other statute.	Completed

January 1, 2014	Developing documented individual accommodation plans upon request. Where performance management systems are in place, career development and advancement is provided and redeployment is used, the employer "shall take into account the accessibility needs of employees with disabilities, as well as individual accommodation plans".	Pending (To be completed by January 1, 2014)
TRANSPORTATION		
January 1, 2012	Provide to the public current information on accessibility equipment and features of their vehicles, routes and services. This includes consideration for the "closest available safe location" for transit stops, storage of mobility devices, deploying lifting devices, ensuring adequate time for boarding and de-boarding, assistance with storage of mobility devices, and clearly marked courtesy seating.	Completed
January 1, 2012	Establish, implement, maintain and document emergency preparedness and response policies that provide for the safety of persons with disabilities.	Completed
January 1, 2012	Establish, implement and maintain a policy that allows companions to travel on specialized transit with persons with disabilities, if space is available.	Completed
January 1, 2013	<p>Accessibility Plans for Transportation Services (Conventional and Specialized) – shall identify the process for managing, evaluating and taking action on customer feedback.</p> <p>The municipality shall annually hold at least one public meeting</p>	Completed

	involving persons with disabilities to ensure that they have an opportunity to provide feedback and participate in the review process.	
January 1, 2013	<p>Developing, in consultation with the Municipal Accessibility Advisory Committee, the public, and persons with disabilities, a determination of the proportion of on-demand accessible taxicabs required and ensure that owners and operators are prohibited from charging a higher fare or additional fee for persons with disabilities and from charging a fee for the storage of mobility aids or devices.</p> <p>The progress made toward meeting the need for accessible taxicabs shall be addressed in the Accessibility Plan.</p>	North Bay Police Services
January 1, 2013	Establish, implement and maintain a policy whereby no specialized transportation services fare shall be more than the highest fare charged for conventional transportation services in the same jurisdiction.	Completed
January 1, 2013	Establish, implement and maintain a policy ensuring that specialized transportation services have, at a minimum, the same hours and days of services as the conventional transportation service.	Completed
January 1, 2013	Establish, implement and maintain a policy making specialized transportation services available to eligible visitors.	Completed

January 1, 2013	Establish, implement and maintain a policy for providing service delay information to affected passengers of specialized transportation services.	Completed
January 1, 2014	Establish, implement and maintain a policy for specialized transportation services' reservations.	Completed
January 1, 2014	Establish, implement and maintain a policy whereby no fares are to be charged to appropriately designated support persons.	Completed
January 1, 2014	Establish, implement and maintain a policy for eligibility applications for specialized transportation services.	Completed
January 1, 2014	Establish, implement and maintain a policy for the provision of specialized transportation services on emergency or compassionate grounds.	Completed
January 1, 2017	Electronic pre-boarding announcements of route, direction, destination or next major stop.	Pending
January 1, 2017	On-board announcements of all destination points or available route stops are to be: <ul style="list-style-type: none"> • announced through electronic means and • legibly and visually displayed through electronic means. 	Pending

NOV 21 2013

INTER OFFICE

MEMO

City of North Bay
Planning Services

To: Cathy Conrad, City Clerk

From: Peter Carello - Senior Planner, Current Operations

Subject: Resolution No. 5 - Planning Advisory Committee

Date: November 13, 2013

Quoted below is Resolution No. 5 passed at the regular meeting of the Planning Advisory Committee held on Wednesday November 13, 2013:

Resolution No. 5

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

1. That the proposed Official Plan Amendment by Miller & Urso Surveying Inc. on behalf of Robert Gorecki and Bradley Minogue, Feronia Road in the City of North Bay to change the designation of the property legally described as Parcel 1473 Widdifield & Ferris, South ½ of South ½ of Lot 4, Concession 1, PIN 49124-0051(LT), City of North Bay, District of Nipissing from "Rural" to "Estate Development", be APPROVED;
2. That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of Robert Gorecki and Bradley Minogue, Feronia Road in the City of North Bay to rezone the property legally described as Parcel 1473 Widdifield & Ferris, South ½ of South ½ of Lot 4, Concession 1, PIN 49124-0051(LT), City of North Bay, District of Nipissing from a "Rural (A)" zone to a "Rural Residential Estate Special (RRE Sp.)" zone, be APPROVED;
3. That the proposed Plan of Subdivision (4 Lots) by Miller & Urso Surveying Inc. on behalf of Robert Gorecki and Bradley Minogue for Parcel 1473 Widdifield & Ferris, South ½ of South ½ of Lot 4, Concession 1, PIN 49124-0051(LT), City of North Bay, District of Nipissing be given Draft Approval subject to the conditions in Appendix "A" to the Planning Report prepared by Peter Carello, dated November 8th, 2013, and as shown on the Draft Subdivision Plan prepared by Rick Miller, OLS, dated April 8th, 2013, attached hereto as Schedule "A";
4. That the Owner(s) enter into a Subdivision Agreement with the City of North Bay for four (4) lots, as shown on the Draft Subdivision Plan prepared by Rick Miller, OLS, dated April 8th, 2013, attached hereto as Schedule "A", prior to site development to address lot grading, stormwater management, buffer areas, sediment/erosion control, driveway culverts, general drainage considerations and any Hydro-Geological Analysis

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recommendations for these four (4) lots; and

5. That the subject properties be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate vegetative buffers, storm water, drainage, ingress, egress and fencing as required."

Please note that a length of notice period of 20 will be required for this application.



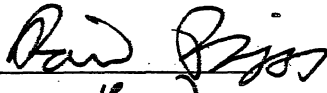
for Peter Carello
Senior Planner, Current Operations
Secretary-Treasurer, Planning Advisory Committee

North Bay Planning Advisory Committee

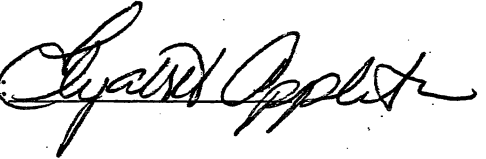
Resolution No. 5

Date: November 13, 2013

Moved By:


(Briggs)

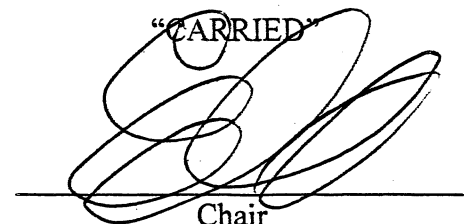
Seconded By:



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

1. That the proposed Official Plan Amendment by Miller & Urso Surveying Inc. on behalf of Robert Gorecki and Bradley Minogue, Feronia Road in the City of North Bay to change the designation of the property legally described as Parcel 1473 Widdifield & Ferris, South ½ of South ½ of Lot 4, Concession 1, PIN 49124-0051(LT), City of North Bay, District of Nipissing from "Rural" to "Estate Development", be APPROVED;
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5. That the subject properties be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate vegetative buffers, storm water, drainage, ingress, egress and fencing as required.

"CARRIED"


Chair

INTER OFFICE

City of North Bay
PLANNING SERVICES

MEMO

To: Chair and Members, Planning Advisory Committee

From: Peter Carello – Senior Planner, Current Operations

Subject: Proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision by Miller & Urso Surveying Inc. on behalf of Robert Gorecki and Bradley Minogue, Feronia Road in the City of North Bay

Date: November 8th, 2013

Recommendations

1. That the proposed Official Plan Amendment by Miller & Urso Surveying Inc. on behalf of Robert Gorecki and Bradley Minogue, Feronia Road in the City of North Bay to change the designation of the property legally described as Parcel 1473 Widdifield & Ferris, South ½ of South ½ of Lot 4, Concession 1, PIN 49124-0051(LT), City of North Bay, District of Nipissing from "Rural" to "Estate Development", BE APPROVED;
2. That the proposed Zoning By-law Amendment by Miller & Urso Surveying Inc. on behalf of Robert Gorecki and Bradley Minogue, Feronia Road in the City of North Bay to rezone the property legally described as Parcel 1473 Widdifield & Ferris, South ½ of South ½ of Lot 4, Concession 1, PIN 49124-0051(LT), City of North Bay, District of Nipissing from a "Rural (A)" zone to a "Rural Residential Estate Special (RRE Sp.)" zone, BE APPROVED;
3. That the proposed Plan of Subdivision (4 Lots) by Miller & Urso Surveying Inc. on behalf of Robert Gorecki and Bradley Minogue for Parcel 1473 Widdifield & Ferris, South ½ of South ½ of Lot 4, Concession 1, PIN 49124-0051(LT), City of North Bay, District of Nipissing be given Draft Approval subject to the conditions in Appendix "A" to the Planning Report prepared by Peter Carello, dated November 8th, 2013, and as shown on the Draft Subdivision Plan prepared by Rick Miller, OLS, dated April 8th, 2013, attached hereto as Schedule "A";
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5. That the subject properties be placed under Site Plan Control pursuant to Section 41 of the Planning Act, R.S.O., 1990 as amended in order to regulate vegetative buffers, storm water, drainage, ingress, egress and fencing as required.

Site Information

Legal Description:

Parcel 1473 Widdifield & Ferris, South ½ of South ½ of Lot 4, Concession 1, PIN 49124-0051(LT), City of North Bay, District of Nipissing.

Site Description:

The subject property is an existing lot of record on Feronia Road. It is located outside the Settlement Area in the City of North Bay, as shown on Schedules 1 and 2 of the City's Official Plan. It is designated "Rural" by the Official Plan and is zoned "Rural (A)" under the City's Zoning By-law No. 28-80.

The property has an existing lot area of 30.2 hectares and lot frontage of 310.3 metres on Doule Lake, as shown on attached Schedule B. The property is currently undeveloped.

Surrounding Land Uses:

Most of the surrounding properties are either developed with rural residential uses or remain vacant. There are some limited rural industrial/commercial developments on Highway 63, which is a short distance from the subject property.

Proposal

Miller & Urso Surveying Inc. on behalf of Robert Gorecki and Bradley Minogue has submitted Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications to allow for the creation of a four lot rural estate subdivision. The proposed lots range in size from 11.2 hectares to 5.1 hectares and all lots have 77 metres of frontage on Doule Lake.

The property is proposed to be rezoned Rural Residential Estate Special (RRE Sp.). The special component of the proposed amendment is to include Hobby Farm as a permitted use for each of the properties.

Planning Services, in consultation with commenting agencies and departments, have recommended several other special zone provisions based on the property's physical properties and to protect important natural and cultural heritage features. This is described in further detail throughout this report.

Provincial Policy Statement (PPS 2005)

This proposal has been reviewed in the context of the Provincial Policy Statement (PPS 2005). The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development.

Section 1.1.4 of the PPS 2005 discusses land use in Rural Areas in Municipalities. Section 1.1.4.1 states:

"In rural areas located in municipalities:

- a) permitted uses and activities shall relate to the management or use of resources, resource-based recreational activities, limited residential development and other rural land uses;*
- b) development shall be appropriate to the infrastructure which is planned, and avoid the need for unjustified and/or uneconomical expansion of this infrastructure;*
- c) new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae;*
- d) development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted;*
- e) locally-important agricultural and resource areas should be designated and protected by directing non-related development to areas where it will not constrain these uses;*
- f) opportunities should be retained to locate new or expanding land uses that require separation from other uses; and*
- g) recreational, tourism and other economic opportunities should be promoted.*

It is Planning Staff's Opinion the proposed four lot subdivision is consistent with the above noted section of the Provincial Policy Statement. The proposed subdivision features limited residential development on large lots that maintains the rural character of the area. The Municipality will not be required to extend services to the proposed development as the lands lie outside the identified urban service boundary. The subject property has not been identified for use for mineral or aggregate extraction or agriculture uses.

Section 2.6.2 of the PPS 2005 discusses cultural heritage. This section of the PPS states *"Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site.*

Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted".

The archaeological significance is undetermined at this juncture. North Bay-Mattawa Conservation Authority recommends completion of an archaeological study prior to the registration of the Subdivision Agreement. Planning Staff are recommending special provisions be added to the Subdivision Agreement that advises the owner about the potential of archeological significance on site. In addition, a clause requiring stopping work, notifying appropriate authorities and undertaking a study is included. Planning Staff do not recommend a full archeological assessment be completed prior to final approval. It is our opinion the registered clauses on title and the undisturbed natural shoreline is adequate for this property in this location.

The North Bay-Mattawa Conservation Authority have also indicated the eastern shore of Doule Lake (opposite side of the lake from the subject lands) has been identified by the Ministry of Natural Resources as an "Area of Natural and Scientific Interest" (ANSI). The PPS restricts development within an ANSI. No development is proposed within the ANSI, which is over 120 metres from the subject property.

The proposed lots are also large enough to accommodate hobby farms as a permitted use. Section 1.1.4.1 of the PPS states that *"new land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the minimum distance separation formulae"*. Though it is unlikely that each of the properties would have a hobby farm, the agent for the owners has provided a sketch to show how each property could accommodate a hobby farm while maintaining the "Minimum Distance Separation Formulae", as outlined by the PPS 2005.

In my professional opinion, the proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications are consistent with the policies contained in the Provincial Policy Statement (PPS 2005).

Growth Plan for Northern Ontario (GPNO 2011)

The Growth Plan for Northern Ontario (GPNO 2011) was introduced on March 3rd, 2011. All Planning Applications must consider this Plan as part of the evaluation process.

The GPNO 2011 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 primarily an economic development tool that encourages growth in Northern Ontario.

It is my professional opinion there are no matters relevant to the GPNO 2011 in this application.

Official Plan

The property is designated "Rural" by the City of North Bay's Official Plan and is located outside of the City of North Bay's Settlement Area. The Applicants are proposing to change the designation to "Estate Development". Section 3.4 of the Official Plan discusses residential lot creation in the Rural Area.

In particular, Section 3.4.10 c) states:

"In circumstances where new lot creation is contemplated, and the applicant does not meet the other lot creation policies of this Plan, limited development may be permitted by way of a Plan of Subdivision for Estate Development, provided that:

- i. the subject property is bounded on one or more sides by a road which is maintained by the Municipality or the Province on a year-round basis;*
- ii. such a development takes place only by Plan of Subdivision and by an Official Plan Amendment and Zoning By-law Amendment which shall designate such areas for "Estate Development";*
- iii. each development shall be limited to twelve (12) lots so as to maintain the rural character of an area and to ensure existing services are not overtaxed and no new services will be required;*
- iv. each of the lots to be created shall be not less than 1.2 hectares in size and generally have a minimum of sixty-one (61) metres in frontage;*
- v. the City will permit the creation of no more than one (1) estate subdivision in any one (1) year period. Where no rural estate subdivision applications are received, approved and registered in a one (1) year period, the prior years' allocation will not be carried forward;*
- vi. each lot be approved for sub-surface sewage disposal and on site water supply by the responsible agency [...]"*

The proposed four lot subdivision is able to meet the requirements set out by the Official Plan for residential lot creation in the rural area through Rural Estate Subdivisions. The four proposed lots will all have access to municipally maintained Feronia Road. The smallest proposed lot is 5.1 hectares and all lots have 77 metres of frontage on Doule Lake.

The proposed subdivision is the only estate subdivision application to be received by Planning Services in 2013.

Section 3.4.10 c) outlines the criteria for the creation of a Rural Residential Estate. It includes several studies that are to be submitted with the application. As part of fulfilling this requirement, the Applicants submitted a reasonable use study to ensure the proposed subdivision would not have detrimental environmental, economic or social effect. The study draws conclusions in each of these three areas of interest. Planning Staff are generally in agreement with these conclusions.

With respect to environmental considerations, the study concludes a 30 metre buffer from Doule Lake should be maintained. Of this buffer, the 15 metres nearest to the Lake should be completely undisturbed (apart from a 5 metre wide trail to the lake and the removal of dead or dangerous trees). The Conservation Authority has recommended the trail be limited to 4 metres in width. Planning Staff is in agreement a 30 metre buffer with the first 15 metres being undisturbed natural vegetation is appropriate. We also concur with the Conservation Authority and recommends the trail be limited to 4 metres in width.

Regarding the economic impact, the author notes there is no history of forestry, aggregate extraction or agriculture in the area. The author also stated the creation of the new lots would not increase the demand for services. The City presently maintains Feronia Road. There is no intention to extend municipal services in this area, and nor would the proposed subdivision create this demand. The study also mentions the proposed subdivision would result in additional property taxes being generated by the community, having a positive economic impact on the community. Planning Staff concurs with each of the observations and conclusions in this section of the study.

Finally, with respect to the social effect of the development, the author states this development will create new opportunities for rural residential development, complete with hobby farms and lakefront properties. The study states this is a positive development. Again, Planning Staff agrees with this conclusion.

The Official Plan also states a hydrogeological study, water and sewer capacity study, water supply assessment report and servicing options report should be submitted with the application for a Rural Residential Estate. Given the size and nature of the proposed subdivision, Planning Services and none of the commenting agencies and departments felt these studies were required.

The Official Plan identifies the requirement of a grading plan and/or stormwater management report as part of the application. This study will be required as a condition of draft approval. Staff are of the opinion the study should be completed before final approval but was not necessary prior to draft approval due to the size of the proposed lots. However, it was felt this report could be delayed until the time of the subdivision agreement.

It is my professional opinion this Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications maintain the general purpose and intent of the City of North Bay's Official Plan.

Zoning By-Law No. 28-80

The subject property is presently zoned "Rural (A)", which permits the following uses:

- agricultural and forestry uses;
- cemeteries;
- commercial agricultural uses;
- conservation areas;
- hobby farm;
- public and private recreational uses;
- existing single detached dwellings and new single detached dwellings on a lot created pursuant to Section 50 or 53 of the Planning Act, R.S.O. 1990, as amended;
- accessory uses to the above, and;
- accessory home based businesses in accordance with Section 3.35.

The Applicant is proposing to rezone the subject property to a "Rural Residential Estate Special (RRE Sp.)" zone which permits the following uses:

- single detached dwellings;
- local park and playground;
- hobby farm;
- accessory uses to the above, and;
- accessory home based businesses in accordance with Section 3.35.

The Zoning By-law requires a minimum lot area of 1.2 hectares and minimum frontage of 60 metres. The four proposed lot areas meet these regulations, with the smallest proposed lot being 5.1 hectares. Each of the lots have frontage of 77 metres on Doule Lake.

The Applicant has requested special zoning in order to include Hobby Farms as a permitted use for the properties. Planning Staff have no objections to the inclusion of "Hobby Farm" as a permitted use. The owner(s) will be required to implement the 'minimum distance separation formulae' (as previously identified by the Provincial Policy Statement) in order for a hobby farm to be constructed. The 'minimum distance separation formulae' was developed in order to reduce incompatibility between farm and residential uses.

Based on comments by the North Bay-Mattawa Conservation Authority (discussed in further detail in the "Correspondence" section of this Report), it is recommended the following regulations be established through the special zone for this proposal:

- that one access path no greater than 4 metres in width be permitted to Doule Lake;
- only one accessory structure no greater than 10 square metres in area be permitted within the first 30 metres nearest to Doule Lake;

- no portion of the sewage disposal system be placed within 45 metres of the shoreline of Doule Lake; and
- that a 30 metre vegetative buffer be maintained along the shoreline of Doule Lake. The first 15 metres nearest to Doule Lake should be undisturbed vegetation; apart the removal of dead or dangerous trees and the aforementioned access path and accessory structure.

The subject property is able to meet all other regulations of the Zoning By-law.

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 agencies that may have an interest in the application. In terms of correspondence received from these departments and agencies, Planning Services received the following comments:

- Municipal Heritage Committee: *"No objections"*
- Engineering and Public Works: *"No concerns"*
- North Bay Hydro: *Advises that the last pole is on the other side of the road from the proposed development and that a line extension will be required.*
- North Bay Mattawa Conservation Authority provided a series of requirements and recommendations, summarized as follows:
 - *A site inspection was undertaken on the property on October 2, 2013. It was noted that the property consisted of rolling topography and associated lowlands. The shoreline of Doule Lake was very steep at times...Prior to undertaking any site alteration activities and/or any construction or renovation work within the regulated area of Doule Lake, the property owner(s) is required to obtain a Development, Interference with Wetlands & Alterations to Shorelines & Watercourses (DIA) Permit from this office.*
 - *It appeared that the culvert drained a wet area on the west side of Feronia Road and discharged onto Lot #4. The watercourse made its way across Lot #4 and eventually to the lake. It is anticipated that a culvert will be required for the driveway for Lot #4 and thus a DIA permit will be required for this work.*
 - *Access to the property was obtained via an existing roadway/driveway. It was difficult to determine whether this road was contained on one lot or crossed more than one. This roadway was substantial. It is recommended that any opportunities for shared access be explored to reduce the impacts to the properties.*
 - *With respect to the Provincial Policy Statement 2005 and Natural Heritage features, a heronry has been identified by the Ministry of Natural Resources as being in proximity to the property.*

A rough measurement from our GIS mapping indicates that the property is beyond the 120 metre adjacent lands. It is recommended that the owner(s) prepare an information package for the benefit of potential buyers regarding the potential presence of a species at risk.

- *With respect to the special provision to allow hobby farms on these lots, it is recommended that as new livestock facilities are being proposed that the minimum distance (MDS) formulae be applied prior to a building permit being issued.*
- *It is recommended that the property be placed under Site Plan Control. Due to the erosive nature and steepness at the shoreline it is recommended that the following be included in the Site Plan Control agreement:*
 - *That the natural vegetation within at least 30 metres of the shoreline of Doule Lake be maintained; and*
 - *That access corridors to the lake be no greater than 4 metres in width.*
- *Doule Lake property has Archaeological potential, due to its proximity to Doule Lake, as well as the topography. It is recommended that an archaeological assessment be undertaken.*
- *Based on the topography of the property, it is recommended that the septic system be setback a minimum of 45 metres from Doule Lake.*

Planning Staff has reviewed the comments from the Conservation Authority and concur with their recommendations. The conditions of approval (Appendix A to this Report) are reflective of the Conservation Authority's comments.

At the Public Meeting before the Planning Advisory Committee held on August 28th, 2013, a presentation was made by a member of the public who expressed concern that the proposed development would affect water flow in the area and would result in water pooling on their property.

Conservation Authority Staff have reviewed this application and its impact on water flow on this neighbour's property. Any work in this vicinity would require a DIA permit. The Conservation Authority would ensure water flow is maintained at its current rate.

No further correspondence was received with regard to this proposal.

Summary

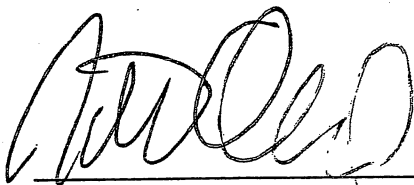
Miller & Urso Surveying Inc. on behalf of Robert Gorecki and Bradley Minogue has submitted Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision Applications to allow for the creation of a four lot rural estate subdivision. The proposed lots will have lot areas of 11.2 hectares, 6 hectares, 5.1 hectares and 7.8 hectares all with 77 metres of frontage on Doule Lake. The lots are able to meet all requirements of the Official Plan and Zoning By-law for development as a rural residential subdivision.

The Applicant has requested special zoning for the properties in order to include Hobby Farms as a permitted use for the proposed properties. The proposed properties are large enough they would be able to accommodate the distances required by the 'minimum distance separation formulae' set out by the Province to ensure adequate spacing between livestock and other uses.

