



Committee Agenda

**Committee Meeting of Council
July 3, 2012
at 6:00 p.m.**

MEETINGS

**FOR THE WEEK OF
JULY 3RD, 2012**

Tuesday, July 3, 2012

5:00 p.m.

Special Closed Meeting of Council
Council will adjourn in-camera
for training & educational
purposes
5th Floor Boardroom, City Hall

6:00 p.m.

Committee Meeting of Council
Council Chambers, 2nd Floor

7:00 p.m.

Regular Meeting of Council
Council Chambers, 2nd Floor

MEETINGS

**HELD UNDER THE
MUNICIPAL ACT**

Tuesday, July 3, 2012

6:00 p.m.

Commercial water & sewage
rates for dispensing of bulk
water & septage disposal at
the new facility on Patton
Road

GENERAL GOVERNMENT COMMITTEE

Tuesday, July 3, 2012

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

GG-2011-04 Motion from Councillor Anthony dated January 10, 2011 re Council remuneration (F16/2011/CNB/COUNCIL).

GG-2011-16 Report from C.M. Conrad dated August 2, 2011 re Election campaign signs (C07/2011/ELECT/GENERAL).

COMMUNITY SERVICES COMMITTEE

Tuesday, July 3, 2012

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

- CS-2001-35 Rezoning applications by Consolidated Homes Ltd. – Golf Club Road (D14/2001/CHLTD/GOLFCLUB).
- CS-2003-37 Condominium application by Rick Miller on behalf of New Era Homes Ltd. - McKeown Avenue (D07/2003/NEHL/ MCKEOWN).
- CS-2004-29 Rezoning and Plan of Subdivision applications by Rick Miller on behalf of Grand Sierra Investments Ltd. - Sage Road (D12/D14/2003/GSIL/SAGERD).
- CS-2011-04 Motion moved by Councillor Mayne on January 24, 2011 re Designated Off-Leash Dog Area (R00/2011/PARKS/DOGPARK).
- CS-2011-16 Plan of Subdivision application by Miller & Urso Surveying Inc. on behalf of 873342 Ontario Inc. (Kenalex Development Inc.) - Phase II, Trillium Woods Subdivision (Booth Road) (D12/2011/KENAL/BOOTHRD2).
- **CS-2012-13 Report from S. McArthur dated May 29, 2012 re Request for exemption from the Condominium Approval Process by B. Reichmann, I. Koch, B. Koch and D. Butler - 2034 Drew Street (D07/2012/CONDO/DREWST).**
- CS-2012-14 Report from S. McArthur dated June 7, 2012 re Rezoning application by Miller & Urso Surveying Inc. on behalf of Gap Construction Co. Ltd. - Dree Street (D14/2012/GAP/DREE).
- CS-2012-15 Report from S. McArthur dated June 7, 2012 re Rezoning application by Kenneth & Leona Walker - 860 Northshore Road (D14/2012/WALKE/NORTHS).
- CS-2012-16 Report from S. Kitlar dated June 12, 2012 re Multi-Use Recreation Facility Study update (R05/2012/MURF/GENERAL).

CS-2012-13

Draft recommendation.

"That the request for exemption from the Condominium Approval Process by Miller & Urso Surveying Inc. on behalf of B. Reichmann, I. Koch, B. Koch and D. Butler for the property legally described as Plan M-161, Part Lots 13 to 15 and Lot 16, Reference Plan 36R-8352, Part 1, Parcels 12496 & 17826 W/F, known locally as 2034 Drew Street in the City of North Bay, as represented on Schedules "A" and "B" to Report to Council No. CSBU 2012-23, be approved."

City of North Bay
Report to Council

RECEIVED
CITY OF NORTH BAY
MAY 30 2012
CLERK'S DEPT.

Report No.: CSBU 2012-23

Date: May 29, 2012

Originator: Steve McArthur, Senior Planner – Current Operations

Subject: Request for Exemption from the Condominium Approval Process by Miller & Urso Surveying Inc. on behalf of B. Reichmann, I. Koch, B. Koch & D. Butler (Drew Street Condominium, 2034 Drew Street, City of North Bay)

File No.: D07/2012/CONDO/DREWST (FILE NO. 48CDM-12103)

RECOMMENDATION

- 1) That the Request for Exemption from the Condominium Approval Process by Miller & Urso Surveying Inc. on behalf of B. Reichmann, I. Koch, B. Koch & D. Butler for the property legally described as Plan M-161, Part Lots 13 to 15 and Lot 16, Reference Plan 36R-8352, Part 1, Parcels 12496 & 17826 W/F, known locally as 2034 Drew Street in the City of North Bay, as represented on Schedules "A" & "B" to Report to Council No. CSBU 2012-23, BE APPROVED.