In addition to the request by the applicants, Staff is recommending specific regulations for this development, as outlined in this report for the vegetative buffer and septic system requirements. Other concerns identified by commenting agencies and departments are addressed by the conditions to final approval (attached as Appendix A to this Report).

It is my professional opinion the proposed Zoning By-law Amendment is in conformity with the Official Plan and the end use is consistent with Provincial Policy, as set out by the Growth Plan for Northern Ontario (GPNO 2011) and the Provincial Policy Statement (PPS 2005).

Respectfully submitted,



Peter Carello
Senior Planner, Current Operations

PC/dlb

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attach.(s)

I concur with the recommendations contained in this report.



Beverley Hillier, MCIP, RPP
Manager, Planning Services

APPENDIX "A"

The City of North Bay's Conditions to Final Approval for registration of the Subdivision File No. 48T-13102, 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 four (4) lots as shown on the Draft Subdivision Plan prepared by Rick Miller, OLS, dated April 8, 2013, attached hereto as Schedule "A". |
| 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 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, lot grading, access and drainage. |
| 5) | That such easements as may be required for utility, water, sanitary and drainage purposes shall be granted to the appropriate authority. |
| 6) | That the Subdivision Agreement between the Owner and the Municipality contain wording acceptable to the City Engineer to ensure that: <ul style="list-style-type: none">a) the Owner agrees that a Lot Grading Plan will be undertaken by a professional engineer with respect to the subdivision describing best management practices and appropriate measures to maintain quality and quantity of stormwater, both during and after construction; andb) Any recommendations forthcoming from the Lot Grading Plan will be incorporated into the final subdivision site design and implemented to the ongoing satisfaction of, and at no expense to, the Municipality. |
| 7) | That the Subdivision Agreement between the Owner and the Municipality contain wording acceptable to the City of North Bay to ensure that: |

-
- a) A detailed erosion and sediment control plan will be developed and implemented during all phases of construction and measures should remain in place until all areas of disturbed soils and vegetation have been stabilized or re-vegetated.
 - b) Natural drainage patterns should be maintained during and following construction to ensure no negative impacts to the receiving water bodies.
- 8) That the Subdivision Agreement between the Owner and the Municipality contain wording acceptable to the City Engineer to ensure that:
- a) the existing roadways on Feronia Road be defined and shown on the engineering plan in order to determine the location of such.
 - b) all driveways, accesses, roadway culverts and drainage courses be identified and shown on the engineering plan in order to determine if easements are required through or along the subject lands to accommodate surface drainage.
 - c) street lights be installed on the existing hydro poles and shown on the engineering drawing as provided for in the subdivision agreement.
 - d) the provision of driveway culverts to be identified and sized appropriately to accommodate stormwater flows.
 - e) the required buffer areas, sediment/erosion control, soakaway pits, grassed swales and general drainage considerations are incorporated into the final engineering and subdivision agreement.
- 9) That the Owner agrees to convey a up to a 5% parkland dedication or cash-in-lieu of the value of the lands prior to draft approval to the Municipality for park or other public recreational purposes.
- 10) That the Owner agrees to provide locations for centralized mail delivery acceptable to Canada Post Corporation or other alternative systems as may be normally required by Canada Post.
- 11) That the 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.
- 12) That development charges be imposed in accordance with the current applicable Municipal Development Charges By-law.

- 13) 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.
- 14) That before City Council's Final Approval is given; the Council shall be advised in writing by the City Engineer as to how Condition 6, 7 and 8 have been satisfied.
- 15) That before City Council's Final Approval is given; the Council shall be advised in writing by the Director of Parks, Recreation and Leisure Services how Condition No. 9 has been satisfied.
- 16) That before City Council's Final Approval is given; the Council shall be advised in writing by Canada Post Corporation how Condition No. 10 has been satisfied.
- 17) That the Owner must undertake to inform, in writing, all prospective purchasers or tenants of the residential units that the property in question is in an area where endangered species may be present. The Owner must furthermore inform the prospective purchasers or tenants of applicable law regarding species at risk as well as provide information material regarding the species. A sample of this material is to be attached as an appendix to the subdivision agreement.
- 18) That the Owner, future purchasers or tenants of the subject lands adhere to the Minimum Distance Formulae (MDS) in the construction of any hobby farm facilities or acquisition of livestock.
- 19) That a clause is included in the Subdivision Agreement and Site Plan Control Agreement registered on that outlines the potential archeological opportunities on the subject property. Both agreements shall contain wording that requires all work on the property to stop should the site contain an unmarked burial site or new archeological feature. As outlined in the City's Official Plan (Section 4.3.9) the appropriate provincial ministry and First Nation(s) will be contacted.

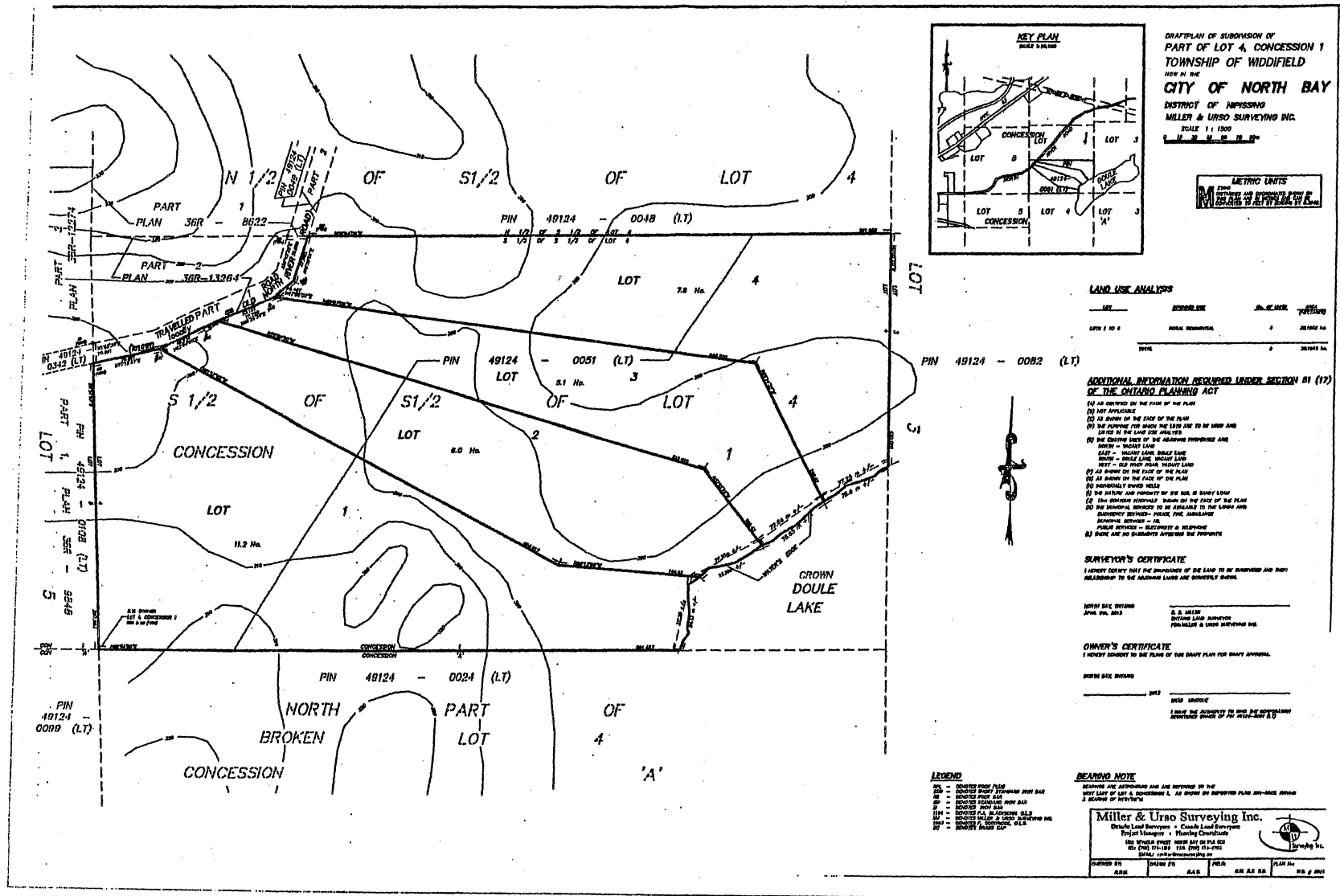
NOTES:

1. 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.

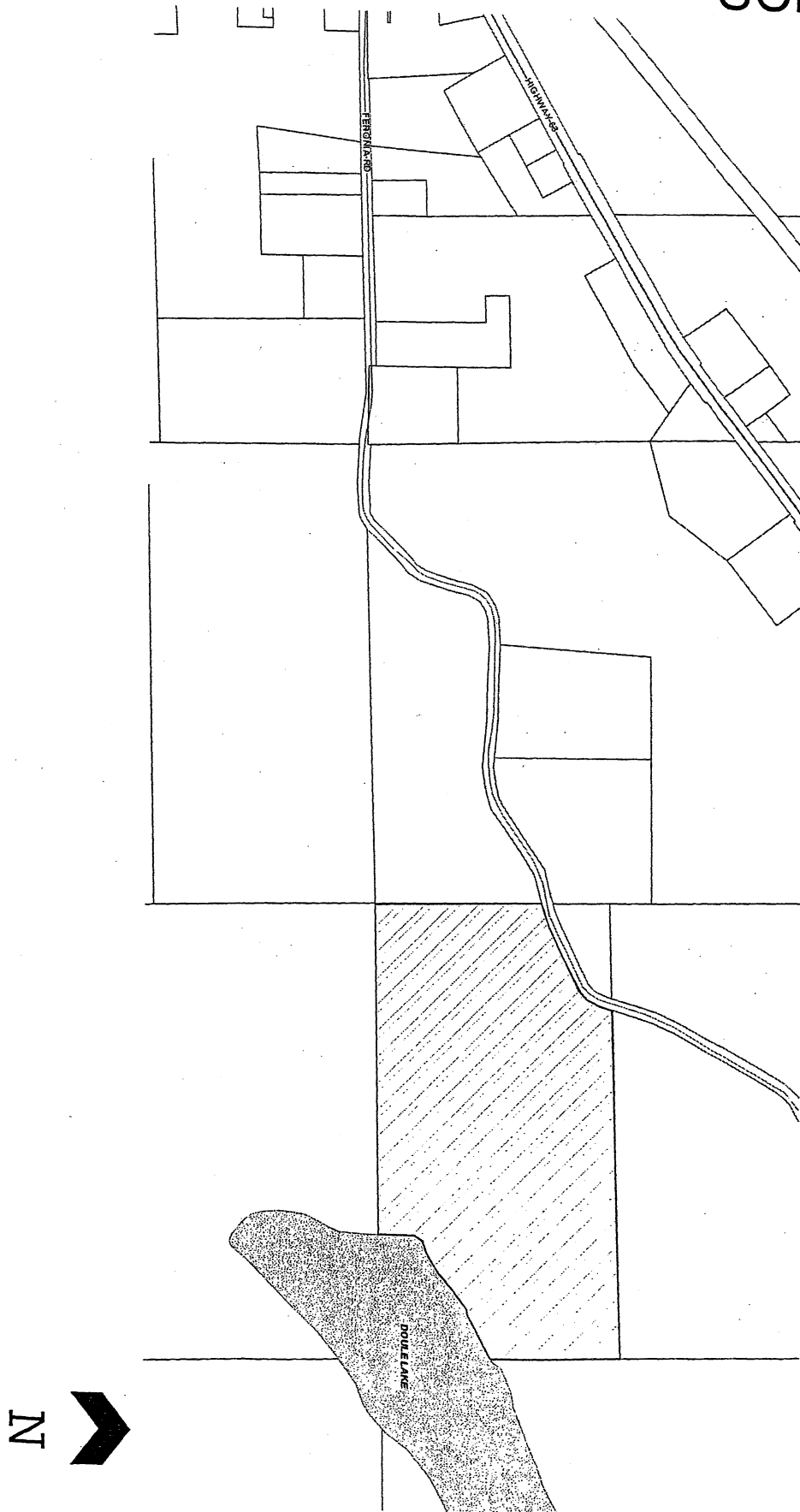
If the Developer elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services).

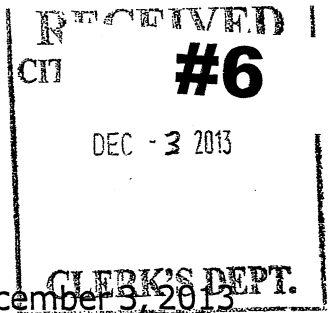
2. The Owner/Developer is hereby advised that prior to commencing any work within the Plan, the Owner/Developer must confirm with North Bay Hydro Distribution Ltd that appropriate electrical services infrastructure is currently available along the proposed development to provide delivery of electrical 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.
3. Private water supply and sewage disposal facilities must be approved by the Ministry of the Environment, or its agent in certain areas, in accordance with Ontario Regulations 229/74 as amended, made under the Environmental Protection Act, 1971, as amended.
4. 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.
5. The property is in an area that is regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulation 177/06 (under Regulation 97/04). This regulation is pursuant to Section 28 of the Conservation Authorities Act of Ontario. It may be a requirement that the property owner(s) obtain a *Development, Interference with Wetlands & Alteration to Shorelines & Watercourses Permit* 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 shorelines and watercourses.
6. We recommend you make yourself aware of applicable Federal and Provincial laws regarding construction in proximity to waterbodies, including any permits required from the Department of Fisheries and Oceans, and Ministry of Natural Resources requirements surrounding Species At Risk and their habitat.

SCHEDULE A



SCHEDULE B



**CITY OF NORTH BAY****REPORT TO COUNCIL**

Report No: EESW 2013-065

Date: December 3, 2013

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

Subject: Amendment to Traffic & Parking By-Law No. 2002-001 (Schedule 6
- Stop Signs)

RECOMMENDATION

That Traffic & Parking By-Law No. 2002-001, Schedule 6 - Stop Signs, be amended as follows:

- | | | |
|----|--------------------------------------|--------------------------|
| a) | Copeland Street and Bell Street | On Bell Street only; |
| b) | Copeland Street and Nipissing Street | On Copeland Street only; |
| c) | Main Street and Nipissing Street | On all four approaches; |
| d) | Cedar Heights Road and College Drive | On all four approaches; |
| e) | Chippewa Street and Ferguson Street | On all three approaches; |
| f) | Gordon Street and Connaught Avenue | On all four approaches. |
-

BACKGROUND

Through By-Law No. 2012-220 passed on October 29, 2012, the City instituted the use of four-way stops as a means of traffic calming. Also at that time the City Engineer was to study its affects and report back to City Council. The six (6) stops have worked fairly well though a couple of modifications are recommended:

- a) The three-way stop on Copeland Street at Bell Street be reverted back to a stop sign on Bell Street only;
- b) The four-way stop at Copeland Street and Nipissing Street be changed to only stops on Copeland Street.

Coupled with a new four-way stop at Nipissing Street and Main Street, this should allow traffic from Jane Street to get to Main Street easier and for traffic on Main Street after the two curves, be required to stop, to slow down traffic as well as to ease the pedestrian conflict area we are experiencing at the Boart Longyear facility.

We have also discussed other problem areas within the City with the By-Law Enforcement Officer Ron Melnyk, and together we would suggest the following stop sign amendments:

- a) Ferguson Street and Chippewa Street become a three-way stop. This would allow traffic to turn onto Chippewa Street which is currently a problem;
- b) A four-way stop at Cedar Heights Road and College Drive is also recommended due to safety considerations; and
- c) A four-way stop at Gordon Street and Connaught Avenue is recommended due to schools in the area.

OPTIONS ANALYSIS

Option # 1: Approve recommended changes to the locations of all-way stops as suggested in this report.

Option # 2: Leave the intersections the way they currently are. This option is not recommended.

RECOMMENDED OPTION

That Traffic & Parking By-Law No. 2002-001, Schedule 6 - Stop Signs, be amended as follows:

- | | | |
|----|--------------------------------------|--------------------------|
| a) | Copeland Street and Bell Street | On Bell Street only; |
| b) | Copeland Street and Nipissing Street | On Copeland Street only; |
| c) | Main Street and Nipissing Street | On all four approaches; |
| d) | Cedar Heights Road and College Drive | On all four approaches; |
| e) | Chippewa Street and Ferguson Street | On all three approaches; |
| f) | Gordon Street and Connaught Avenue | On all four approaches. |

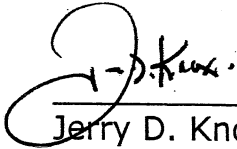
Respectfully submitted,



Alan Korell, P.Eng., MCIP

Managing Director, Engineering, Environmental Services & Works

I concur in this report and recommendation.



Jerry D. Knox
Chief Administrative Officer

Personnel designated for continuance: Cathy Conrad, City Clerk

Attachment: By-Law No. 2012-220

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THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2012-220

**A BY-LAW TO AMEND TRAFFIC & PARKING BY-LAW NO. 2002-001
(SCHEDULE 6 – STOP SIGNS)**

WHEREAS the *Municipal Act, 2001*, (S.O. 2001, c.25) authorizes the Council to pass By-Laws regulating or prohibiting certain traffic on highways and regulating or prohibiting parking on highways;

AND WHEREAS the *Highway Traffic Act*, R.S.O. 1990, Chapter H-8, as amended, authorizes the Council to pass By-laws regulating traffic on highways;

AND WHEREAS the Council passed Resolution No. 2012-586(d) at its meeting held Monday, October 15, 2012, authorizing that the Traffic & Parking By-law No. 2002-001 be amended with respect to four way stops.

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

1. That Schedule 6 (Stop Signs) to Traffic & Parking By-Law No. 2002-001 is hereby amended to add the following:

"22. Murray Street and Copeland Street	On all four approaches
23. McIntyre Street and Harvey Street	On all four approaches
24. McIntyre Street and Durrill Street	On all four approaches
25. McIntyre Street and Bell Street	On all four approaches
26. Copeland Street and Durrill Street	On all four approaches
27. Copeland Street and Bell Street	On all three approaches"

2. That this by-law comes into effect upon being passed.

READ A FIRST TIME IN OPEN COUNCIL THIS 29TH DAY OF OCTOBER, 2012.

READ A SECOND TIME IN OPEN COUNCIL THIS 29TH DAY OF OCTOBER, 2012.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 29TH DAY OF OCTOBER, 2012.



MAYOR ALLAN McDONALD



CITY CLERK CATHERINE CONRAD

North Bay, ON

December 9, 2013

Subject: Resignation of Councillor Vrebosch dated December 3, 2013 from various Boards & Commissions

File No. C01/2013/APPTS/GENERAL

Res. 2013 - _____

Moved by Councillor: _____

Seconded by Councillor: _____

That the resignation of Councillor Tanya Vrebosch from the following ABC's:

1. Waste Resources Liaison Committee;
2. North Bay-Mattawa Conservation Authority; and the
3. District of Nipissing Social Services Administration Board

be received and Councillor Vrebosch be thanked for her involvement on these Boards.

Carried

☐

Carried as amended

☐

Lost

☐

Conflict _____ Endorsement of Chair _____

Record of Vote (*Upon Request of Councillor* _____)

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

Signature of Clerk _____

CITY OF NORTH BAY
REPORT TO COUNCIL

2013

Report No: CORP 2013-129

December 2, 2013

Originator: Paul Valenti

Subject: RFP 2013-56 General Office Supplies

RECOMMENDATION:

That City Council approves the award of a contract to Office Central Inc. for the purchase of general office supplies and furniture, as required, for a five (5) year term.

BACKGROUND:

The City currently utilizes Office Max Grand and Toy to purchase stationery supplies, small equipment and office furniture. Although items are purchased on a discounted basis, no formal contract has been in place for several years. In accordance with the City's Purchasing By-law and the requirement to seek competitive pricing and best value, a Request for Proposal (RFP) for general office supplies was issued.

The RFP was publicly advertised. It closed on September 6, 2013, with six proposals being received. The proposals were evaluated by a selection committee consisting of the Manager of Purchasing and the Purchasing Assistant. In addition to price, the evaluation considered qualifications and experience, the online ordering system, storefront availability, delivery and logistics, administrative processes, and other value added services. Pricing was evaluated based on a list of commonly purchased contract items as well as other less commonly purchased off-contract items.

The results are as follows:

Proponent	Rank	Total Score
Office Central Inc.	1	86.1
Lyreco (Canada) Inc.	2	81.1
Office Max Grand & Toy	3	75.2
Staples Advantage Canada	4	73.1
Supreme Office Products Limited		*
Nanuq Resources Inc.		*

* Proponents marked with an asterisk provided proposals that did not meet the minimum mandatory requirements.

The Office Central proposal scored the highest when considering all evaluation criteria, as specified in the RFP, and provides the best overall value for the City.

ANALYSIS / OPTIONS:

1. Award a contract for office supplies to Office Central Inc.
2. Do not award a contract. This option is not recommended. The current arrangement for purchasing office supplies does not provide best value for the City.

RECOMMENDED OPTION / FINANCIAL IMPACTS:

Option 1 is recommended as follows:

That City Council approves the award of a contract to Office Central Inc. for the purchase of general office supplies and furniture, as required, for a five (5) year term.

Funding for items purchased under this contract are managed within the City's respective departmental operating and capital budgets. The agreement is based on items requested with no obligation or minimum quantity requirements. Historically, annual purchases have amounted to approximately \$92,000. The City will realize substantial savings under this new contract. In specific, paper which accounts for the largest portion of our stationery purchases, will see a reduction of 35% off current pricing.

Respectfully submitted,

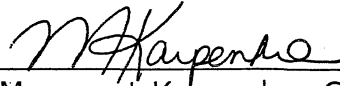


Paul Valenti
Manager of Purchasing

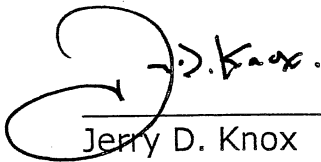
We concur in this report and recommendation.



Laura Boissonneault, CGA
Supervisor of Budgets & Financial
Reporting



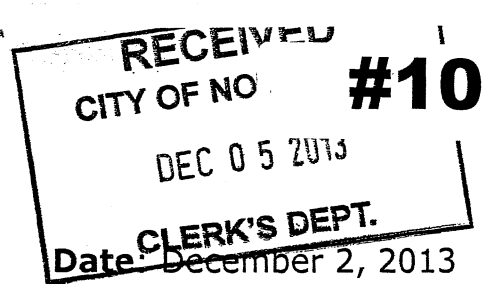
Margaret Karpenko, CMA
Chief Financial Officer/Treasurer



Jerry D. Knox
Chief Administrative Officer

Attachments: Proposals

City of North Bay
"Information"
Report to Council



Report No: CSBU 2013 - 106

Originators: Beverley Hillier, Manager, Planning Services
Ian Kilgour, Director, Parks, Recreation & Leisure Services
Erin Richmond, Manager, Economic Development

Subject: Waterfront Tourist Commercial Attraction Feasibility Study Update

Recommendation

That Report to Council 2013 - 106 be received for information purposes. A Supplemental Report will be presented to Council after the December 17, 2013 Open House with recommendations.

Background

In 2011, a wharf inspection for Kings Landing was completed by Engineered Management Systems Inc. (EMS). This report identified a number of existing and projected deficiencies with the wharf. It recommended capital investment of an estimated \$2,500,000 over a ten year period to remediate Kings Landing. To date, all immediate requirements have been addressed at the wharf but significant investment to rehabilitate it remains.

As a result of this EMS report, the City of North Bay retained a consulting team in the spring of 2013 lead by Mitchell Architects to review the Kings Landing Wharf and commercialization opportunities at the waterfront. The study was directed to provide options based on the repair, replacement, or relocation of the wharf.

Analysis / Options

The consulting team has substantially completed their analysis of the first phase of the project, which was to provide recommendations regarding the Kings Landing Wharf and existing marine infrastructure. The next step of this phase is to hold an Open House to share the concepts developed and gather input and information from the public, which will occur on December 17, 2013 at 4:30 to 7 p.m. in the City Hall lobby.

The executive summary of the study is attached for Council's consideration.

The executive summary sets out the status of the various aspects of the waterfront including the Kings Landing Wharf, marina, existing agreements and businesses operating at the waterfront. The consulting team held interviews with 23 different stakeholders including existing business operators, Heritage North Bay and the downtown to get their input on the current functioning of the waterfront and to explore potential future opportunities.

Option 1:

Receive this report for information purposes. Additional Reports to Council will be brought forward as the project progresses.

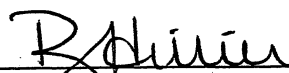
Option 2:

Do not receive this report for information purposes.

Recommended Option / Financial Implications

Option 1 is the recommended option. The study project is on budget. It is funded 50% through Community Services Capital Projects 6018MR and 6067MR for Kings Landing and Marina Rehabilitation, and 50% by FedNor. Additional analysis will be required regarding future capital investments at the wharf and waterfront depending on the outcome of the project.

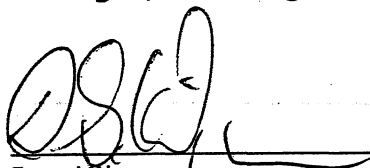
Respectfully submitted,



Beverley Hillier, MCIP, RPP
Manager, Planning Services



Erin Richmond
Manager, Economic Development

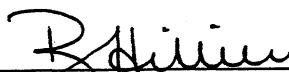


Ian Kilgour
Director, Parks, Recreation & Leisure
Services

BH/ER/IK/dlb

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We concur with the recommendation contained in this report.



Peter Chirico
Managing Director, Community Services



Jerry D. Knox
Chief Administrative Officer

attach.(s) - Interim Report, Executive Summary, Waterfront Commercial Attraction
Feasibility Study
- RFP 2012-91, North Bay Waterfront Tourist Commercial Attraction
Feasibility Study
- RTC 2012-12, 2011 Wharf Inspection, Kings Landing Report

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INTERIM REPORT EXECUTIVE SUMMARY



Waterfront Tourist Commercial
Attraction Feasibility Study
INTERIM REPORT

2013.10.21

Mitchell Architects Inc.

DTAH

PKF Consulting Inc.

Genivar

Exp. Services Inc.

FRI Ecological Services

City of North Bay

Waterfront Tourist Commercial Attraction Feasibility Study

INTERIM REPORT – October 2013

EXECUTIVE SUMMARY

The Current Situation

King's Landing Wharf located on the waterfront, was originally built in 1947. The federally owned Government Dock was transferred to the City of North Bay in 1997, which allowed the City to maintain and develop this asset. The transfer of ownership also came with the liability and responsibility to manage and maintain this asset. Today, King's Landing Wharf is in need of significant capital re-investment to either repair or reconstruct it.

Study Purpose

The purpose of the study is to identify specific tourist commercial opportunities that will stimulate economic activity at the waterfront resulting in job creation. The identified new or expanded commercial developments should be compatible and complementary with existing commercial operations at the waterfront and in the Downtown area.

Challenges/Opportunities

1. How can we minimize public investment while sustaining and enhancing the waterfront resource?
2. How can public investments on the waterfront be used to leverage complementary private sector investments?
3. Might there be alternative designs which create new commercial opportunities to further enhance the waterfront, attract tourism and generate economic benefit to the City?
4. Are there ways to improve the waterfront's functionality, reduce maintenance costs caused by silting, etc.?

These questions are prudent and timely to ensure that the City invests wisely and creates a lasting and positive impact on the City's already beautiful waterfront.

Study Scope

In April 2013, the study team led by Mitchell Architects Inc., in association with DTAH Architects, PKF Consulting, Genivar, exp Services, and FRI Ecological Services was retained by the City of North Bay. To date, the Phase I research program has included:

- A current situational analysis of the City's King's Landing Wharf and Marina physical state and historic operations;
- An analysis of North Bay's resident and visitor markets making use of the waterfront;
- Extensive community and stakeholder interviews;
- Identification of the strengths, weaknesses and opportunities for growth and development of the waterfront;



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DTAH
Genivar
exp Services Inc.
FRI Ecological



- Research on best practices and lessons learned at comparable waterfront developments in other Ontario jurisdictions;
- Development of three concept alternatives (repair, replace, relocate) for North Bay's waterfront, with consideration given to marina infrastructure requirements, capital cost estimates, site service and ecological considerations for each alternative as well as potential private / public development opportunities and potential design considerations and linkages to the downtown.

King's Landing Existing Wharf Conditions

King's Landing Wharf has an overall length of approximately 380 metres and is comprised of the following 5 principal sections:

- Approach Causeway – 177 metres
- Main Wharf – 70 metres
- Inner Pier – provides moorage for Chief Commanda II – 60 metres south of the main wharf
- Outer Pier – 82 metres
- Rubble Mound Breakwater – 43 metres

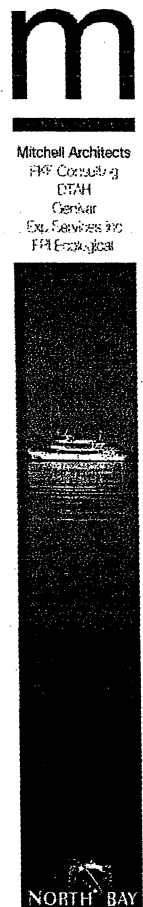
A site reconnaissance was carried out by the Brian Riggs and John Langan of Riggs Engineering Ltd on May 30, 2013. On the basis of this site inspection and review of previous engineering reports (1989, 2003, 2007, 2011), the wharf facilities at the King's Landing Municipal Wharf are considered to be in poor condition. Except for the rubble mound breakwater protection at the outer end of the wharf and the steel sheet piling walls on the north and south side of the main wharf, the wharf facilities have effectively reached the end of their useful serviceable life.

Rehabilitation of the approach, inner pier and outer pier structures, will require complete reconstruction in order to restore a 50 year service. In comparison, the work required to integrate the existing breakwater section at the end of the wharf and the existing steel sheet pile section of the main wharf with the reconstructed sections will be relatively minor.

King's Landing Wharf & Marina Current Operating Situation

The City of North Bay owns and operates the 270-slip King's Landing Wharf Marina and boat launch. In addition there are four private operators at the waterfront: Chief Commanda II, The Boat Dockside Bar & Grill, Fun Rentals and Curbside Fries.

1. The Georgian Bay Cruise Company, which owns and operates the Chief Commanda II, pays an annual lease to the City of North Bay for rental fees for the dock and shed located at King's Landing, including dock electrical utilities, water, sewer, garbage and 5 passenger car parking spaces as well as dry docking at Callander Bay. The 10-year lease expires in August 2014.
2. The Boat Dockside Bar & Grill is a seasonal restaurant operating out of the Chief Commanda I, which is permanently docked at the North Bay Marina. The CCI is owned by Ontario Northland Transportation Commission (ONTC) and leased by a local restaurant operator, with ONTC paying a nominal land lease to the City of North Bay. The current restaurant operator has a 70 year lease with ONTC, which expires in 2063, while the City of North Bay's land lease with ONTC expired June 1, 2013.



3. Fun Rentals is a designated vendor with the City of North Bay, which provides bicycle, kayak, paddle boards and inflatable tubes for rent to waterfront visitors. The operator pays a lease to the City of North Bay for approximately 250 sq.ft. of storage space within the Marina Building and a vendor fee. The current lease is for a 3-year period, with 1st right of refusal to renew each year.
4. Curbside Fries has a 3 year lease with the City of North Bay for the operation of a "chip truck" at North Bay's waterfront. The operator has just completed Year 3 of its current 3-year lease.

All operating costs related to King's Landing Wharf Marina must be self-generated through revenues, derived from slip rentals, fuel and retail sales, launch ramp fees, leases, and marina services. Over the past five years, net operating income levels for the Marina have decreased by approximately 70%, from contributions of \$62,000 in 2008 to an estimated budget of \$7,500 in 2013, resulting in \$180,000 in cumulative income for the City of North Bay from 2008 to 2012.

During the same 5 year period, the City of North Bay has invested an estimated \$1.1 million in capital improvements to King's Landing Wharf Marina, with approximately 60% of the capital budget spent on the marina (\$665,000) and 40% spent on waterfront rehabilitation projects (\$440,000).

Competitive Marina Environment

The competitive North Bay marina market is comprised of 6 marinas, offering 550 to 575 slips, with King's Landing Wharf Marina representing 1-in-every-2 slips in the market. North Bay's marina charges the highest rates in the competitive market at \$2 per foot for a daily rate, with seasonal rates comparable to rates being charged at Hunters Bay Marina in Callander, and approximately 50% higher than the other marinas in the market.

Of King's Landing Wharf Marina's total inventory of 270 slips, approximately 175 of the slips are currently devoted to seasonal boaters, representing 65% of the current slip inventory. Given that there is minimal transient boater demand, approximately 30% of the marina's slip inventory is currently not being utilized. While there may be an opportunity to provide larger slips with full services, current utilization levels do not warrant an expansion in terms of the number of slips offered.

Stakeholder Consultation and SWOT Analysis

Twenty-three stakeholder interviews were conducted during April and May 2013, focusing on what individuals and organizations want to see at North Bay's waterfront; any fears and concerns; opportunities for future development, public and private components; markets that should be attracted and what has been seen elsewhere that could be considered for North Bay's waterfront.

Key themes and observations resulting from the stakeholder consultation process include:

- North Bay's waterfront provides a social gathering area for passive recreation and events largely catering to local residents during the May to October period only;
- The waterfront is underutilized and not a primary tourist destination with multiple activities;
- The length and width of marina slips are too small for newer, larger boats and there is a need for more full-service slips with hydro, water and pump out services;



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Engineering
Environmental



- There is a lack of protected covered and serviced space - amphitheatre, picnic shelters, viewing and restaurant areas;
- More variety and quality of foodservice offerings and retail / activities are required;
- The current location of the Chief Commanda II is very disconnected to vehicular and pedestrian traffic;
- The Chief Commanda I is in a bad state of repair, with a number of stakeholders questioning the long term implications of retaining the CC I on the site;
- Access to the waterfront is limited, with linkages between the downtown and waterfront lacking.

Best Practices: Barrie, Brockville and Thunder Bay Waterfronts

Waterfront planning in the last 20 to 30 years has focused on the local area, attempting to draw out the unique characteristics and assets of a given waterfront. Making great waterfronts that improve urban quality and reinforce sustainability in changing city contexts is a challenge for communities everywhere. Successful initiatives that open up waterfronts for everyone to access and experience can be seen in many cities across the world. North Bay is no exception, as it works to reinforce its character where the downtown meets Lake Nipissing. The following lessons learned from the communities of Barrie, Brockville and Thunder Bay warrant consideration for future waterfront development in North Bay:

1. Create a "campus" of attractions - multiple tourist commercial attractions will be important, since North Bay is not a tourist destination unto itself;
2. Focus on unique draws of the area – i.e. the waterfront and history of the area;
3. Instigate involvement from the private sector to ensure financial sustainability – particularly through private-public partnerships;
4. Ensure connectivity to the downtown, and finding ways to overcoming barriers (such as highways and railways) between the city and the water's edge;
5. Integrate public input and stakeholder considerations, to ensure buy-in from the community for any future development;
6. Create a signage and wayfinding strategy to incorporate defining features of the City;
7. Ensure access to the water is fully available, and that vistas of the waterfront can be seen from downtown; and
8. Encourage development of a dedicated waterfront committee with industry and government leaders involved to implement results of this study and maintain a unified vision for the waterfront.

North Bay Waterfront Development Principles

The following principles will guide the Study Team's collective consideration of waterfront development in North Bay:

Existing success. Build upon the strengths which already make the waterfront the most appealing place for local residents to bring visitors to North Bay.

People Place. The North Bay waterfront is for people to interact with others in a natural setting. Initiatives which increase the overall number of people enjoying the waterfront are considered positive.

Diversity. Provide a broad range of activities and opportunities which welcome locals and visitors of all ages and economic means.



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Central
Box 1000
P.O. Box 1000



Community Connection. Reinforce the connections (physical and visual) between the waterfront, the waterfront park, downtown and the City in general by extending pedestrian, cyclist and vehicular connections to the water's edge. The city should reach toward the water just as the waterfront park brings the waterfront parkland into the city.

Public Open Space. Acknowledge the primacy of the public realm on the waterfront with pedestrian-scaled public open spaces and celebrate key locations.

Expanded Economic Opportunity. More activities and more people concentrated in a special place create economic opportunity which in turn can provide serves and amenities to further enhance the attraction. Commercial interests should complement and enhance the public realm, not displace it.

Sustainability. Demonstrate leading edge and comprehensive approaches to economic, social/cultural and environmental sustainability. Seek opportunities to educate and expand knowledge and public awareness of lake ecology.

Balance. Commercial interests should complement and enhance the public realm, not detract. Active functions should be balanced with and not detract from more passive functions. Green space should be balanced with more urban landscape treatments.

Preliminary Development Concepts for King's Landing Wharf & Marina

The objective is to create a consolidated centre of waterfront activities and amenities – a "waterfront village" – an appealing collection of activities which will generate increased tourist and local traffic. We believe that the area in the vicinity of the existing Chief Commandant and the Marina Operations Building is the most advantageous nucleus for this development.

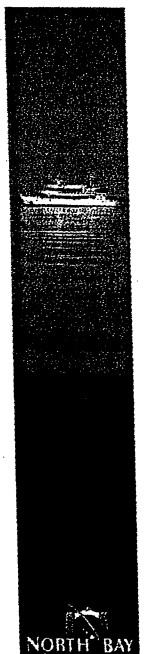
Addressing the issue of the deteriorated King's Landing Wharf, has led to consideration of the following three development options for marine infrastructure, each of which has the potential to form the basis for additional surrounding developments. The order of magnitude capital cost estimates include only costs for the structural elements, and do not include any amounts for services, landscaping, environmental studies or required compensation.

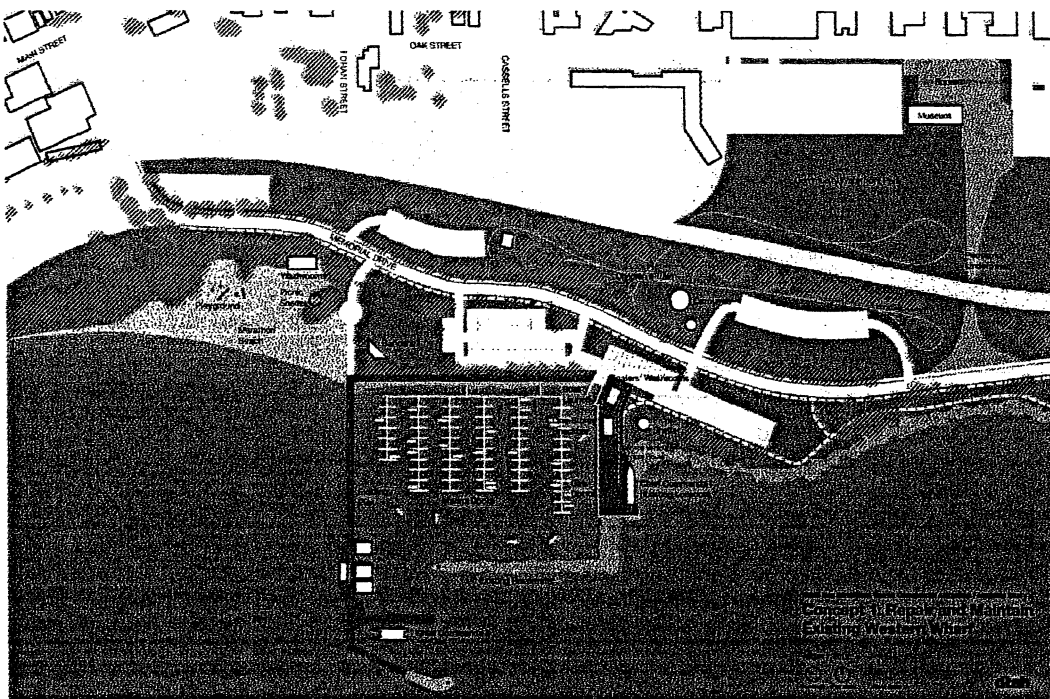
Concept 1: Repair and Maintain Existing Wharf - \$2.5 Million (marine infrastructure only)

This is the status quo option relative to marine infrastructure. This option would see the existing King's Landing Wharf restored to structural integrity.



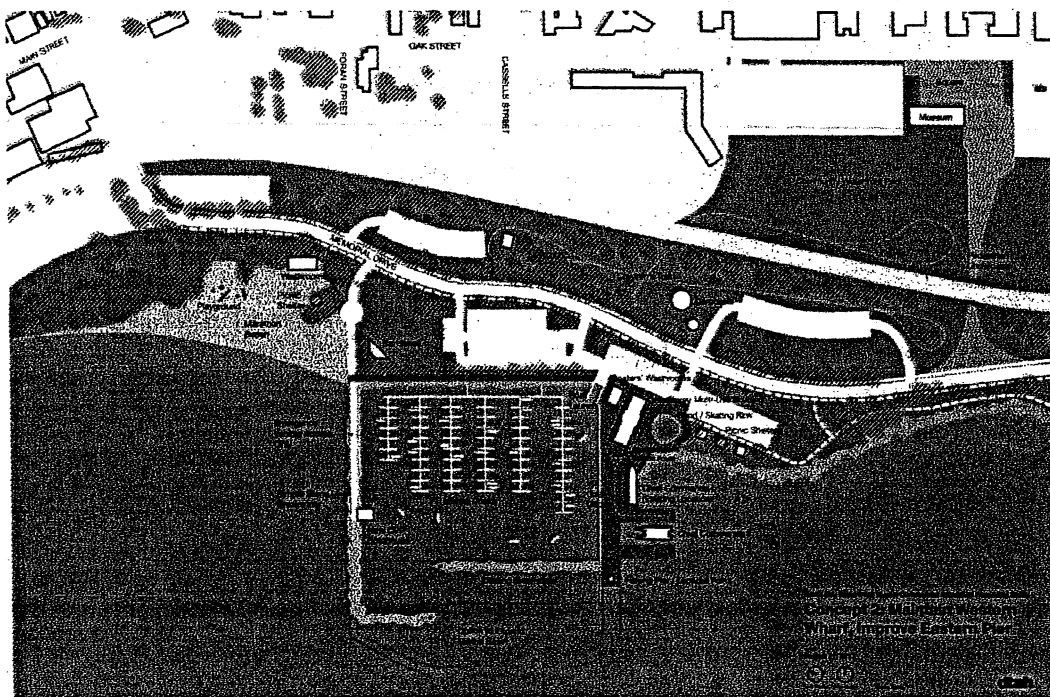
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P&P Consulting
DTM
Civil
Env. Services and
PM Engineering





Concept 2: Maintain Western Wharf, Improve Easter Pier - \$5.5 Million (marine infrastructure only)

This option would create new docking facilities for the Chief Commanda II Tour Boat operation, east of the marina. The existing King's Landing Wharf would be demolished and a new stone breakwater would be created in its place to shelter the marina.

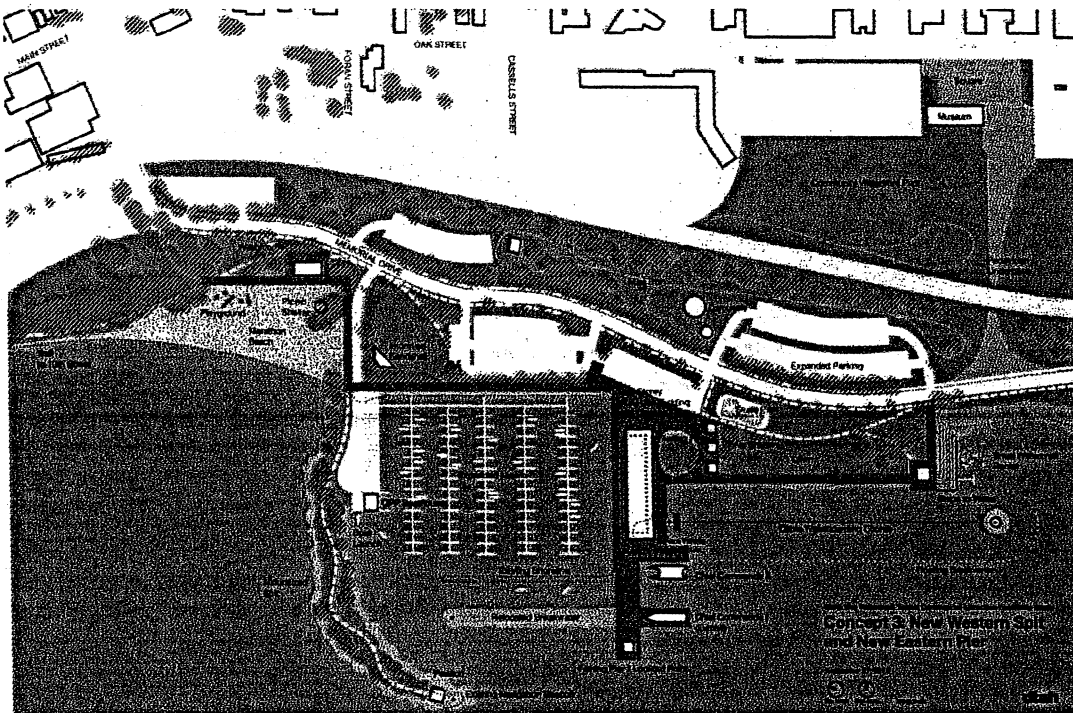


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 E: mitchell@ma-arch.com



Concept 3: New Western Spit and New Eastern Pier - \$13.5 Million (marine infrastructure only)

This option would construct new wharf east of the Marina which would provide docking for the Chief Commanda II Tour Boat, as well potential construction of facilities on a larger wharf. It would also provide extended boardwalk and potentially sheltered water for watersports.



Disposition of Assets for Consideration: Chief Commanda I and Boathouses

The Chief Commanda I is owned by ONTC, and was installed on land leased by ONTC from the City of North Bay. The Study Team is recommending a more permanent food/beverage enterprise on the waterfront and as such calls into question the future of the Chief Commanda I. It is expected that the new food/beverage services would be year round not just seasonal and would displace this function from the Chief Commanda I. The City however, does not control this operation; it is operated by a company which leases the facility from the ONTC.

The City of North Bay must therefore, decide whether or not it wishes to renew the land lease with the ONTC for this purpose, or require that ONTC remove the ship from the waterfront, or plan an alternative future for the ship's use.

There is heritage value and interest in the boat. If not operated as a seasonal restaurant, it could be operated as an interpretive centre, perhaps telling the stories of Lake Nipissing marine heritage, and ecology. This would be a seasonal operation which could return some revenue but would not be self-sustaining (i.e would require on-going operating subsidy). If there is interest in developing this as an interpretive centre, arrangements would have to be made with ONTC to lease or acquire the ship for this purpose. Concepts 1 and 2 illustrate the potential of the ship remaining where it is, while Concept 3 shows a potential relocation.

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P/W Consulting
OTM
General
Env. Services and
FE Engineering



The presence of the ship is optional in each alternative, but its continued operation as a seasonal restaurant is not contemplated if alternate, year-round food and beverage operations are created as part of this development.

Three private sector boathouses currently exist on the wharf, one of which is leased from a private sector owner to the North Bay OPP Marine Unit. These current uses must be reconciled in any consideration of wharf development. If the wharf option selected retains the existing wharf, the current situation can likely be sustained. However, if the existing wharf is not sustained, a new boathouse may be required for the OPP. Possible locations for the OPP boathouse have been shown on each of the preliminary concept plans. It is not known if the OPP would be prepared to fund the construction of a new boathouse. Legal advice will be required regarding the potential disposition of all boathouses, should Concepts 2 or 3 be considered.

Recommended Marina Infrastructure Strategy

The Study Team believes the first decision to be considered is the preferred wharf development strategy. It is recommended that new docking facilities for the Chief Commanda II Tour Boat be developed in a location east of the marina in proximity to the existing Chief Commanda I restaurant as shown in Concepts 2 and 3. Benefits of these options include: increasing tour boat attendance levels due to increased visibility and proximity; consolidating ticket sales and office space within one main building; and assisting in increasing pedestrian traffic in the centralized "waterfront village" zone which in turn will be beneficial to any private sector opportunities. These options also present an opportunity to consider third party management of the marina.

The least cost strategy would see the minimal new dockage required to service the Chief Commanda II, and the minimal investment in the existing King's Landing Wharf for it to serve simply as a breakwater to protect the marina, as shown in Concept 2. The new docking could be expanded to contribute to a larger array of private sector development opportunities.

Optionally, a simple breakwater replacing the existing King's Landing Wharf, could be expanded into a new boat launch facility and naturalize pathway experience, as shown on Concept 3, as the capital budget permits.

Public Sector Marina Infrastructure Investment Considerations

As part of the recommended concept for North Bay's waterfront, considerations should also be given to the following suggested improvements to the marina and waterfront area:

- Incorporation of the Marina Operations office into a larger multi-use building with tenanted space for other private sector commercial opportunities – year round utilization
- Larger boat slips and better configuration of slips to accommodate larger boats of 30' +
- Relocation of the boat launch
- Addition of a pedestrian pier experience with opportunities for fishing off the dock
- Improved washroom facilities at Marathon Beach and the potential for separate washrooms for marina boater's use
- Larger picnic shelters with electrical outlets
- Covered amphitheatre stage
- Signage and wayfinding system
- Public Art



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CMAA
General
Exp. Services to
Public Sector



Commercial Development Opportunities for Consideration

A long list of commercial development opportunities for consideration as part of centralized "waterfront village" zone includes, but is not necessarily limited to:

- Licensed Coffee Shop
- Licensed Restaurant
- Event Function Space
- Crafts and Artisan retail outlets and workstations
- Small watercraft and bike rentals
- Fishing Charters
- Cable Wakeboard Adventure Park
- Chief Commanda II Tour Boat operation

Recreational Activity Opportunities for Consideration

In addition to private sector commercial opportunities, there is an opportunity for the public sector to invest in additional recreational activities at the waterfront, including:

- Splash Pad / Skating Rink
- Additional Picnic Shelters
- Skateboard BMX Plaza
- Slack-lining
- Marina Enhancements (Mast Crane, improved boat launch, etc.)
- Extension of Kate Pace Trail from the waterfront to Canadore College/Nipissing University

While these recreational activities provide a demand-generator to support year-round private sector commercial opportunities, public sector investment needs to also consider operating, maintenance and liability issues.

Phase I Recommendations and Next Steps

A public Open House will be held at City Hall in November 2013 to present the Phase I study findings and Concept alternatives and solicit public input into the Vision for North Bay's waterfront. This will be augmented by presentation of an interim report on the City's website for comment as well.

Once the ideal Marine Infrastructure Strategy is determined, the next steps in the study will be to:

- Determine the most compatible and feasible commercial opportunities, and the most cost effective strategy for implementation;
- Assess the feasibility of a private-sector marina operation leased by the City, which may include a consideration of a trial period of operations;
- Determine the disposition of the Chief Commanda I and the Boat Houses;
- Describe the broader vision for North Bay's waterfront, including graphic representation of the full development potential;
- Divide the broader vision into a logical series of projects and provide cost estimates for each project (some will be independent, some will depend upon sequencing); and
- Provide a site plan concept and 3 dimensional rendering of the recommended option.



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The Corporation of The City of North Bay

Request for Proposal
2012-91

North Bay Waterfront Tourist Commercial Attraction
Feasibility Study

Date Issued: Saturday, November 3, 2012

Closing Time: Friday, December 14, 1:00 p.m. local time

Mandatory Proponents' Conference: Wednesday, November 14, 10:00 a.m.

1 DEFINITIONS

Agreement: means the written contract between the City and a Successful Proponent with respect to the Services contemplated by the RFP, and shall be deemed to include the terms and conditions for the provision of the Services as set out in this RFP.

City: means The Corporation of the City of North Bay.

Closing Date: means the date and time as set out in section 3.1 Proposal Submission and Closing Date.

Consultant: means the Successful Proponent with whom the City enters into an Agreement

Council: means City Council.

may/should: used in this RFP denote permissive (not mandatory).

MFIPPA: means the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M.56.

must/shall/will: used in the RFP denote imperative (mandatory), meaning proposals not satisfying imperative (mandatory) requirements will be deemed to be non-compliant and will not be considered for contract award.

Preferred Proponent: means the Proponent whose Proposal, as determined through evaluation analysis described in the RFP, provides the best overall value in meeting the City's requirements, and may be recommended for award.

Proposal: means an offer submitted by a Proponent in response to this formal RFP which includes all documents necessary to satisfy to the submission requirements of the RFP.

Proponent: means a legal entity, being a person, partnership, firm or corporation that submits a proposal in response to a formal RFP.

RFP: means this Request for Proposal package in its entirety, inclusive of all schedules and any Addenda that may be issued by the City.

Selection Committee: means relevant representation of the City and such other persons as may be selected by the City to evaluate the Proposals.

Services: means all services and deliverables to be provided by a Consultant as described in this RFP.

Successful Proponent: means the Proponent whose Proposal is recommended for award to Council or Council designate.

2 BACKGROUND

Lake Nipissing forms the western border of the City of North Bay. With approximately 14 km of shoreline, the City has built a tourism industry based on the presence of this 870 square km body of water. Kings Landing wharf located at the waterfront was originally built by the Province of Ontario in 1947. In 1997 the City took ownership and the wharf is currently used by the Chief Commanda II for lake cruises by citizens and tourists.

Currently there are four private operators at the waterfront: Chief Commanda II, The Boat, Fun Rentals and Curbside Fries. Heritage North Bay, a non-profit community organization, operates the Heritage Railway and two (2) Carousels. The City owns and operates the Marina and boat launch.

As outlined further in Section 5, the purpose of the study is to identify specific tourist commercial opportunities that will stimulate economic activity at the waterfront resulting in job creation. The identified new or expanded commercial developments should be compatible and complementary with existing commercial operations at the waterfront and in the Downtown area.

3.5 Proposal Withdrawal and Acceptance Period

A Proposal may be withdrawn at the office of the Manager of Purchasing at any time by a request in writing signed by the Proponent. A Proponent who has withdrawn a Proposal may submit a new Proposal, but only in accordance with the terms of this RFP.

A Proposal shall remain valid and be open for acceptance by the City, in whole or in part, until sixty (60) days after the proposal closing date, unless an extension is mutually agreed to in writing.

4 PROPONENT QUALIFICATIONS

The Proponent must have broad based, extensive experience in the hospitality tourism industry. The Proposal must demonstrate experience with other successful waterfront and attraction developments. Expertise in planning and infrastructure design and renewal is essential. The Proponent must have experience in working with various levels of government with respect to environmental and grant approvals. It is also necessary that the Proponent demonstrate previous experience in private, public partnerships.

5 SCOPE OF SERVICES

The scope of Services includes, but is not limited to, the following:

- .1 Identify specific tourist commercial opportunities that will stimulate economic activity at the waterfront resulting in job creation. The identified opportunities should be four season. They should be complementary to the existing waterfront area (illustrated on the attached map that highlights the project area) and complementary to the current commercial uses in the waterfront area. In undertaking this analysis the Consultant must:
 - a. Research similar sized communities with successful waterfront tourist commercial attractions for comparison with North Bay to identify general trends and best practices when developing waterfront based tourist commercial attractions.
 - b. Determine if the City should continue to repair the existing Kings Landing Wharf, or replace, or relocate the wharf while considering future economic tourist benefits. This will involve a detailed technical review of existing studies and site investigation to calculate the difference in costs to repair, replace or relocate the Wharf.
 - c. Meet with all necessary environmental approval authorities (Federal, Provincial and Local) to review environmental and regulatory constraints for the repair, replace or relocate options. The Consultant will document the necessary work, probable processes, associated timelines and estimated costs for environmental approvals.
 - d. The Consultant will meet with existing private operators and Heritage North Bay to determine their ideas and opinions regarding expanding tourist commercial uses at the waterfront. The Consultant will meet with the Downtown Improvement Area (DIA).
 - e. The Consultant will meet with the City's *Waterfront Tourist Commercial Attraction Working Group* throughout the project at appropriate times as presented in the work plan. The working group consists of City staff representing Economic Development, Planning, Parks, Marina, Environmental Services, the Conservation Authority and existing Waterfront private business owners.
- .2 Prepare an option analysis to demonstrate:
 - a. Anticipated total capital costs for each of the three options (repair, replace, relocate).
 - b. Anticipated new tourist economic benefits, including job creation of each option using industry standard economic benefit models.

9 SELECTION COMMITTEE

All Proposals will be evaluated by the Selection Committee through a review and analysis process defined by the Selection Committee. The Selection Committee will select the Proposal which in its opinion meets the City's requirements under this RFP and provides the best overall value to the City, but the Proposal selected, if any, will not necessarily be the one offering the lowest cost. Pricing is one of the components in determining the total score and ranking.

By responding to this RFP, Proponents will be deemed to have agreed that the decision of the Selection Committee will be final and binding.

10 EVALUATION CRITERIA

Proposals will be evaluated using a best value approach considering both merit and price. The Selection Committee will score the Proposals on the basis of the components of the following evaluation table:

Stage 1 – Mandatory Requirements:	
Compliant Mandatory and Submission Requirements	Pass/Fail
Stage 2 – Proposal Merits	
Proponent Qualifications – based on criteria listed in section 8.1	30
Technical – based on criteria listed in section 8.2	25
Quality of the Proposal	5
Stage 3 –Financial	
Total Price: scores for the cost criterion will be calculated as follows: The lowest cost Proposal receives 40 points; The remaining Proposals are assigned points based on the formula: (lowest cost proposal / Proponent's proposal cost x 40)	40
Total Available Points	100

If the Proposal fails any mandatory requirements, the Proposal will be rejected.

The Proponent must score a minimum of 60% of the available points in Stage 2 - Proposal Merits, to be further considered and evaluated for the Financial component of the Proposal.

The Proposal that achieves the highest total score will be ranked first. In the event of a tie total score, the Proponent with the lowest cost will be ranked first overall.

11 INTERVIEWS

Proponent(s) may be invited to an interview with the Selection Committee, the results of which will be used by the Selection Committee as a mechanism to revisit, revise, confirm, and finalize the score and select the Successful Proponent.

A representative(s) of a Proponent who is invited to an interview is expected to be thoroughly versed and knowledgeable with respect to the requirements of the RFP and the contents of its Proposal, and must have the authority to make decisions and commitments with respect to matters discussed at the interview, which may be included in the Agreement.

- b. shall become subject to the Municipal Freedom of Information and Protection of Privacy Act ("MFIPPA"), and may be released, pursuant to that Act.

Because of *MFIPPA*, prospective Proponents are advised to identify in their Proposal materials any scientific, technical, commercial, proprietary or similar confidential information, the disclosure of which could cause them injury.

Each Proponent's name at a minimum shall be made public. Proposals will be made available to members of city council provided that their requests have been made in accordance with the city's procedure and may be released to members of the public pursuant to *MFIPPA*.

13.5 Omission

The City reserves the right in its sole discretion to accept or reject all or part of any bid which is non-compliant with the requirements of this request.

13.6 Funding

The award of any contract shall be conditional upon funding availability as dictated by the City Operating Budget and approval by City Council.

13.7 Cost of Proposal

Preparation and submission of a Proposal in response to this RFP is voluntary and any costs associated with Proposal preparation, submission, meetings, negotiations or discussions with the City are solely that of the Proponent submitting the Proposal.

13.8 No Claim

The City will not be liable to any Proponent for any claims, whether for costs, expenses, losses or damages, or loss of anticipated profits, or for any other matter whatsoever, incurred by the Proponent in preparing and submitting a Proposal, or participating in negotiations for a contract, or other activity related to or arising out of this RFP. Except as expressly and specifically permitted in this RFP, no Proponent shall have any claim for any compensation of any kind whatsoever, as a result of participating in this RFP, and by submitting a Proposal, each Proponent shall be deemed to have agreed that it has no claim.

13.9 No Binding Contract

The City may, after reviewing the Proposal received, enter into discussions with one or more of the Proponents, without such discussion in any way creating a binding contract. This RFP, or the Proposal, does not create a legal binding agreement.

13.10 Negotiations

The City shall have the right to negotiate on such matters as it chooses with the Preferred Proponent without obligation to communicate, negotiate, or review similar modifications with other Proponents. The City shall incur no liability to any other Proponent as a result of such negotiation of alternative arrangements.

During negotiations, the Services may be refined, issues may be prioritized, responsibilities among the Proponent, all staff and sub-contractors provided by it and the City may be settled and the issues concerning implementation may be clarified.

PROPOSAL SUBMISSION FORM
North Bay Waterfront Tourist Commercial Attraction Feasibility Study
RFP 2012-91

I/We hereby submit my/our Proposal for the provision of the Services as described within the Request for Proposal document for the above named project.

I/We have carefully examined the documents and have a clear and comprehensive knowledge of the requirement and have submitted all relevant data. I/We agree, if selected to provide those Services to the City in accordance with the terms, conditions, and specifications contained in the Proposal document and my/our submission.

We acknowledge receipt of Addenda No. ____ to ____.

Proposal Submitted by:

PROPOSER (FULL LEGAL NAME) _____

ADDRESS _____

CONTACT PERSON _____

TELEPHONE _____

EMAIL _____

DATE _____

SIGNATURE OF AUTHORIZED OFFICER _____

NAME _____

(I have authority to bind the Corporation, Company, or Partnership)

SIGNATURE OF WITNESS* _____

NAME OF WITNESS* _____

* A witness signature is required only when the Proponent is not a Corporation.

RFP 2012-91
North Bay Waterfront Tourist Commercial Attraction Feasibility Study

Addendum No. 1
November 20, 2012

Item 1. Question and Answers

Question: What is the area that is considered to be in-scope for this project? How far do the water lots extend.

Answer: *The attachment noted as Waterfront Area identifies, in red, the area which is to be considered in-scope for this project. This is inclusive of the water lots which are owned by the City. The exception to this is a portion of the area (marina docks) within the breakwalls which is leased to the city.*

Question: What is the length of the interior breakwall with the 4 light posts?

Answer: *Approximately 535 feet.*

Question: Can you provide a contact for the ministry and people associated with the ownership of the Marina.

Answer: *This information will be provided to the successful consultant.*

Question: Can you provide information regarding ownership of the Chief Commanda I and II?

Answer: *The Chief Commanda is the restaurant and is currently owned by the City and under a long-term lease with private operator. The Chief Commanda is the cruise boat which is owned and operated by Georgian Bay Cruise Lines.*

Question: Provide a drawing indicating the current and future area of Heritage North as proposed by Community for Waterfront Friends.

Answer: *The attachment noted as CWF Waterfront indicates the current and future areas established by the City in conjunction with Community for Waterfront Friends and Heritage North.*

Question: Further to the meeting last week, and referencing RFP Section 5.1b - Scope of Services, does the City have expectations that a new wharf inspection will be undertaken for the "repair" cost option, or is the costing from the 2011 Wharf Inspection by Engineering Management Systems Inc. to be used?

Answer: *The costing provided by EMS should be referenced for the repair costs. No additional inspections are required in this respect.*

The Corporation of The City of North Bay
RFP 2012-91
North Bay Waterfront Tourist Commercial Attraction Feasibility Study
Addendum No. 1

Item 2, North Bay Waterfront Assessment

The attachment titled North Bay Waterfront Assessment speaks to the shoreline conditions for Lake Nipissing.

Paul Valenti
Manager of Purchasing

End of Addendum No. 1

The Corporation of The City of North Bay
RFP 2012-91
North Bay Waterfront Tourist Commercial Attraction Feasibility Study
Addendum No. 2

RFP 2012-91
North Bay Waterfront Tourist Commercial Attraction Feasibility Study
Addendum No. 2
December 3, 2012

Item 1, Question and Answers

1. **Question:** Does the stated budget of \$150,000 include or exclude HST?

Answer: The budget of \$150,000 does not include HST. The allocated budget is \$150,000 plus HST.

Paul Valenti
Manager of Purchasing

End of Addendum No. 2

Report No: CSBU 2012-12

Date: January 16, 2012

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

Subject: 2011 Wharf Inspection, King's Landing Report

RECOMMENDATION

That City Council approves the completion of the temporary 2012 remedial works for King's Landing as presented by Engineered Management Systems at an estimated cost of \$25,000 and undertakes a cost analysis to explore alternative options to the existing King's Landing Wharf.

BACKGROUND

In the summer of 2011, the City hired the firm of Engineered Management Systems (EMS) to complete a comprehensive inspection of the City wharf, King's Landing. The review included both above and below water inspections. A report was submitted in the fall of 2011. The body of this report is attached as Schedule B. The full report is available in the Parks, Recreation and Leisure Department. It included recommendations for immediate closure of one portion of the wharf, identified a 10 year capital investment plan to rehabilitate the wharf to safe conditions, and an annual maintenance plan. It also recommended the removal of the City owned boat house at the wharf due to its deteriorating condition.

A concrete section of the wharf has since been closed to operations as recommended by the report because of the potential for collapse (Area 6, Schedule A). This area does not directly impact the operations of the Chief Commanda. Also, the furthest sections of the wooden structure of the wharf will be restricted from vehicular traffic (Area 1 & 2, Schedule A).

Summary of the recommended remedial works over the next ten years:

Year	Estimated Cost
2012	\$ 90,000
2013	\$ 50,000
2014	\$325,000
2015	\$425,000
2016	\$375,000
2017	\$375,000
2018	\$375,000
2019	\$100,000 or \$325,000
2020	\$100,000
2021	<u>\$100,000</u>
10 Year Total	\$2,500,000

The attached Schedule B provides further description of the proposed remedial works. These estimates are based on 2011 rates. While the report breaks down the repairs by year, Council could consider completing all or some of these recommended yearly works together as one contract.

The 2012 Community Services Capital Budget, Project No. 6067MR includes the amount of \$90,000 for costs associated with the 2012 recommendations of the EMS report. These repairs will allow the continued use of the wharf and access to the Chief Commanda throughout 2012. These repairs are listed on page 15 of Schedule B.

With expected remedial works totaling \$2,500,000 over a ten year period, it would be prudent for the City to investigate possible alternatives and solutions. One such possibility would be constructing a new pier in a different location, possibly closer to the Chief Commanda 1. The existing wharf might then be converted to a proper break wall for the Marina to help avoid silt deposits. Costs to complete a report on this topic will vary depending on the scope of work. Funds for this study would be made available through the 2011 King's Landing Capital Project 6018MR and the King's Landing Reserve Fund upon Council's approval.

Should Council choose to investigate possible alternatives, EMS have stated that the 2012 remedial work can be revised to provide temporary repairs for 2012 at a reduced cost estimated to be under \$25,000. This will allow the continued operations of King's Landing. The balance of the \$90,000 of funds budgeted for this project in the 2012 Community Services Capital Budget, Project No. 6067MR could then be directed towards the investigation of other possible alternatives and therefore reduce monies that would have been required from the King's Landing Reserve Fund.

ANALYSIS / OPTIONS

Option 1 – That City Council approves the completion of the temporary 2012 remedial works for King's Landing as presented by Engineered Management Systems at an estimated cost of \$25,000 and undertakes a cost analysis to explore alternative options to the existing King's Landing Wharf.

Under this option, City Council would authorize the Parks, Recreation and Leisure Services Department to maintain the City wharf in a safe working condition while the City explores alternative solutions for review by Council.

Option 2 – That City Council approves the completion of the recommended remedial works identified in the 2011 King's Landing Condition Report for the period of 2012-2021.

Under this option, City Council would authorize the Parks, Recreation and Leisure Services Department to maintain the City wharf in a safe working condition for the period of 2012-2021. Alternative options to the existing King's Landing Wharf will not be explored.

Option 3 - That City Council does not move forward with the recommended repairs for King's Landing or investigates alternative solutions.

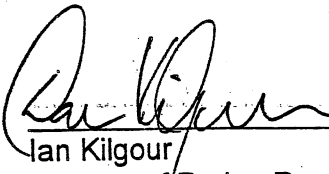
Under this option, the Parks, Recreation and Leisure Services Department would not rehabilitate King's Landing as recommended in the 2011 EMS report. This option may result

in increased risk for King's Landing users. Programming for the Chief Commanda could be reduced or restricted. Alternative options to the existing King's Landing Wharf will not be explored.

RECOMMENDED OPTION / FINANCIAL IMPLICATIONS

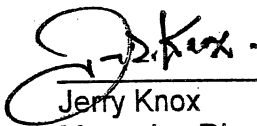
Option 1 – That City Council completes the temporary 2012 remedial works for King's Landing as presented by Engineered Management Systems at an estimated cost of \$25,000 and undertakes a cost analysis to explore alternative options to the existing King's Landing Wharf.

Respectfully submitted,

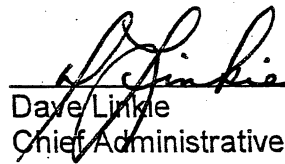


Ian Kilgour
Director of Parks, Recreation & Leisure Services

We concur in this report and recommendation,



Jerry Knox
Managing Director, Community Services



Dave Linkie
Chief Administrative Officer

Persons designated for continuance:

Facilities & Parking Supervisor
Arenas & Facilities Manager

Attachments: 1) King's Landing Layout of Inspection Areas
2) 10 Year Capital Expenditure Recommendations from 2011 EMS Report

INTER OFFICE

MEMO

Council Secretariat

To: Ian Kilgour
From: Karen McIsaac
Subject: Wharf Inspection, King's Landing – Project No. 6067MR
Date: February 7, 2012

This is Resolution No. 2012-75 which was passed by Council at its Regular Meeting held Monday, February 6, 2012.

Resolution No. 2012-75:

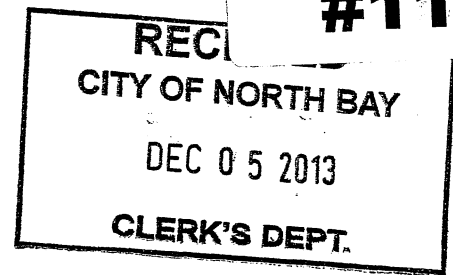
"That City Council approves the completion of the temporary 2012 remedial works for King's Landing as presented by Engineered Management Systems, at an estimated cost of \$25,000.00 and undertakes a cost analysis to explore alternative options to the existing King's Landing Wharf."

Karen McIsaac
Deputy City Clerk

KM/ck

cc. J. Knox
C. Seguin
M. Karpenko

City of North Bay
Report to Council



Report No.: CORP 2013-134

Date: December 2, 2013

Originator: Lorraine Rochefort

Subject: Reduction, Cancellation or Refund of Taxes
Section 357 and Section 358, the Municipal Act, S.O. 2001, c.25

RECOMMENDATION:

That the tax appeal applications attached to CORP Report No. 2013-134 that have been returned with a positive recommendation from the Municipal Property Assessment Corporation and application 2013-56, be adjusted for the period set out on each application form and that the applicable taxes be cancelled, reduced or refunded as authorized by Section 357 and Section 358 of the Municipal Act, S.O. 2001 c.25.

BACKGROUND:

Section 357 of the Municipal Act provides Council with the authority to cancel, reduce or refund taxes under various circumstances as set out in the Act upon application by the ratepayer. The reductions apply to the current tax year only. Section 358 permits the reduction to apply to the current tax year and two prior years but only if the reduction is as a result of an overcharge by a gross or manifest error in the preparation of the assessment roll by the Municipal Property Assessment Corporation (MPAC).

The attached confidential list of nineteen applications have been reviewed and verified by the Municipal Property Assessment Corporation (MPAC). Seventeen have been returned with a positive recommendation and two with negative recommendations. The subject applications deal specifically with:

- Section 357 (1) (a) - tax class change
- Section 357 (1) (c) - became exempt
- Section 357 (1)(d)(i) - razed by fire or demolition
- Section 357 (1)(f) - gross or manifest clerical/factual error
in the preparation of the assessment roll

Of particular note, Administration continues to recommend support of the exemption of the commercial space leased by Golden Age Club at 135 Worthington Street. Application 2013-56 deals specifically with this property and if approved, would change the tax class from commercial to exempt. Council designated this space as a Municipal Capital Facility on Dec. 11, 2006. MPAC's position is that the Golden Age Club does not qualify for exemption under the terms and provisions of the Assessment Act therefore continues to return the assessment in the commercial tax class.

As cited in the Municipal Capital Facilities By-Law 2006-230, Council is of the opinion that Section 110 of the Municipal Act provides the authority to exempt the portion of the property leased by the Golden Age Club because of its role in community service, including contributing to the cultural, recreational, social and physical development of the community. Because MPAC does not support Council's position, an application must be made annually and brought to Council for approval to exempt the commercial portion.

Application 2013-70 was denied because the reduction in assessment is being dealt with under a Post Roll Amended Notice. The Section 357 application is not necessary.

ANALYSIS/OPTIONS:

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

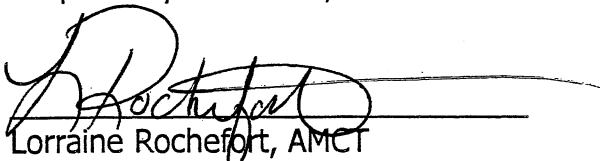
Option #2 – Council accept MPAC's recommendations and approve the adjustment of the recommended tax appeals for the period set out on each application form and that the applicable taxes be cancelled, reduced or refunded as authorized by Section 357 and Section 358 of the Municipal Act, S.O. 2001, c.25 including application 2013-56.

RECOMMENDED OPTION:

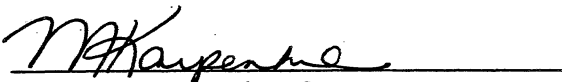
Option #2 is the recommended option.

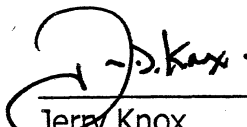
That the tax appeal applications attached to CORP Report No. 2013-134 that have been returned with a positive recommendation from the Municipal Property Assessment Corporation and application 2013-56 be adjusted for the period set out on each application form and that the applicable taxes be cancelled, reduced or refunded as authorized by Section 357 and Section 358 of the Municipal Act, S.O. 2001 c.25.

Respectfully submitted,


Lorraine Rochefort, AMCT
Manager of Revenues & Taxation

We concur in this report and recommendation.


Margaret Karpenko, CMA
Chief Financial Officer/Treasurer


Jerry Knox,
Chief Administrative Officer

Personnel designated for continuance: Manager of Revenues & Taxation

Attach. Summary of Section 357 Applications

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2013-223

**A BY-LAW TO AUTHORIZE THE BORROWING UPON
SERIAL DEBENTURES IN THE PRINCIPAL AMOUNT OF
\$13,468,225.00 TOWARDS THE COST OF CERTAIN
CAPITAL WORKS**

WHEREAS subsection 401(1) of the *Municipal Act, 2001*, as amended (the "Act") provides that a municipality may incur a debt for municipal purposes, whether by borrowing money or in any other way, and may issue debentures and prescribed financial instruments and enter prescribed financial agreements for or in relation to the debt;

AND WHEREAS subsection 408 (2.1) of the Act provides that a municipality may issue a debenture or other financial instrument for long-term borrowing only to provide financing for a capital work;

AND WHEREAS the Council of The Corporation of the City of North Bay (the "Municipality") has passed the by-laws enumerated in column (1) of Schedule "A" attached hereto and forming part of this By-law ("Schedule "A") authorizing the capital works described in column (2) of Schedule "A" (individually a "Capital Work", collectively the "Capital Works"), and authorizing the entering into of a Financing Agreement for the provision of temporary and long term borrowing from the Ontario Infrastructure and Lands Corporation ("OILC") in respect of the Capital Works (the "Financing Agreement") and desires to issue debentures for the Capital Works in the respective amounts specified in column (5) of Schedule "A";

AND WHEREAS before authorizing the Capital Works and before authorizing any additional cost amount and any additional debenture authority in respect thereof, the Municipality had its Treasurer update its most recent annual debt and financial obligation limit received from the Ministry of Municipal Affairs and Housing in accordance with the applicable regulation and, prior to authorizing each Capital Work, each such additional cost amount and each such additional debenture authority, the Treasurer determined that the estimated annual amount payable in respect of each Capital Work, each such additional cost amount and each such additional debenture authority, would not cause the Municipality to exceed the updated limit and that the approval of each Capital Work, each such additional cost amount and each such additional debenture authority by the Ontario Municipal Board, was not required;

AND WHEREAS the Municipality has submitted an application to OILC for long term borrowing through the issue of debentures to OILC in respect of the Capital Works (the "Application") and the Application has been approved;

AND WHEREAS to provide long term financing for the Capital Works pursuant to the Financing Agreement dated and effective as of November 15, 2013, it is now expedient to issue serial debentures in the principal amount of \$13,468,225.00 in lawful money of Canada, payable as to combined principal and interest monthly on such day in each month in each of the years 2014 to 2023, both inclusive, as set forth in Schedule "C" attached hereto and forming part of this By-law ("Schedule "C"), on the terms hereinafter set forth;

AND WHEREAS Council passed By-law No. 2013-213 at its Regular Meeting held on October 28, 2013 authorizing the borrowing.

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

1. For the Capital Works, the borrowing upon the credit of the Municipality of the principal sum of \$13,468,225.00 and the issue of serial debentures therefor upon the credit of the Municipality to be repaid in monthly instalments of combined principal and interest as hereinafter set forth, are hereby authorized.
2. The Mayor and the Treasurer of the Municipality are hereby authorized to cause any number of serial debentures to be issued for such sums of money as may be required for the Capital Works in definitive form, not exceeding in total the said sum of \$13,468,225.00 (the "Debentures"). The Debentures shall bear the Municipality's municipal seal and the signatures of the Mayor and the Treasurer of the Municipality, all in accordance with the provisions of the Act. The municipal seal of the Municipality and the signatures referred to in this section may be printed, lithographed, engraved or otherwise mechanically reproduced. The Debentures are sufficiently signed if they bear the required signatures and each person signing has the authority to do so on the date he or she signs.
3. The Debentures shall be in fully registered form as one or more certificates in the aggregate principal amount of \$13,468,225.00, in the name of OILC or as OILC may otherwise direct, substantially in the form attached as Schedule "B" hereto and forming part of this By-law with provision for payment of principal and interest (other than in respect of the final payment of principal and outstanding interest on the final maturity date upon presentation and surrender) by pre-authorized debit in respect of such principal and interest to the credit of such registered holder on such terms as to which the registered holder and the Municipality may agree.
4. In accordance with the provisions of section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011*, as amended from time to time hereafter, as security for the payment by the Municipality of the indebtedness of the Municipality to OILC under the Debentures (the "Obligations"), the Municipality is hereby authorized to agree in writing with OILC that the Minister of Finance is entitled, without notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario for payment to the Municipality amounts not exceeding the amounts that the Municipality fails to pay to OILC on account of the Obligations and to pay such amounts to OILC from the Consolidated Revenue Fund.
5. The Debentures shall all be dated the 16th day of December, 2013 and shall be issued within two years after the day on which this By-law is enacted, and as to both principal and interest shall be expressed and be payable in lawful money of Canada. The Debentures shall mature during a period of approximately 10 years from the date thereof and the respective amounts of principal and interest payable in each of the years in such period shall be as set forth in Schedule "C". The Debentures shall bear interest from the date thereof payable monthly in arrears in each year of their currency. The Debentures shall bear interest at the rate of 3.02% per annum.

6. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a "Toronto Business Day") and if any date for payment is not a Toronto Business Day, payment shall be made on the next following Toronto Business Day.
7. Interest shall be payable to the date of maturity of the Debentures and on default shall be payable on any overdue amounts both before and after default and judgment at a rate per annum equal to the greater of the rate specified on the Schedule as attached to and forming part of the Debentures for such amounts plus 200 basis points (2% per annum) or Prime Rate (as defined below) plus 200 basis points (2% per annum), calculated on a daily basis from the date such amounts become overdue for so long as such amounts remain overdue and the Municipality shall pay to the registered holders any and all costs incurred by the registered holders as a result of the overdue payment. Any amounts payable by the Municipality as interest on overdue principal or interest and all costs incurred by the registered holders as a result of the overdue payment in respect of the Debentures shall be paid out of current revenue. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular monthly interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.

"Prime Rate" means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the five major Canadian Schedule I banks, as of the issue date of this Debenture, Royal Bank of Canada, Canadian Imperial Bank of Commerce, The Bank of Nova Scotia, Bank of Montreal and The Toronto-Dominion Bank (the "Reference Banks") as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the "Prime Rate" shall be the arithmetic mean of the rates quoted by the remaining Reference Banks.

8. Each year in which a payment of an instalment of principal and interest becomes due in respect of the Debentures, there shall be raised as part of the general levy the amounts of principal and interest payable in each year as set out in Schedule "C" to the extent that the amounts have not been provided for by any other available source including other taxes or fees or charges imposed on persons or property by a by-law of any municipality.
9. The Debentures may contain any provision for their registration thereof authorized by any statute relating to municipal debentures in force at the time of the issue thereof.
10. The Municipality shall maintain a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellation, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.

11. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of Debentures as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the sum or sums so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.
12. The Debentures will be transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, the Mayor and the Treasurer shall issue and deliver a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations as directed by the transferee, in the case of a transfer or as directed by the registered holder in the case of an exchange.
13. The Mayor and the Treasurer shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity and of like form which have become lost, stolen, mutilated, defaced or destroyed, provided that the applicant therefor shall have: (a) paid such costs as may have been incurred in connection therewith; (b) (in the case of a lost, stolen or destroyed Debenture) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.
14. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of this By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
15. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered

for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; and (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange.

16. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are lost, stolen, mutilated, defaced or destroyed and for the replacement of lost, stolen, mutilated, defaced or destroyed principal and interest cheques may be imposed by the Municipality. Where new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder.
18. The Mayor and the Treasurer are hereby authorized to cause the Debentures to be issued, the Clerk and Treasurer are hereby individually authorized to generally do all things and to execute all documents and other papers in the name of the Municipality in order to carry out the issue of the Debentures and the Treasurer is authorized to affix the Municipality's municipal seal to any of such documents and papers.
19. The proceeds realized in respect of the Debentures, after providing for the expenses related to their issue, if any, shall be apportioned and applied for the Capital Works and for no other purpose except as permitted by the Act.
20. Subject to the Municipality's investment policies and goals, the applicable legislation and the terms and conditions of the Debentures, the Municipality may, if not in default under the Debentures, at any time purchase any of the Debentures in the open market or by tender or by private contract at any price and on such terms and conditions (including, without limitation, the manner by which any tender offer may be communicated or accepted and the persons to whom it may be addressed) as the Municipality may in its discretion determine.
21. This By-law takes effect on the day of passing.

READ A FIRST TIME IN OPEN COUNCIL THIS 9TH DAY OF DECEMBER, 2013.

READ A SECOND TIME IN OPEN COUNCIL THIS 9TH DAY OF DECEMBER, 2013.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 9TH DAY OF DECEMBER, 2013.

MAYOR ALLAN MCDONALD

CITY CLERK CATHERINE CONRAD

THIS IS SCHEDULE "A" TO THE CORPORATION OF THE CITY OF NORTH
BAY'S BY-LAW NO. 2013-223

(1)	(2)	(3)	(4)	(5)	(6)
By-law	Capital Work Description	Approved Amount to be Financed Through the Issue of Debentures	Amount of Debentures Previously Issued	Amount of Debentures to be Issued	Approx. Term of Years of Debentures
		\$	\$	\$	\$
2010-85 2010-209 2011-89 2012-175 2013-213	Capital costs in connection with the Street Reconstruction - Ski Club Road Project (Lakeside Drive to Johnston Road)	4,300,000	1,750,000	1,468,225	10
2011-99 2012-84 2013-207 2013-213	Capital costs in connection with the Leachate Treatment Project at the Merrick Landfill Site	5,000,000	989,900	415,203	10
2011-90 2012-62 2012-224 2013-148 2013-213	Capital costs in connection with the Ferguson Street Reconstruction Project (McIntyre Street to Chippewa Street)	8,600,000	Nil	4,600,000	10
2010-80 2012-67 2012-217 2013-213	Capital costs in connection with the Bridge Reconstruction Project - Lakeshore Drive Bridge over the Lavase River	2,266,667	NIL	1,936,667	10
2013-194 2013-213	Capital costs in connection with the Transit Coach Replacement Program	448,130	NIL	448,130	10
2013-15 2013-213	Capital costs in connection with Memorial Gardens Rehabilitation Project and OHL Franchise	3,900,000	NIL	3,600,000	10
2010-115 2011-95 2013-126 2013-213	Capital costs in connection with the Street Lighting Upgrading Project	2,900,000	2,169,000	500,000	10
2013-111 2013-210 2013-213	Capital costs in connection with the Ski Club Road Storm Sewer Project	500,000	NIL	500,000	10
TOTAL				13,468,225	

THIS IS SCHEDULE "B" TO THE CORPORATION OF THE CITY OF NORTH
BAY'S BY-LAW NO. 2013-223

No. OILC13-01

\$13,468,225.00

C A N A D A

Province of Ontario
THE CORPORATION OF THE CITY OF NORTH BAY

FULLY REGISTERED 3.02% SERIAL DEBENTURE

THE CORPORATION OF THE CITY OF NORTH BAY (the "Municipality"), for value received, hereby
promises to pay to

ONTARIO INFRASTRUCTURE AND LANDS CORPORATION ("OILC")

or registered assigns, subject to the Conditions attached hereto which form part hereof (the
"Conditions"), upon presentation and surrender of this debenture by the final maturity date of this
debenture (December 18, 2023), the principal sum of

THIRTEEN MILLION, FOUR HUNDRED SIXTY-EIGHT THOUSAND, TWO HUNDRED AND TWENTY-FIVE
DOLLARS

----- (\$13,468,225.00) -----

by monthly payments on such day in each month in each of the years 2014 to 2023, both inclusive, as
is set out in the attached Schedule (the "Schedule") in the amounts set forth in the Schedule and
subject to late payment interest charges pursuant to the Conditions, in lawful money of Canada, and
to pay interest thereon until the final maturity date of this debenture, in like money in monthly
payments from the 16th day of December, 2013, or from the last date on which interest has been paid
on this debenture, whichever is later, at the rate of interest set forth in the Schedule, in arrears, on
the specified dates as set forth in the Schedule (each, a "Payment Date") in the manner provided in
the Conditions. Interest shall be paid on default at the applicable rate set out in the Conditions both
before and after default and judgment. The applicable rate of interest, the payments of principal and
interest and the principal balance outstanding in each year are shown in the Schedule.

The Municipality, pursuant to section 25 of the *Ontario Infrastructure and Lands Corporation Act, 2011*
(the "OILC Act, 2011") hereby irrevocably agrees that the Minister of Finance is entitled, without
notice to the Municipality, to deduct from money appropriated by the Legislative Assembly of Ontario
for payment to the Municipality amounts not exceeding the amounts that the Municipality fails to pay
to OILC on account of the indebtedness evidenced by this debenture, and to pay such amounts to
OILC from the Consolidated Revenue Fund.

This debenture is subject to the Conditions.

DATED at the City of North Bay the 16th day of December, 2013.

IN TESTIMONY WHEREOF and under the authority of By-law No. 2013-223 of the Municipality duly
passed on the 9th day of December, 2013 (the "By-law"), this debenture is sealed with the municipal
seal of the Municipality and signed by the Mayor and by the Treasurer thereof.

Date of Registration: December 16, 2013

Allan McDonald, Mayor

[seal]

Margaret Karpenko, Treasurer

Serial Debenture Schedule

Organization Name The Corporation of The City of North Bay
Principal Amount \$13,468,225.00
Annual Interest Rate 3.02% (3.04% Semi-Annual equivalent)
Loan Term (Year) 10
Debenture Date (m/d/yyyy) 12/16/2013
Maturity Date (m/d/yyyy) 12/18/2023
Payment Frequency Monthly
Loan Type Serial

Payment Date	Total Payment	Principal Amount	Interest Amount	Principal Balance
1/16/2014	\$146,780.28	\$112,235.21	\$34,545.07	\$13,355,989.79
2/17/2014	\$147,597.48	\$112,235.21	\$35,362.27	\$13,243,754.58
3/17/2014	\$142,917.18	\$112,235.21	\$30,681.97	\$13,131,519.37
4/16/2014	\$144,830.16	\$112,235.21	\$32,594.95	\$13,019,284.16
5/16/2014	\$144,551.57	\$112,235.21	\$32,316.36	\$12,907,048.95
6/16/2014	\$145,340.91	\$112,235.21	\$33,105.70	\$12,794,813.74
7/16/2014	\$143,994.39	\$112,235.21	\$31,759.18	\$12,682,578.53
8/18/2014	\$146,863.86	\$112,235.21	\$34,628.65	\$12,570,343.32
9/16/2014	\$142,397.15	\$112,235.21	\$30,161.94	\$12,458,108.11
10/16/2014	\$143,158.62	\$112,235.21	\$30,923.41	\$12,345,872.90
11/17/2014	\$144,923.02	\$112,235.21	\$32,687.81	\$12,233,637.69
12/16/2014	\$141,589.24	\$112,235.21	\$29,354.03	\$12,121,402.48
1/16/2015	\$143,325.78	\$112,235.21	\$31,090.57	\$12,009,167.27
2/16/2015	\$143,037.90	\$112,235.21	\$30,802.69	\$11,896,932.06
3/16/2015	\$139,796.98	\$112,235.21	\$27,561.77	\$11,784,696.85
4/16/2015	\$142,462.15	\$112,235.21	\$30,226.94	\$11,672,461.64
5/19/2015	\$144,105.83	\$112,235.21	\$31,870.62	\$11,560,226.43
6/16/2015	\$139,016.93	\$112,235.21	\$26,781.72	\$11,447,991.22
7/16/2015	\$140,651.32	\$112,235.21	\$28,416.11	\$11,335,756.01
8/17/2015	\$142,248.57	\$112,235.21	\$30,013.36	\$11,223,520.80
9/16/2015	\$140,094.14	\$112,235.21	\$27,858.93	\$11,111,285.59

Payment Date	Total Payment	Principal Amount	Interest Amount	Principal Balance
10/16/2015	\$139,815.55	\$112,235.21	\$27,580.34	\$10,999,050.38
11/16/2015	\$140,447.02	\$112,235.21	\$28,211.81	\$10,886,815.17
12/16/2015	\$139,258.37	\$112,235.21	\$27,023.16	\$10,774,579.96
1/16/2016	\$141,654.24	\$112,235.21	\$29,419.03	\$10,662,344.75
2/16/2016	\$137,819.00	\$112,235.21	\$25,583.79	\$10,550,109.54
3/16/2016	\$137,549.69	\$112,235.21	\$25,314.48	\$10,437,874.33
4/16/2016	\$140,734.90	\$112,235.21	\$28,499.69	\$10,325,639.12
5/16/2016	\$136,156.75	\$112,235.21	\$23,921.54	\$10,213,403.91
6/16/2016	\$138,431.89	\$112,235.21	\$26,196.68	\$10,101,168.70
7/16/2016	\$138,979.78	\$112,235.21	\$26,744.57	\$9,988,933.49
8/16/2016	\$136,203.18	\$112,235.21	\$23,967.97	\$9,876,698.28
9/16/2016	\$137,568.26	\$112,235.21	\$25,333.05	\$9,764,463.07
10/17/2016	\$137,280.39	\$112,235.21	\$25,045.18	\$9,652,227.86
11/16/2016	\$136,193.89	\$112,235.21	\$23,958.68	\$9,539,992.65
12/16/2016	\$135,915.30	\$112,235.21	\$23,680.09	\$9,427,757.44
1/16/2017	\$136,416.76	\$112,235.21	\$24,181.55	\$9,315,522.23
2/16/2017	\$136,128.89	\$112,235.21	\$23,893.68	\$9,203,287.02
3/16/2017	\$133,556.58	\$112,235.21	\$21,321.37	\$9,091,051.81
4/17/2017	\$136,305.33	\$112,235.21	\$24,070.12	\$8,978,816.60
5/16/2017	\$133,779.45	\$112,235.21	\$21,544.24	\$8,866,581.39
6/16/2017	\$134,977.38	\$112,235.21	\$22,742.17	\$8,754,346.18
7/17/2017	\$134,689.51	\$112,235.21	\$22,454.30	\$8,642,110.97
8/16/2017	\$133,686.59	\$112,235.21	\$21,451.38	\$8,529,875.76
9/18/2017	\$135,525.28	\$112,235.21	\$23,290.07	\$8,417,640.55
10/16/2017	\$131,736.46	\$112,235.21	\$19,501.25	\$8,305,405.34
11/16/2017	\$133,538.01	\$112,235.21	\$21,302.80	\$8,193,170.13
12/18/2017	\$133,928.03	\$112,235.21	\$21,692.82	\$8,080,934.92
1/16/2018	\$131,625.03	\$112,235.21	\$19,389.82	\$7,968,699.71
2/16/2018	\$132,674.38	\$112,235.21	\$20,439.17	\$7,856,464.50
3/16/2018	\$130,436.38	\$112,235.21	\$18,201.17	\$7,744,229.29

Payment Date	Total Payment	Principal Amount	Interest Amount	Principal Balance
4/16/2018	\$132,098.63	\$112,235.21	\$19,863.42	\$7,631,994.08
5/16/2018	\$131,179.28	\$112,235.21	\$18,944.07	\$7,519,758.87
6/18/2018	\$132,787.24	\$112,235.21	\$20,532.03	\$7,407,523.66
7/16/2018	\$129,396.31	\$112,235.21	\$17,161.10	\$7,295,288.45
8/16/2018	\$130,947.13	\$112,235.21	\$18,711.92	\$7,183,053.24
9/17/2018	\$131,253.57	\$112,235.21	\$19,018.36	\$7,070,818.03
10/16/2018	\$129,201.30	\$112,235.21	\$16,966.09	\$6,958,582.82
11/16/2018	\$130,083.50	\$112,235.21	\$17,848.29	\$6,846,347.61
12/17/2018	\$129,795.62	\$112,235.21	\$17,560.41	\$6,734,112.40
1/16/2019	\$128,950.57	\$112,235.21	\$16,715.36	\$6,621,877.19
2/18/2019	\$130,315.66	\$112,235.21	\$18,080.45	\$6,509,641.98
3/18/2019	\$127,316.18	\$112,235.21	\$15,080.97	\$6,397,406.77
4/16/2019	\$127,585.48	\$112,235.21	\$15,350.27	\$6,285,171.56
5/16/2019	\$127,836.21	\$112,235.21	\$15,601.00	\$6,172,936.35
6/17/2019	\$128,579.12	\$112,235.21	\$16,343.91	\$6,060,701.14
7/16/2019	\$126,777.57	\$112,235.21	\$14,542.36	\$5,948,465.93
8/16/2019	\$127,492.62	\$112,235.21	\$15,257.41	\$5,836,230.72
9/16/2019	\$127,204.74	\$112,235.21	\$14,969.53	\$5,723,995.51
10/16/2019	\$126,443.26	\$112,235.21	\$14,208.05	\$5,611,760.30
11/18/2019	\$127,557.62	\$112,235.21	\$15,322.41	\$5,499,525.09
12/16/2019	\$124,976.03	\$112,235.21	\$12,740.82	\$5,387,289.88
1/16/2020	\$126,053.24	\$112,235.21	\$13,818.03	\$5,275,054.67
2/17/2020	\$126,201.82	\$112,235.21	\$13,966.61	\$5,162,819.46
3/18/2020	\$124,195.98	\$112,235.21	\$11,960.77	\$5,050,584.25
4/16/2020	\$125,189.61	\$112,235.21	\$12,954.40	\$4,938,349.04
5/19/2020	\$125,718.93	\$112,235.21	\$13,483.72	\$4,826,113.83
6/16/2020	\$123,415.93	\$112,235.21	\$11,180.72	\$4,713,878.62
7/16/2020	\$123,935.96	\$112,235.21	\$11,700.75	\$4,601,643.41
8/17/2020	\$124,418.85	\$112,235.21	\$12,183.64	\$4,489,408.20
9/16/2020	\$123,378.78	\$112,235.21	\$11,143.57	\$4,377,172.99

Payment Date	Total Payment	Principal Amount	Interest Amount	Principal Balance
10/16/2020	\$123,100.19	\$112,235.21	\$10,864.98	\$4,264,937.78
11/16/2020	\$123,174.48	\$112,235.21	\$10,939.27	\$4,152,702.57
12/16/2020	\$122,543.01	\$112,235.21	\$10,307.80	\$4,040,467.36
1/18/2021	\$123,267.35	\$112,235.21	\$11,032.14	\$3,928,232.15
2/16/2021	\$121,660.81	\$112,235.21	\$9,425.60	\$3,815,996.94
3/16/2021	\$121,075.78	\$112,235.21	\$8,840.57	\$3,703,761.73
4/16/2021	\$121,735.11	\$112,235.21	\$9,499.90	\$3,591,526.52
5/17/2021	\$121,447.23	\$112,235.21	\$9,212.02	\$3,479,291.31
6/16/2021	\$120,871.48	\$112,235.21	\$8,636.27	\$3,367,056.10
7/16/2021	\$120,592.89	\$112,235.21	\$8,357.68	\$3,254,820.89
8/16/2021	\$120,583.60	\$112,235.21	\$8,348.39	\$3,142,585.68
9/16/2021	\$120,295.73	\$112,235.21	\$8,060.52	\$3,030,350.47
10/18/2021	\$120,258.58	\$112,235.21	\$8,023.37	\$2,918,115.26
11/16/2021	\$119,237.09	\$112,235.21	\$7,001.88	\$2,805,880.05
12/16/2021	\$119,199.94	\$112,235.21	\$6,964.73	\$2,693,644.84
1/17/2022	\$119,367.10	\$112,235.21	\$7,131.89	\$2,581,409.63
2/16/2022	\$118,642.76	\$112,235.21	\$6,407.55	\$2,469,174.42
3/16/2022	\$117,955.58	\$112,235.21	\$5,720.37	\$2,356,939.21
4/18/2022	\$118,670.62	\$112,235.21	\$6,435.41	\$2,244,704.00
5/16/2022	\$117,435.54	\$112,235.21	\$5,200.33	\$2,132,468.79
6/16/2022	\$117,704.85	\$112,235.21	\$5,469.64	\$2,020,233.58
7/18/2022	\$117,584.12	\$112,235.21	\$5,348.91	\$1,907,998.37
8/16/2022	\$116,813.36	\$112,235.21	\$4,578.15	\$1,795,763.16
9/16/2022	\$116,841.22	\$112,235.21	\$4,606.01	\$1,683,527.95
10/17/2022	\$116,553.34	\$112,235.21	\$4,318.13	\$1,571,292.74
11/16/2022	\$116,135.46	\$112,235.21	\$3,900.25	\$1,459,057.53
12/16/2022	\$115,856.87	\$112,235.21	\$3,621.66	\$1,346,822.32
1/16/2023	\$115,689.72	\$112,235.21	\$3,454.51	\$1,234,587.11
2/16/2023	\$115,401.84	\$112,235.21	\$3,166.63	\$1,122,351.90

Payment Date	Total Payment	Principal Amount	Interest Amount	Principal Balance
3/16/2023	\$114,835.38	\$112,235.21	\$2,600.17	\$1,010,116.69
4/17/2023	\$114,909.67	\$112,235.21	\$2,674.46	\$897,881.48
5/16/2023	\$114,389.63	\$112,235.21	\$2,154.42	\$785,646.27
6/16/2023	\$114,250.34	\$112,235.21	\$2,015.13	\$673,411.06
7/17/2023	\$113,962.46	\$112,235.21	\$1,727.25	\$561,175.85
8/16/2023	\$113,628.16	\$112,235.21	\$1,392.95	\$448,940.64
9/18/2023	\$113,461.00	\$112,235.21	\$1,225.79	\$336,705.43
10/16/2023	\$113,015.26	\$112,235.21	\$780.05	\$224,470.22
11/16/2023	\$112,810.96	\$112,235.21	\$575.75	\$112,235.01
12/18/2023	\$112,532.17	\$112,235.01	\$297.16	\$0.00
Total	\$15,520,453.15	\$13,468,225.00	\$2,052,228.15	

OILC hereby agrees that the Minister of Finance is entitled to exercise certain rights of deduction pursuant to section 25 of the OILC Act, 2011 as described in this debenture.

Ontario Infrastructure and Lands Corporation

By: _____
Authorized Signing Officer

LEGAL OPINION

We have examined the By-law of the Municipality authorizing the issue of serial debentures in the principal amount of \$13,468,225.00 dated December 16, 2013 and providing for 120 combined instalments of principal and interest on such day in each month in each of the years 2014 to 2023, both inclusive, as is set out in the Schedule.

In our opinion, the By-law has been properly passed and is within the legal powers of the Municipality. The debenture issued under the By-law in the within form (the "Debenture") is the direct, general, unsecured and unsubordinated obligation of the Municipality. The Debenture is enforceable against the Municipality subject to the special jurisdiction and powers of the Ontario Municipal Board over defaulting municipalities under the *Municipal Affairs Act*, as amended. This opinion is subject to and incorporates all the assumptions, qualifications and limitations set out in our opinion letter.

December 16, 2013

BORDEN LADNER GERVAIS LLP

CONDITIONS OF THE DEBENTURE

Form, Denomination, and Ranking of the Debenture

1. The debentures issued pursuant to the By-law (collectively the "Debentures" and individually a "Debenture") are issuable as fully registered Debentures without coupons.
2. The Debentures are direct, general, unsecured and unsubordinated obligations of the Municipality. The Debentures rank concurrently and equally in respect of payment of principal and interest with all other debentures of the Municipality except for the availability of money in a sinking or retirement fund for a particular issue of debentures.
3. This Debenture is one fully registered Debenture registered in the name of OILC and held by OILC.

Registration

4. The Municipality shall maintain at its designated office a registry in respect of the Debentures in which shall be recorded the names and the addresses of the registered holders and particulars of the Debentures held by them respectively and in which particulars of the cancellation, exchanges, substitutions and transfers of Debentures, may be recorded and the Municipality is authorized to use electronic, magnetic or other media for records of or related to the Debentures or for copies of them.

Title

5. The Municipality shall not be bound to see to the execution of any trust affecting the ownership of any Debenture or be affected by notice of any equity that may be subsisting in respect thereof. The Municipality shall deem and treat registered holders of Debentures, including this Debenture, as the absolute owners thereof for all purposes whatsoever notwithstanding any notice to the contrary and all payments to or to the order of registered holders shall be valid and effectual to discharge the liability of the Municipality on the Debentures to the extent of the sum or sums so paid. Where a Debenture is registered in more than one name, the principal of and interest from time to time payable on such Debenture shall be paid to or to the order of all the joint registered holders thereof, failing written instructions to the contrary from all such joint registered holders, and such payment shall constitute a valid discharge to the Municipality. In the case of the death of one or more joint registered holders, despite the foregoing provisions of this section, the principal of and interest on any Debentures registered in their names may be paid to the survivor or survivors of such holders and such payment shall constitute a valid discharge to the Municipality.

Payments of Principal and Interest

6. The record date for purposes of payment of principal of and interest on the Debentures is as of 5:00 p.m. on the sixteenth calendar day preceding any Payment Date including a maturity date. Principal of and interest on the Debentures are payable by the Municipality to the persons registered as holders in the registry on the relevant record date. The Municipality shall not be required to register any transfer,

exchange or substitution of Debentures during the period from any record date to the corresponding Payment Date.

7. The Municipality shall make all payments in respect of monthly instalments of combined principal and interest on the Debentures on each Payment Date commencing on January 16, 2014 (other than in respect of the final payment of principal and outstanding interest on the final maturity date upon presentation and surrender of this Debenture), by pre-authorized debit in respect of such interest and principal to the credit of the registered holder on such terms as the Municipality and the registered holder may agree.
8. The Municipality shall pay to the registered holder interest on any overdue amount of principal or interest in respect of any Debenture, both before and after default and judgment, at a rate per annum equal to the greater of the rate specified on the Schedule as attached to and forming part of the Debenture for such amount plus 200 basis points (2% per annum) or Prime Rate (as defined below) plus 200 basis points (2% per annum), calculated on a daily basis from the date such amount becomes overdue for so long as such amount remains overdue and the Municipality shall pay to the registered holder any and all costs incurred by the registered holder as a result of the overdue payment.
9. Whenever it is necessary to compute any amount of interest in respect of the Debentures for a period of less than one full year, other than with respect to regular monthly interest payments, such interest shall be calculated on the basis of the actual number of days in the period and a year of 365 days or 366 days as appropriate.
10. Payments in respect of principal of and interest on the Debentures shall be made only on a day on which banking institutions in Toronto, Ontario, are not authorized or obligated by law or executive order to be closed (a "Toronto Business Day"), and if any date for payment is not a Toronto Business Day, payment shall be made on the next following Toronto Business Day as noted on the Schedule, and no further interest shall be paid in respect of the delay in such payment.

Transfers, Exchanges and Substitutions

11. The Debentures are transferable or exchangeable at the office of the Treasurer of the Municipality upon presentation for such purpose accompanied by an instrument of transfer or exchange in a form approved by the Municipality and which form is in accordance with the prevailing Canadian transfer legislation and practices, executed by the registered holder thereof or such holder's duly authorized attorney or legal personal representative, whereupon and upon registration of such transfer or exchange and cancellation of the Debenture or Debentures presented, a new Debenture or Debentures of an equal aggregate principal amount in any authorized denomination or denominations will be delivered as directed by the transferee, in the case of a transfer or as directed by the registered holder in the case of an exchange.
12. The Municipality shall issue and deliver new Debentures in exchange or substitution for Debentures outstanding on the registry with the same maturity and of like form which have become lost, stolen, mutilated, defaced or destroyed, provided that the applicant therefor shall have:
(a) paid such costs as may have been incurred in connection

therewith; (b) (in the case of a lost, stolen or destroyed Debenture) furnished the Municipality with such evidence (including evidence as to the certificate number of the Debenture in question) and indemnity in respect thereof satisfactory to the Municipality in its discretion; and (c) surrendered to the Municipality any mutilated or defaced Debentures in respect of which new Debentures are to be issued in substitution.

13. The Debentures issued upon any registration of transfer or exchange or in substitution for any Debentures or part thereof shall carry all the rights to interest if any, accrued and unpaid which were carried by such Debentures or part thereof and shall be so dated and shall bear the same maturity date and, subject to the provisions of the By-law, shall be subject to the same terms and conditions as the Debentures in respect of which the transfer, exchange or substitution is effected.
14. The cost of all transfers and exchanges, including the printing of authorized denominations of the new Debentures, shall be borne by the Municipality. When any of the Debentures are surrendered for transfer or exchange the Treasurer of the Municipality shall: (a) in the case of an exchange, cancel and destroy the Debentures surrendered for exchange; (b) in the case of an exchange, certify the cancellation and destruction in the registry; and (c) enter in the registry particulars of the new Debenture or Debentures issued in exchange.
15. Reasonable fees for the substitution of a new Debenture or new Debentures for any of the Debentures that are lost, stolen, mutilated, defaced or destroyed and for the replacement of lost, stolen, mutilated, defaced or destroyed principal and interest cheques may be imposed by the Municipality. Where new Debentures are issued in substitution in these circumstances the Municipality shall: (a) treat as cancelled and destroyed the Debentures in respect of which new Debentures will be issued in substitution; (b) certify the deemed cancellation and destruction in the registry; (c) enter in the registry particulars of the new Debentures issued in substitution; and (d) make a notation of any indemnities provided.
16. If OILC elects to terminate its obligations under the financing agreement entered into between the parties, OILC, at its discretion, shall assess any losses that it may incur as a result of the termination as follows: if on the date of termination the outstanding principal balance on the Debenture is less than the net present value of the Debenture, the Municipality shall pay the difference between these two amounts to OILC.

Notices

17. Except as otherwise expressly provided herein, any notice required to be given to a registered holder of one or more of the Debentures will be sufficiently given if a copy of such notice is mailed or otherwise delivered to the registered address of such registered holder. If the Municipality or any registered holder is required to give any notice in connection with the Debentures on or before any day and that day is not a Toronto Business Day (as defined in section 10 of these Conditions) then such notice may be given on the next following Toronto Business Day.

Time

18. Unless otherwise expressly provided herein, any reference herein to a time shall be considered to be a reference to Toronto time.

Governing Law

19. The Debentures are governed by and shall be construed in accordance with the laws of the Province of Ontario and the federal laws of Canada applicable in Ontario.
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Definitions:

- (a) **"Prime Rate"** means, on any day, the annual rate of interest which is the arithmetic mean of the prime rates announced from time to time by the five major Canadian Schedule I banks, as of the issue date of this Debenture, Royal Bank of Canada, Canadian Imperial Bank of Commerce, The Bank of Nova Scotia, Bank of Montreal and The Toronto-Dominion Bank (the **"Reference Banks"**) as their reference rates in effect on such day for Canadian dollar commercial loans made in Canada. If fewer than five of the Reference Banks quote a prime rate on such days, the "Prime Rate" shall be the arithmetic mean of the rates quoted by the remaining Reference Banks.

THIS IS SCHEDULE "C" TO THE CORPORATION OF THE CITY OF NORTH
BAY'S BY-LAW NO. 2013-223

Serial Debenture Schedule

Organization Name The Corporation of The City of North Bay
Principal Amount \$13,468,225.00
Annual Interest Rate 3.02% (3.04% Semi-Annual equivalent)
Loan Term (Year) 10
Debenture Date (m/d/yyyy) 12/16/2013
Maturity Date (m/d/yyyy) 12/16/2023
Payment Frequency Monthly
Loan Type Serial

Payment Date	Total Payment	Principal Amount	Interest Amount	Principal Balance
1/16/2014	\$146,780.28	\$112,235.21	\$34,545.07	\$13,355,989.79
2/17/2014	\$147,597.48	\$112,235.21	\$35,362.27	\$13,243,754.58
3/17/2014	\$142,917.18	\$112,235.21	\$30,681.97	\$13,131,519.37
4/16/2014	\$144,830.16	\$112,235.21	\$32,594.95	\$13,019,284.16
5/16/2014	\$144,551.57	\$112,235.21	\$32,316.36	\$12,907,048.95
6/16/2014	\$145,340.91	\$112,235.21	\$33,105.70	\$12,794,813.74
7/16/2014	\$143,994.39	\$112,235.21	\$31,759.18	\$12,682,578.53
8/16/2014	\$146,863.86	\$112,235.21	\$34,628.65	\$12,570,343.32
9/16/2014	\$142,397.15	\$112,235.21	\$30,161.94	\$12,458,108.11
10/16/2014	\$143,158.62	\$112,235.21	\$30,923.41	\$12,345,872.90
11/17/2014	\$144,923.02	\$112,235.21	\$32,687.81	\$12,233,637.69
12/16/2014	\$141,589.24	\$112,235.21	\$29,354.03	\$12,121,402.48
1/16/2015	\$143,325.78	\$112,235.21	\$31,090.57	\$12,009,167.27
2/16/2015	\$143,037.90	\$112,235.21	\$30,802.69	\$11,896,932.06
3/16/2015	\$139,796.98	\$112,235.21	\$27,561.77	\$11,784,696.85
4/16/2015	\$142,462.15	\$112,235.21	\$30,226.94	\$11,672,461.64
5/19/2015	\$144,105.83	\$112,235.21	\$31,870.62	\$11,560,226.43
6/16/2015	\$139,016.93	\$112,235.21	\$26,781.72	\$11,447,991.22
7/16/2015	\$140,651.32	\$112,235.21	\$28,416.11	\$11,335,756.01
8/17/2015	\$142,248.57	\$112,235.21	\$30,013.36	\$11,223,520.80
9/16/2015	\$140,094.14	\$112,235.21	\$27,858.93	\$11,111,285.59

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Payment Date	Total Payment	Principal Amount	Interest Amount	Principal Balance
10/16/2015	\$139,815.55	\$112,235.21	\$27,580.34	\$10,999,050.38
11/16/2015	\$140,447.02	\$112,235.21	\$28,211.81	\$10,886,815.17
12/16/2015	\$139,258.37	\$112,235.21	\$27,023.16	\$10,774,579.96
1/18/2016	\$141,654.24	\$112,235.21	\$29,419.03	\$10,662,344.75
2/16/2016	\$137,819.00	\$112,235.21	\$25,583.79	\$10,550,109.54
3/16/2016	\$137,549.69	\$112,235.21	\$25,314.48	\$10,437,874.33
4/18/2016	\$140,734.90	\$112,235.21	\$28,499.69	\$10,325,639.12
5/16/2016	\$136,156.75	\$112,235.21	\$23,921.54	\$10,213,403.91
6/16/2016	\$138,431.89	\$112,235.21	\$26,196.68	\$10,101,168.70
7/18/2016	\$138,979.78	\$112,235.21	\$26,744.57	\$9,988,933.49
8/16/2016	\$136,203.18	\$112,235.21	\$23,967.97	\$9,876,698.28
9/16/2016	\$137,568.26	\$112,235.21	\$25,333.05	\$9,764,463.07
10/17/2016	\$137,280.39	\$112,235.21	\$25,045.18	\$9,652,227.86
11/16/2016	\$136,193.89	\$112,235.21	\$23,958.68	\$9,539,992.65
12/16/2016	\$135,915.30	\$112,235.21	\$23,680.09	\$9,427,757.44
1/16/2017	\$136,416.76	\$112,235.21	\$24,181.55	\$9,315,522.23
2/16/2017	\$136,128.89	\$112,235.21	\$23,893.68	\$9,203,287.02
3/16/2017	\$133,556.58	\$112,235.21	\$21,321.37	\$9,091,051.81
4/17/2017	\$136,305.33	\$112,235.21	\$24,070.12	\$8,978,816.60
5/16/2017	\$133,779.45	\$112,235.21	\$21,544.24	\$8,866,581.39
6/16/2017	\$134,977.38	\$112,235.21	\$22,742.17	\$8,754,346.18
7/17/2017	\$134,689.51	\$112,235.21	\$22,454.30	\$8,642,110.97
8/16/2017	\$133,686.59	\$112,235.21	\$21,451.38	\$8,529,875.76
9/18/2017	\$135,525.28	\$112,235.21	\$23,290.07	\$8,417,640.55
10/16/2017	\$131,736.46	\$112,235.21	\$19,501.25	\$8,305,405.34
11/16/2017	\$133,538.01	\$112,235.21	\$21,302.80	\$8,193,170.13
12/18/2017	\$133,928.03	\$112,235.21	\$21,692.82	\$8,080,934.92
1/16/2018	\$131,625.03	\$112,235.21	\$19,389.82	\$7,968,699.71
2/16/2018	\$132,674.38	\$112,235.21	\$20,439.17	\$7,856,464.50
3/16/2018	\$130,436.38	\$112,235.21	\$18,201.17	\$7,744,229.29

Payment Date	Total Payment	Principal Amount	Interest Amount	Principal Balance
4/16/2018	\$132,098.63	\$112,235.21	\$19,863.42	\$7,831,994.08
5/16/2018	\$131,179.28	\$112,235.21	\$18,944.07	\$7,519,758.87
6/18/2018	\$132,767.24	\$112,235.21	\$20,532.03	\$7,407,523.86
7/16/2018	\$129,396.31	\$112,235.21	\$17,161.10	\$7,295,288.45
8/16/2018	\$130,947.13	\$112,235.21	\$18,711.92	\$7,183,053.24
9/17/2018	\$131,253.57	\$112,235.21	\$19,018.36	\$7,070,818.03
10/16/2018	\$129,201.30	\$112,235.21	\$16,966.09	\$6,958,582.82
11/16/2018	\$130,083.50	\$112,235.21	\$17,848.29	\$6,846,347.61
12/17/2018	\$129,795.62	\$112,235.21	\$17,560.41	\$6,734,112.40
1/16/2019	\$128,950.57	\$112,235.21	\$16,715.36	\$6,621,877.19
2/18/2019	\$130,315.66	\$112,235.21	\$18,080.45	\$6,509,641.98
3/18/2019	\$127,316.18	\$112,235.21	\$15,080.97	\$6,397,406.77
4/16/2019	\$127,585.48	\$112,235.21	\$15,350.27	\$6,285,171.56
5/16/2019	\$127,836.21	\$112,235.21	\$15,601.00	\$6,172,936.35
6/17/2019	\$128,579.12	\$112,235.21	\$16,343.91	\$6,060,701.14
7/16/2019	\$126,777.57	\$112,235.21	\$14,542.36	\$5,948,465.93
8/16/2019	\$127,492.62	\$112,235.21	\$15,257.41	\$5,836,230.72
9/16/2019	\$127,204.74	\$112,235.21	\$14,969.53	\$5,723,995.51
10/16/2019	\$126,443.26	\$112,235.21	\$14,208.05	\$5,611,760.30
11/18/2019	\$127,557.62	\$112,235.21	\$15,322.41	\$5,499,525.09
12/16/2019	\$124,976.03	\$112,235.21	\$12,740.82	\$5,387,289.88
1/16/2020	\$126,053.24	\$112,235.21	\$13,818.03	\$5,275,054.67
2/17/2020	\$126,201.82	\$112,235.21	\$13,966.61	\$5,162,819.46
3/16/2020	\$124,195.98	\$112,235.21	\$11,960.77	\$5,050,584.25
4/16/2020	\$125,189.61	\$112,235.21	\$12,954.40	\$4,938,349.04
5/19/2020	\$125,718.93	\$112,235.21	\$13,483.72	\$4,826,113.83
6/16/2020	\$123,415.93	\$112,235.21	\$11,180.72	\$4,713,878.62
7/16/2020	\$123,935.96	\$112,235.21	\$11,700.75	\$4,601,643.41
8/17/2020	\$124,418.85	\$112,235.21	\$12,183.64	\$4,489,408.20
9/16/2020	\$123,378.78	\$112,235.21	\$11,143.57	\$4,377,172.99

Payment Date	Total Payment	Principal Amount	Interest Amount	Principal Balance
10/16/2020	\$123,100.19	\$112,235.21	\$10,864.98	\$4,264,937.78
11/16/2020	\$123,174.48	\$112,235.21	\$10,939.27	\$4,152,702.57
12/16/2020	\$122,543.01	\$112,235.21	\$10,307.80	\$4,040,467.36
1/18/2021	\$123,267.35	\$112,235.21	\$11,032.14	\$3,928,232.15
2/16/2021	\$121,660.81	\$112,235.21	\$9,425.60	\$3,815,996.94
3/16/2021	\$121,075.78	\$112,235.21	\$8,840.57	\$3,703,761.73
4/16/2021	\$121,735.11	\$112,235.21	\$9,499.90	\$3,591,526.52
5/17/2021	\$121,447.23	\$112,235.21	\$9,212.02	\$3,479,291.31
6/16/2021	\$120,871.48	\$112,235.21	\$8,636.27	\$3,367,056.10
7/16/2021	\$120,592.89	\$112,235.21	\$8,357.68	\$3,254,820.89
8/16/2021	\$120,583.60	\$112,235.21	\$8,348.39	\$3,142,585.68
9/16/2021	\$120,295.73	\$112,235.21	\$8,060.52	\$3,030,350.47
10/18/2021	\$120,258.58	\$112,235.21	\$8,023.37	\$2,918,115.26
11/16/2021	\$119,237.09	\$112,235.21	\$7,001.88	\$2,805,880.05
12/16/2021	\$119,199.94	\$112,235.21	\$6,964.73	\$2,693,644.84
1/17/2022	\$119,367.10	\$112,235.21	\$7,131.89	\$2,581,409.63
2/16/2022	\$118,642.76	\$112,235.21	\$6,407.55	\$2,469,174.42
3/16/2022	\$117,955.58	\$112,235.21	\$5,720.37	\$2,356,939.21
4/18/2022	\$118,670.62	\$112,235.21	\$6,435.41	\$2,244,704.00
5/16/2022	\$117,435.54	\$112,235.21	\$5,200.33	\$2,132,468.79
6/16/2022	\$117,704.85	\$112,235.21	\$5,469.64	\$2,020,233.58
7/18/2022	\$117,584.12	\$112,235.21	\$5,348.91	\$1,907,998.37
8/16/2022	\$116,813.36	\$112,235.21	\$4,578.15	\$1,795,763.16
9/16/2022	\$116,841.22	\$112,235.21	\$4,606.01	\$1,683,527.95
10/17/2022	\$116,553.34	\$112,235.21	\$4,318.13	\$1,571,292.74
11/16/2022	\$116,135.46	\$112,235.21	\$3,900.25	\$1,459,057.53
12/16/2022	\$115,856.87	\$112,235.21	\$3,621.66	\$1,346,822.32
1/16/2023	\$115,689.72	\$112,235.21	\$3,454.51	\$1,234,587.11
2/16/2023	\$115,401.84	\$112,235.21	\$3,166.63	\$1,122,351.90

Payment Date	Total Payment	Principal Amount	Interest Amount	Principal Balance
3/16/2023	\$114,835.38	\$112,235.21	\$2,600.17	\$1,010,116.69
4/17/2023	\$114,909.67	\$112,235.21	\$2,674.46	\$897,881.48
5/16/2023	\$114,389.63	\$112,235.21	\$2,154.42	\$785,646.27
6/16/2023	\$114,250.34	\$112,235.21	\$2,015.13	\$673,411.06
7/17/2023	\$113,962.46	\$112,235.21	\$1,727.25	\$561,175.85
8/16/2023	\$113,628.16	\$112,235.21	\$1,392.95	\$448,940.64
9/18/2023	\$113,461.00	\$112,235.21	\$1,225.79	\$336,705.43
10/16/2023	\$113,015.26	\$112,235.21	\$780.05	\$224,470.22
11/16/2023	\$112,810.96	\$112,235.21	\$575.75	\$112,235.01
12/18/2023	\$112,532.17	\$112,235.01	\$297.16	\$0.00
Total	\$15,520,453.15	\$13,468,225.00	\$2,052,228.15	

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2013-224

**BEING A BY-LAW TO CONFIRM PROCEEDINGS
OF THE MEETING OF COUNCIL ON
NOVEMBER 25, 2013**

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 25, 2013 in respect of each motion, resolution and other action passed and taken by the Council at its 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 9th DAY OF DECEMBER, 2013.

READ A SECOND TIME IN OPEN COUNCIL THIS 9th DAY OF DECEMBER, 2013.

CC READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 9th DAY OF
DECEMBER, 2013.

MAYOR ALLAN McDONALD

CITY CLERK CATHERINE CONRAD

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2013-226

**BEING A BY-LAW TO AUTHORIZE THE PURCHASE
OF PART OF THE SOUTH ½ OF LOT 18,
CONCESSION D, BEING DESIGNATED AS PART 3
ON PLAN 36R-13530 (NORTH BAY-MATTAWA
CONSERVATION AUTHORITY AND FRIENDS OF
LAURIER WOODS INC.)**

WHEREAS Council authorized the purchase of part of the South ½ of Lot 18, Concession D, being designated as Part 3 on Plan 36R-13530 from the North Bay-Mattawa Conservation Authority and Friends of Laurier Woods Inc., by Resolution No. 2013-655 passed on the 25th day of November, 2013;

**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 authorize the purchase of part of the South ½ of Lot 18, Concession D, being designated as Part 3 on Plan 36R-13530 from the North Bay-Mattawa Conservation Authority and Friends of Laurier Woods Inc.
2. That the Mayor, Clerk and City Solicitor of The Corporation of the City of North Bay are hereby authorized to execute such documents as may be reasonably required to complete the transfer. The City Solicitor has the authority to electronically sign for completeness and release any documents require to be registered on title.

READ A FIRST TIME IN OPEN COUNCIL THE 9TH DAY OF DECEMBER, 2013.

READ A SECOND TIME IN OPEN COUNCIL THE 9TH DAY OF DECEMBER, 2013.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 9TH DAY OF DECEMBER, 2013.

MAYOR ALLAN MCDONALD

CITY CLERK CATHERINE CONRAD

PL

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2013-227

**BEING A BY-LAW TO AUTHORIZE THE SALE OF
PART OF THE SOUTH ½ OF LOT 18, CONCESSION
D, BEING DESIGNATED AS PARTS 1, 3 & 5 ON
PLAN 36R-13530 AND PARTS 1 & 2 36R-13404
(2043954 ONTARIO LIMITED)**

AND WHEREAS Council authorized the sale of the South ½ of Lot 18, Concession D, being designated as Parts 1, 3 & 5 on Plan 36R-13530 and Parts 1 & 2 on Plan 36R-13404 to 2043954 Ontario Limited by Resolution No. 2013 – 2013-655 passed on the 25th day of November, 2013;

**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 authorized the sale of the South ½ of Lot 18, Concession D, being designated as Parts 1, 3 & 5 on Plan 36R-13530 and Parts 1 & 2 on Plan 36R-13404 to 2043954 Ontario Limited.
2. That the Mayor, Clerk and City Solicitor of The Corporation of the City of North Bay are hereby authorized to execute such documents as may be reasonably required to complete the transfer. The City Solicitor has the authority to electronically sign for completeness and release any documents require to be registered on title.

READ A FIRST TIME IN OPEN COUNCIL THE 9TH DAY OF DECEMBER, 2013.

READ A SECOND TIME IN OPEN COUNCIL THE 9TH DAY OF DECEMBER, 2013.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 9TH DAY OF DECEMBER, 2013.

MAYOR ALLAN MCDONALD

CITY CLERK CATHERINE CONRAD

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2013-228

**BEING A BY-LAW TO AMEND USER FEE
BY-LAW NO. 2011-123
(ENGINEERING, ENVIRONMENTAL SERVICES
& WORKS' DEPARTMENT – SCHEDULE "D" AND
PLANNING SERVICES DEPARTMENT – SCHEDULE "K")**

WHEREAS Council passed Resolution No. 2013-638 to approve Engineering and Works Committee Report No. 2013-03 at its Regular Meeting held on Monday, November 25, 2013 to amend Schedule "D" to User Fee By-law No. 2011-123, as amended.

AND WHEREAS Council passed Resolution No. 2013-637 to approve Community Services Committee Report No. 2013-26 at its Regular Meeting held on Monday, November 25, 2013 to amend Schedule "K" to User Fee By-law No. 2011-123, as amended.

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

1. Schedule "D" to By-law No. 2011-123, as amended, is hereby deleted and the attached Schedule "D" is hereby inserted in lieu thereof.
2. Schedule "K" to By-law No. 2011-123, as amended, is hereby deleted and the attached Schedule "K" is hereby inserted in lieu thereof.
3. This By-law comes into effect upon being passed.

READ A FIRST TIME IN OPEN COUNCIL THIS 9TH DAY OF DECEMBER, 2013.

READ A SECOND TIME IN OPEN COUNCIL THIS 9TH DAY OF DECEMBER, 2013.

cc
READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 9TH DAY OF DECEMBER, 2013.

MAYOR ALLAN McDONALD
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CITY CLERK CATHERINE CONRAD

THIS IS SCHEDULE "D" TO BY-LAW NO. 2013-228 OF THE CORPORATION
OF THE CITY OF NORTH BAY.

The user fees charged by the Engineering, Environment Services & Works'
Department shall be as follows:

	2011 June 1- Dec 31	2012	2013	2014
Property Status Inquiry	\$60	\$65	\$70	\$75
* Photocopies (per page)	\$0.60	\$0.60	\$0.60	\$0.60
Engineering Review and Approvals Fee (Subdivision Agreement)	3% of the estimated cost of the installation of the services or \$1,000, whichever is greater	3% of the estimated cost of the installation of the services or \$1,000, whichever is greater	3% of the estimated cost of the installation of the services or \$1,000, whichever is greater	3% of the estimated cost of the installation of the services or \$1,000, whichever is greater
Engineering Review and Processing of Service Contracts	3% of the estimated cost of the works (Min. \$50 – Max \$250)	3% of the estimated cost of the works (Min. \$50 – Max \$250)	3% of the estimated cost of the works (Min. \$50 – Max \$250)	3% of the estimated cost of the works (Min. \$50 – Max \$250)
Street Work Permit				\$25
Municipal Consents				\$100
* Concrete Curb & Gutter (Includes removal of existing if required. Restoration extra.)	\$195 per lineal metre Min. charge \$465	\$200 per lineal metre Min. charge \$470	\$205 per lineal metre Min. charge \$475	\$210 per lineal metre Min. charge \$480
* Concrete Sidewalk (Includes removal of existing if required. Restoration extra.)	\$140 per lineal metre Min. charge \$465	\$145 per lineal metre Min. charge \$470	\$150 per lineal metre Min. charge \$475	\$155 per lineal metre Min. charge \$480
* Interlocking Concrete Pavers	\$100 per sq. m.	\$105 per sq. m.	\$110 per sq. m.	\$115 per sq. m.
* Hot Mix Asphalt (per tonne) (Includes cutting and removal as necessary).	Contract cost plus \$45 to nearest \$5	Contract cost plus \$50 to nearest \$5	Contract cost plus \$55 to nearest \$5	Contract cost plus \$60 to nearest \$5
* Rock Excavation	Blasting Contract Plus \$225 per cubic metre	Blasting Contract Plus \$230 per cubic metre	Blasting Contract Plus \$235 per cubic metre	Blasting Contract Plus \$240 per cubic metre
* Fire Hydrant Maintenance (All private hydrants will be required to have City do work.)	\$125 each, Summer \$300 each, Winter	\$130 each, Summer \$310 each, Winter	\$135 each, Summer \$320 each, Winter	\$140 each, Summer \$330 each, Winter
* Water Off or Water On (Only one charge if both turns completed within 30 minutes of first turn.)	\$70 reg. hours \$105 after reg. hours	\$75 reg. hours \$110 after reg. hours	\$80 reg. hours \$115 after reg. hours	\$110 reg. hours \$160 after reg. hours
* Sewer Rodding (Blockage within entire service length responsibility of owner.)	\$75 reg. hours \$105 after reg. hours	\$80 reg. hours \$110 after reg. hours	\$85 reg. hours \$115 after reg. hours	\$215 reg. hours \$320 after reg. hours
* Power Sewer Rodding	\$175 reg. hours \$215 after reg. hours	\$180 reg. hours \$220 after reg. hours	\$185 reg. hours \$225 after reg. hours	\$190 reg. hours \$230 after reg. hours

User fees charged by the <u>Engineering, Environment Services & Works' Department</u> continued:				
	2011 June 1- Dec 31	2012	2013	2014
* Camera Inspection of Service	\$185 reg. hours \$225 after reg. hours	\$190 reg. hours \$230 after reg. hours	\$195 reg. hours \$235 after reg. hours	\$200 reg. hours \$240 after reg. hours
* Thawing of Water Service (Flat fee for max. of 3 hrs - successful or not)	\$350 reg. hours \$585 after reg. hours	\$355 reg. hours \$595 after reg. hours	\$360 reg. hours \$605 after reg. hours	\$365 reg. hours \$615 after reg. hours
	2011 June 1- Dec 31	Effective August 1, 2012	2013	2014
Sale of Water	\$75 for 0 to 2000 gallons \$1050 for seasonal lump Sum Prior to meter initiation	\$3.60/ 1,000 gallons	\$3.60/ 1,000 gallons	\$1.24 per 1,000 litres
	2011 June 1- Dec 31	Effective August 1, 2012	2013	2014
Septage Waste Receiving	Metered	\$10.00/ 1,000 gallons	\$10.00/ 1,000 gallons	\$10.00/ 1,000 gallons

* HST to be added to fee

THIS IS SCHEDULE "K" TO BY-LAW NO. 2013-228 OF THE CORPORATION OF
THE CITY OF NORTH BAY.

The user fees charged by the **Planning Services Department** shall be as follows:

	2011 June 1 – Dec 31	2012	2013	2014
Photocopies (per page)	\$0.60	\$0.60	\$0.60	\$0.60
Legal Inquiries – Zoning By-law	\$125	\$125	\$125	\$130
Legal Inquiries – Site Plan Control Agreement, Subdivision Agreement, Condominium Agreement, North Bay Municipal Heritage Committee Evaluations	\$125	\$125	\$125	\$130
Lane Closure Applications	\$800	\$850	\$900	\$930
Road Closure Applications	\$800	\$850	\$900	\$930
Sign By-law Variance Applications	\$750	\$850	\$900	\$930
Sign Permits	\$100	\$105	\$110	\$115
Miscellaneous Application Approval (e.g. Licensing Letters)	\$125	\$125	\$125	\$130
Applications to demolish, renovate or convert condominium ownership under the <i>Tenant Protection Act</i> (formerly the <i>Rental Housing Act</i>)	\$1,205	\$1,240	\$1,275	\$1,315
Development Proposal Reports	\$665	\$685	\$705	\$725
* Official Plan	\$90	\$95	\$95	\$100
* Zoning By-law (full consolidated version)	\$115	\$120	\$120	\$125
* Secondary Plans (Airport Heights, Laurentian, Circle Lake, West Ferris)	\$40 each	\$45 each	\$45 each	\$50 each
* Watershed Studies (Parks Creek, Lavase River, Chippewa Creek, Jessups Creek)	\$90 each	\$95 each	\$95 each	\$100 each
* Sign Permit – Billboard	\$500	\$515	\$530	\$545
Corporate Title Search	\$75	\$75	\$80	\$80
Review of Antenna Telecommunication Towers			\$1300	\$1340

* Documents and Publications are subject to H.S.T.

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2013-229

**BEING A BY-LAW TO AUTHORIZE THE
EXECUTION OF AN AGREEMENT WITH
CAMPUS DEVELOPMENT CORP., CANADORE
COLLEGE OF APPLIED ARTS AND
TECHNOLOGY AND NIPISSING UNIVERSITY
(STUDENT RESIDENCE)**

WHEREAS the Agreement with Campus Development Corp., Canadore College of Applied Arts and Technology and Nipissing University to waive the development charges and to rebate the municipal portion of property taxes for a new student residence was approved by Resolution No. 2013-186 passed by Council on the 18th day of March, 2013;

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

1. The Corporation of the City of North Bay enter into an Agreement dated the 15th day of August, 2013 with Campus Development Corp., Canadore College of Applied Arts and Technology and Nipissing University relating to waiving the development charges and rebating the municipal portion of property taxes for the new student residence.
2. 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 Campus Development Corp., Canadore College of Applied Arts and Technology and Nipissing University and to affix thereto the Corporate seal.

READ A FIRST TIME IN OPEN COUNCIL THIS 9TH DAY OF DECEMBER, 2013.

cc READ A SECOND TIME IN OPEN COUNCIL THIS 9TH DAY OF DECEMBER, 2013.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 9TH DAY OF DECEMBER, 2013.

MAYOR ALLAN McDONALD

CITY CLERK CATHERINE CONRAD

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2014-230

BEING A BY-LAW TO ESTABLISH RATES OR CHARGES FOR THE SUPPLY OF WATER AND SANITARY SEWER BY THE CITY OF NORTH BAY FOR DOMESTIC, COMMERCIAL AND MANUFACTURING USE, AND INCLUDING OTHER RELATED MATTERS (AND TO REPEAL BY-LAW NO. 2013-018)

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

AND WHEREAS Notice of the Public Meeting in the matter of proposed amendments to existing water and sanitary sewer rates was given by advertisement in the North Bay Nugget on the 5th of October, 2013 and on the 12th day of October, 2013;

AND WHEREAS a Public Meeting under the *Municipal Act* in the matter of the proposed amendments to the existing water rates and sanitary sewer rates was held on the 4th day of November, 2013;

AND WHEREAS the Council of The Corporation of the City of North Bay authorized the by-law to establish rates and charges for the supply of water and sanitary sewer directing that all water rates be raised by 3.54%, and that the sanitary sewer charge be reduced from 70% to 68.01% of the water charges effective January 1, 2014 by Resolution No. 2013-635 on the 25th day of November, 2013;

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

DEFINITIONS:

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

accordance with the applicable rates hereinafter set forth, but, in no case shall the total minimum monthly amount payable by a consumer for the supply of water for household or domestic use be less than the sum of \$25.31.

- b) Subject as herein provided, where the consumption of water is measured by a water meter, the total monthly payable by a consumer for the supply of water for institutional, commercial, industrial, or manufacturing use shall be in accordance with the applicable rates or charges set forth in Schedule "A" hereof. In no case shall the total combined monthly amount payable, as foresaid, be less than the sum of \$34.98.
 - c)
 - (i) A basic fixed rate of \$6.05 per residential dwelling unit and/or institutional/commercial/industrial account shall be added to all metered accounts.
 - (ii) For the purposes of determining water charges, a Retirement Home/Residence will be considered one dwelling unit and, therefore, charged one basic fixed rate of \$6.05 in addition to the metered charges.
 - d) Where the consumption of water is not measured by a water meter, the total monthly amount payable by a consumer for the supply of water for institutional, commercial, industrial or manufacturing use shall be in accordance with the applicable minimum rates or charges hereinafter set forth in Schedule "A", and in no case shall be less than \$34.98 per month.
 - e)
 - (i) A Water Filtration Capital Surcharge, being calculated based on 6.56% of the gross water component of flat rate water accounts shall be implemented effective January 1, 2014;
 - (ii) A Water Filtration Capital Surcharge, being calculated based on 6.81% of the gross water component of metered water accounts, except the portion that applies to consumption over 50,000 gallons shall be implemented effective January 1, 2014.
 - f) The revenue generated by the Water Filtration Surcharge shall be applied to the Water Filtration Plan Capital Account, to pay expenses as they are incurred, until the project is completed and long-term financing incurred and received.
4. The City shall only accept an application for a supply of water from the property owner or an agent thereof and the property owner shall be liable to the City for the payment of all rates in respect of water supplied to the property and for all charges and costs of the City applicable to the supply of water to such property.
5. In those cases where a property is not supplied with water for the full month, the minimum applicable monthly rates or charges payable by the consumer shall be reduced proportionately.
6.
 - a) Water meters may be installed by the City in any institutional, commercial, industrial and manufacturing properties.
 - b) Water meters may be installed by the City in any residential buildings.
7. There shall be a fee payable at the time of the issuance of a Building Permit for the supply and usage of water for construction purposes. The fee shall be based on the value of construction as set forth on the Building Permit Application as follows:
- a)
 - i) \$1.00 per \$1,000.00 value of construction up to the first \$500,000.00 value; and,
 - ii) \$0.25 per \$1,000.00 value of construction for the remaining value of construction or part thereof.

- b) The following types of construction shall be exempt from the construction water charges:
 - i) Construction outside of serviced areas;
 - ii) Renovations to residential units; and,
 - iii) Renovations and additions to all buildings which pay water charges on a metered rate.
- 8. a) Accounts for the rates or charges for the supply of water by flat rate shall be payable by the consumer every four months with payment due in the month following each such period.
- b) The Treasurer may accept payments on the due date, via direct debit from the Bank or Trust Company account of a customer in good standing, where such customer has previously authorized cheques for the purpose of payment of the said water accounts.
- c) The Treasurer shall cause at least ten days notice to be given to the consumer of the due date:
 - i) of each flat rate account, on a tri-annual basis;
 - ii) of each metered account, on not less than a quarterly basis; and,
 - iii) of each pre-authorized chequing account, on an annual basis.
- d) The Treasurer may accept a direction from a consumer that notice of the account shall be given to a tenant of the consumer to be in full satisfaction of notice to consumer.
- 9. A sanitary sewer rate is hereby imposed upon the owners or occupants of lands which are supplied with sewage service.
- 10. The sanitary sewer rate imposed by Section 9 shall be a charge on the water bill charged or chargeable in respect of such lands and shall be computed as sixty-eight zero one per centum (68.01%) of the annual water rates or charges charged or chargeable in respect of such land where such lands are used for other than institutional, commercial and industrial purposes and not less than sixty-eight zero one per centum (68.01%) of the annual water rates or charges charged or chargeable in respect of such lands where such lands are used for institutional, commercial or industrial purposes.
- 11. The Treasurer shall charge an associated fee as specified in Schedule "E" of the City's User Fee By-Law No. 2011-123, as amended, to any accounts for which payment was tendered by cheque where such cheque is not honoured by the Bank or Trust Company named on such cheque.
- 12. All water accounts, sanitary sewer accounts and special fees shall be subject to a percentage charge payable by the consumer as a penalty for non-payment of water accounts or any part thereof of one and one-quarter percent (1.25%) on the first day of the calendar month immediately following the due date and on the first day of each calendar month thereafter in which default continues.
- 13. The Clerk shall, upon notice from the City Treasurer of the amount due and the person by whom it is due and of the lands upon which any work was done or furnished the supply of water, enter any such unpaid amounts as fixed by Schedule "A" attached hereto for such service or work upon the Collector's Roll and collect them in the same manner as taxes.
- 14. The Treasurer shall charge an associated fee as specified in Schedule "E" of the City's User Fee By-Law No. 2011-123, as amended, to any accounts for which unpaid

amounts are entered upon the Collector's Roll.

15. In circumstances where a property is exempt from taxation and is serviced with water and sanitary sewer, the City may shut off the supply of water to the land if fees and charges payable by the owners or occupants of the land for the supply of the water and sanitary sewer to the land are overdue.
16. Water and Sanitary Rates and Charges By-Law No. 2013-018 is hereby repealed.
17. This By-Law shall become effective from January 1, 2014.

READ A FIRST TIME IN OPEN COUNCIL THIS 9th DAY OF DECEMBER, 2014.

READ A SECOND TIME IN OPEN COUNCIL THIS 9th DAY OF DECEMBER, 2014.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 9th DAY OF DECEMBER, 2014.

MAYOR ALLAN McDONALD

CITY CLERK CATHERINE CONRAD

THIS SCHEDULE "A" TO BY-LAW NO. 2014-230 OF THE CORPORATION OF THE CITY OF NORTH BAY

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

(i)	Each separate dwelling unit	\$ 18.21
(ii)	Bath, with or without shower	4.75
	Each additional bath, with or without shower	2.13
(iii)	Shower stall	4.75
	Each Additional shower stall	2.13
(iv)	Toilet and urinal	4.75
	Each additional toilet or urinal	2.13
(v)	Washbasin or sink	2.13
	Each additional washbasin or sink	1.10
(vi)	Automatic washing machine or laundry outlet (used for domestic or household purposes)	4.75
(vii)	Hose outlet or lawn or garden sprinkler	4.75
(viii)	Heating unit (steam or hot water)	4.75
(ix)	Swimming pool, sauna, hot tubs spas	4.75

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

(i)	Bakery	\$ 41.87
(ii)	Bank	34.98
(iii)	Barber Shop	41.87
(iv)	Billiard Room	34.98
(v)	Bowling Alley	34.98
(vi)	Candy Manufacturer	41.87
(vii)	Car Wash	125.55
(viii)	Church	34.98
(ix)	Confectionary Shop	34.98
(x)	Curling Rink	41.87
(xi)	Dental Office	41.87
(xii)	Display Fountain	41.87
(xiii)	Dry Cleaning Shop	41.87
(xiv)	Greenhouse	41.87
(xv)	Hairdressing Shop	41.87
(xvi)	Heating Plant (steam or hot water boiler) for public, educational, institutional, commercial, industrial or manufacturing property	34.98
(xvii)	Hotel	104.61

(xviii)	Laundry or Laundromat	125.55
(xix)	Market	41.87
(xx)	Motel – for each separate unit	5.84
(xxi)	Photography Shop	41.87
(xxii)	Printing Shop	41.87
(xxiii)	Private Club	34.98
(xxiv)	Professional Office (except dental office)	34.98
(xxv)	Public, education, institutional, commercial, industrial, manufacturing property	52.40
(xxvi)	Public Garage	41.87
(xxvii)	Public Hall	39.25
(xxviii)	Restaurant	52.40
(xxix)	Sauna or Steam Bath (public)	41.87
(xxx)	Skating Rink (public or commercial outdoor)	34.98
(xxxi)	Stable (public)	41.87
(xxxii)	Store – Wholesale or retail store or place of business not specifically listing in this Schedule	34.98
(xxxiii)	Swimming Pools (public)	52.40
(xxxiv)	Theatre	41.87
(xxxv)	Tourist Cabins (open for use throughout the year)	
	a) for the first tourist cabin (with bath or shower)	5.84
	b) for each additional tourist cabin (with bath or shower)	4.01
	c) for the first tourist cabin (without bath or shower)	4.75
	d) for each additional tourist cabin (without bath or shower)	3.20
(xxxvi)	Tourist Cabins (not open for use throughout the year)	
	a) for each tourist cabin	8.40
(xxxvii)	Warehouse	34.98
(xxxviii)	Circus, Carnival, Slide Show or Menagerie	
	a) daily rate	34.98

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

a)	For the first 50,000 gallons there shall be payable per 1,000 gallons	5.54
b)	For the second 50,000 gallons there shall be payable per 1,000 gallons	5.06
c)	For the third 50,000 gallons there shall be payable per 1,000 gallons	4.25

THE CORPORATION OF THE CITY OF NORTH BAY**BY-LAW NO. 2013-225****BEING A BY-LAW TO AMEND BY-LAW 2006-143
(BEING A BY-LAW TO RESTRICT AND REGULATE
SIGNS AND OTHER ADVERTISING DEVICES WITHIN
THE CITY OF NORTH BAY).**

WHEREAS Section 99(1) of the *Municipal Act*, 2001, authorizes the Council to pass By-laws regulating signs and other advertising devices;

AND WHEREAS Council deems it desirable to amend By-law 2006-143 to amend existing sign regulations for Recreational Facility Field Advertising Signage;

AND WHEREAS Notice of the Public Meeting in the matter of the amendments to the Sign By-law was given by way of advertisement in the North Bay Nugget on October 5th, 2013 and October 12th, 2013;

AND WHEREAS a Public Meeting under the *Municipal Act* in the matter of the amendments to the Sign By-law was held on November 4th, 2013;

AND WHEREAS Council approved the amendments to the Sign By-law pursuant to Community Services Committee Report 2013-24 passed on the 12th day of November, 2013;

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

1. Section 11.1(c)(iii) is hereby amended by adding the words "with the exception of Veteran's Ball Field and all 3 ball fields at the Steve Omischl Sports Field Complex".

READ A FIRST TIME IN OPEN COUNCIL THE 9th DAY OF DECEMBER, 2013.

READ A SECOND TIME IN OPEN COUNCIL THE 9th DAY OF DECEMBER, 2013.

READ A THIRD TIME IN OPEN COUNCIL AND ENACTED AND PASSED THIS 9th DAY
OF DECEMBER, 2013.

MAYOR ALLAN MC DONALD

CITY CLERK CATHERINE CONRAD

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2013-204

A BY-LAW TO AMEND ZONING BY-LAW NO. 28-80 TO
REZONE CERTAIN LANDS ON HIGHWAY 11 NORTH FROM A "RURAL
COMMERCIAL (RC)" ZONE TO A "RURAL SPECIAL NO. 18 (A Sp. 18)" ZONE
(Theresa Hutter – Highway 11 North)

WHEREAS the owner of the subject property has initiated an amendment to the Zoning By-law;

AND WHEREAS the Council of The Corporation of the City of North Bay has ensured that adequate information has been made available to the public, and has held at least one public meeting after due notice for the purpose of informing the public of this By-law;

AND WHEREAS it is deemed desirable to amend the zoning designation shown on Schedule "C-10" of By-law No. 28-80 pursuant to Section 34 of the Planning Act R.S.O. 1990, as amended.

AND WHEREAS Council passed a resolution on November 25th, 2013 to approve this rezoning.

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

- 1) Schedule "C-10" of By-law No. 28-80 is amended by changing the zoning designation of the property shown on Schedule "A" attached hereto (which property is more particularly described as Parcel 8226 Widdifield & Ferris, Part of the East Half of Lot 21, Concession 5, Designated as Part 2 on Plan NR624, PIN 49126-0054(LT)) along Highway 11 North in the City of North Bay from a "Rural Commercial (RC)" zone to a "Rural Special No. 18 (A Sp.18) zone.
- 2) All buildings or structures erected or altered and the use of land in such "Rural Special No. 18 (A Sp.18)" zone shall conform to all applicable provisions of By-law No. 28-80 of The Corporation of the City of North Bay.
- 3) Section 11 of By-law No. 28-80 is amended by inserting at the end thereof the following Section 11.2.18:

"11.2.18 "Rural Special No. 18 (A Sp.18)"

11.2.18.1 The property description of this "Rural Special No. 18 (A Sp.18)" is Parcel 8226 Widdifield & Ferris, Part of the East Half of Lot 21, Concession 5, Designated as Part 2 on Plan NR624, PIN 49126-0054(LT) along Highway 11 North in the City of North Bay as shown on the attached Schedule and on Schedule "C-10".

11.2.18.2 (a) No person shall use land, or use, erect, or construct any building or structure in this "Rural Special No. 18 (A Sp.18)" except for the following uses:

- Agricultural and Forestry Uses
- Cemeteries
- Commercial Agricultural Uses
- Conservation Areas
- Hobby farm
- Public and Private Recreational Uses
- Existing single detached dwellings and new single detached dwellings on a lot created pursuant to Section 50 or 53 of the Planning Act, R.S.O. 1990 as amended
- Accessory uses to the above
- Accessory home based businesses in accordance with Section 3.35

11.2.18.2 (b) The regulations for this "Rural Special No. 18 (A Sp.18)" are as follows:

- i) Minimum Front Yard Setback shall be 10.9 metres

11.2.18.3 The use of land or building in this "Rural Special No. 18 (A Sp.18)" shall conform to all other regulations of this By-law, except as hereby expressly varied."

4) Section 11 of By-law No. 28-80 is further amended by inserting "Rural Special No. 18 (A Sp.18)" as shown on Schedule "B" to this By-law.

5) a) Notice of this By-law shall be given by the Clerk in the manner and form and to the persons prescribed by Section 6 of O.Reg. 545/06 as amended.

b) Where no notice of appeal is filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, then this By-law shall be deemed to have come into force on the day it was passed.

c) Where one or more notices of appeal are filed with the Clerk of The Corporation of the City of North Bay within twenty (20) days after the day that the giving of written notice as required by the Act is completed, setting out the objection to the By-law and the reasons in support of the objection, then this By-law shall not come into force until all appeals have been finally disposed of, whereupon the By-law shall be deemed to have come into force on the day it was passed.

READ A FIRST TIME IN OPEN COUNCIL THE 25TH DAY OF NOVEMBER, 2013.

READ A SECOND TIME IN OPEN COUNCIL THE 25TH DAY OF NOVEMBER, 2013.

**READ A THIRD TIME IN OPEN COUNCIL AND PASSED THIS 9TH DAY OF
DECEMBER 2013.**

Mayor, Allan McDonald

City Clerk, Catherine Conrad

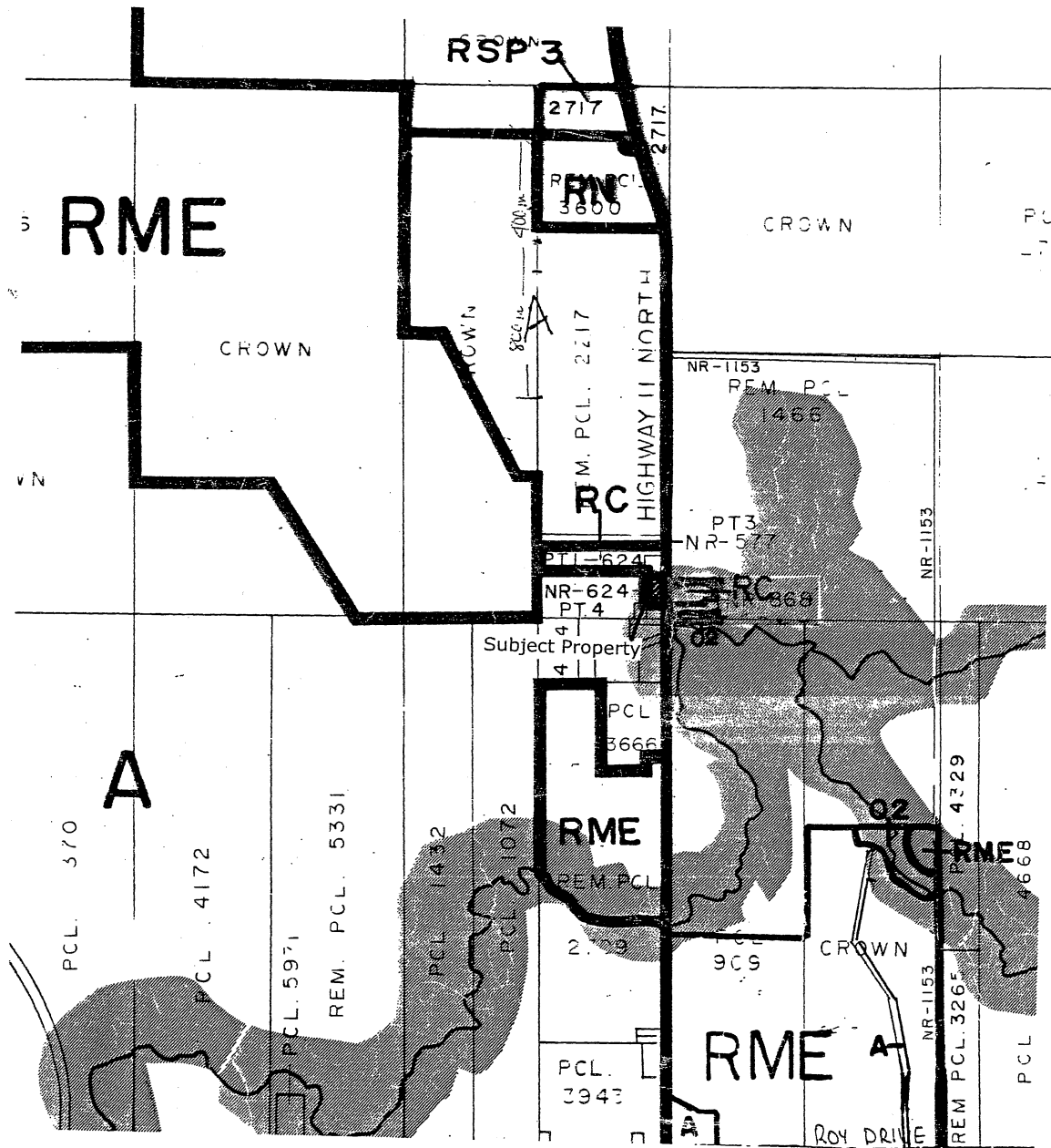
This is Schedule "A"

To By-law No. 2013-204

Passed the 9TH day of DECEMBER 2013

Mayor Allan McDonald

City Clerk Catherine Conrad



Zoning By-law Amendment
From: "Rural Commercial (RC)"
To: "Rural Special No. 18 (A Sp.18)"

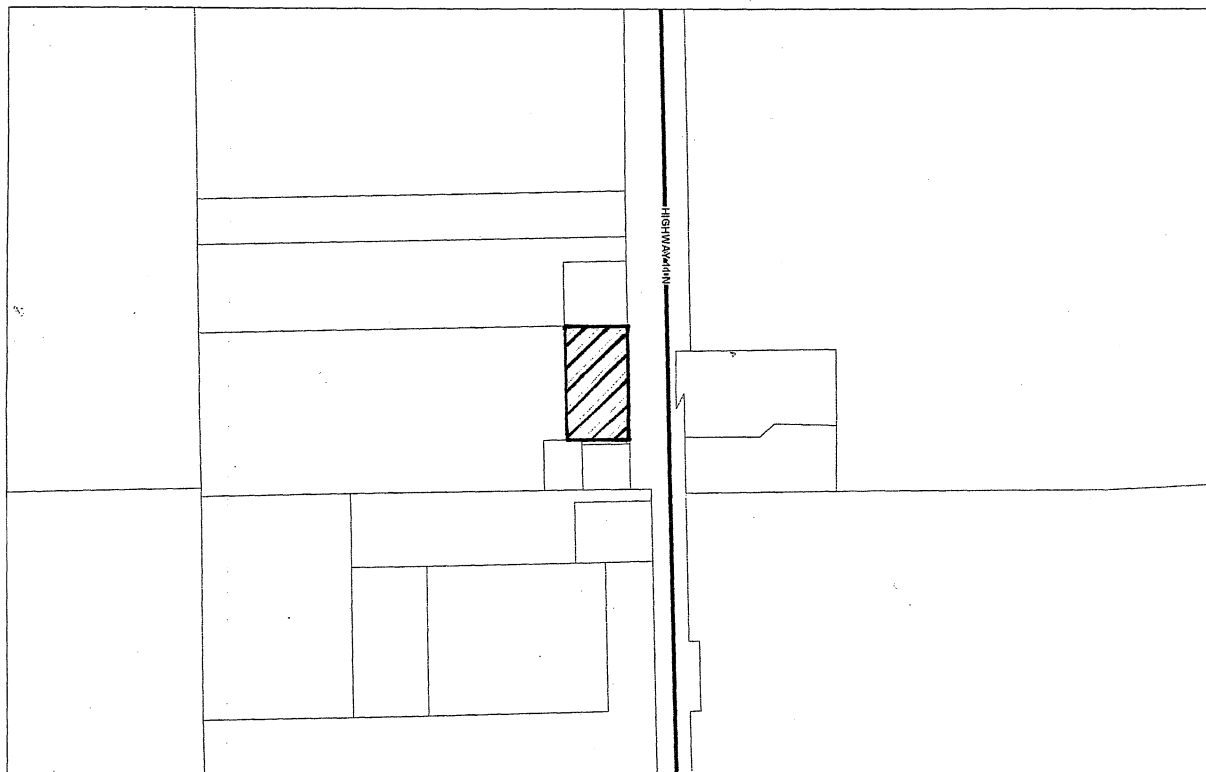
This is Schedule "B"

To By-law No. 2013-204

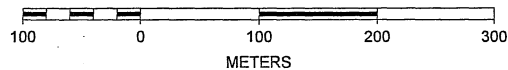
Passed the 9TH day of DECEMBER 2013


Mayor Allan McDonald

City Clerk Catherine Conrad



SCALE 1 : 4,919



 Zoning By-law Amendment
From: "Rural Commercial (RC)"
To: "Rural Special No. 18 (A Sp.18)"

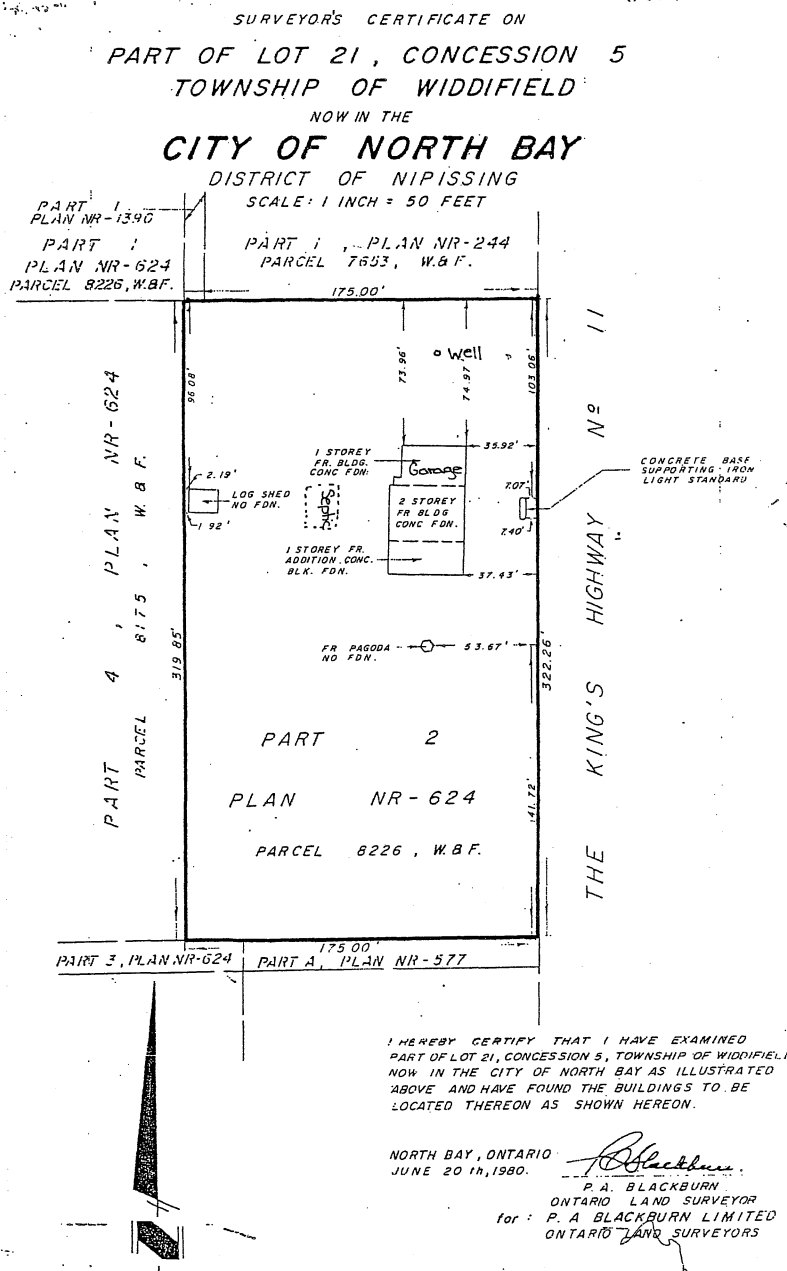
This is Schedule "C"

To By-law No. 2013-204

Passed the 9TH day of DECEMBER 2013

Mayor Allan McDonald

City Clerk Catherine Conrad



☐ Zoning By-law Amendment
From: "Rural Commercial (RC)"
To: "Rural Special No. 18 (A Sp.18)"