BACKGROUND

An application has been made by Miller & Urso Surveying Inc. on behalf of B. Reichmann, I. Koch, B. Koch & D. Butler for an Exemption from Approval of a Plan of Condominium for lands described as Plan M-161, Part Lots 13 to 15 and Lot 16, Reference Plan 36R-8352, Part 1, Parcels 12496 & 17826 W/F, known locally as 2034 Drew Street in the City of North Bay.

The subject property is located on Drew Street and has a frontage of 20.122 metres (66 feet) and a total area of 959.7 square meters (10,330 sq. ft.). The building was constructed as a frame and brick apartment building in 1992 and consists of four (4) apartment style dwelling units.

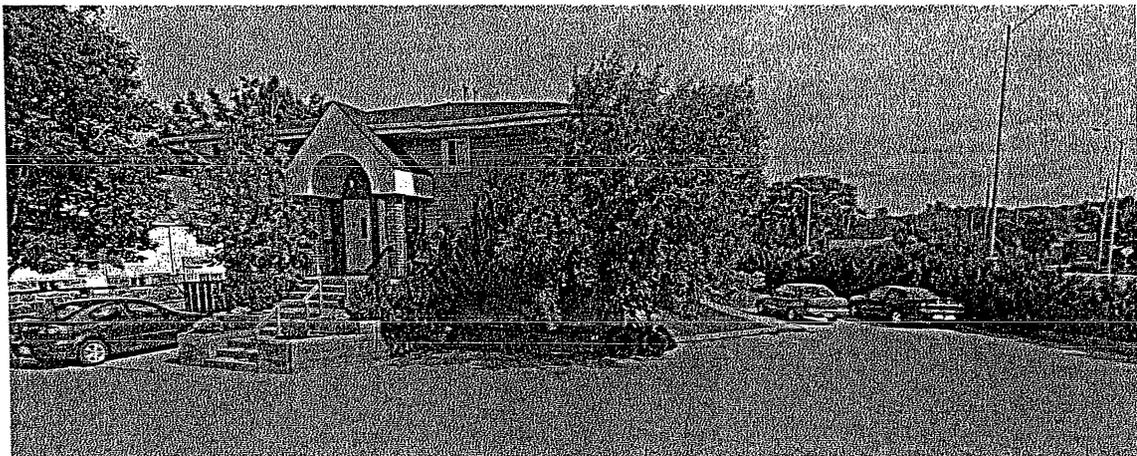


Figure 1 – Photo of 2034 Dree Street

The property is zoned "Residential Multiple First Density Special Zone No. 47 (RM1 Sp. 47)" and is currently subject to Site Plan Control, registered in June of 1992 as Instrument No. 321520. The

building backs onto the Casseholme – Home for the Aged property and is bound to the east by the North Bay Bypass. Surrounding properties feature a mix of low and medium density residential uses, the aforementioned institutional use, and a number of commercial uses fronting on Cassells Street.

There are no easements required as part of the proposed condominium conversion and parking can be provided in designated areas on two (2) sides of the building.

With the approval of the City of North Bay's Official Plan, which came into effect January 6, 2012, new policies are in place to address condominium conversions within the community. The Official Plan states that *"The conversion of existing rental units to condominium may be permitted, provided that the rental vacancy rate for the City has been at or above 3% for two successive surveys, as reported by Canada Mortgage and Housing Corporation in the bi-annual rental vacancy survey."*

In the October 2011 market survey, as reported by the Canada Mortgage and Housing Corporation (CMHC), the rental vacancy survey was at 3.6% and the local rental availability rate sat at approximately 3.3%. This is an increase over 2.1% in October 2011. Planning Staff have discussed the CMHC Survey Results with staff at the District of Nipissing Social Services Administration Board in order to develop a better understanding of the potential causes related to the change in the vacancy rate. There is no justification for these increases given by CMHC, nor is there any obvious local trend that would drive such variations in these rates. Based on the lack of supporting information to providing an alternative explanation for the drastic change in the Availability and Vacancy rates, at this time the most likely explanation is that we are witnessing a statistical anomaly in the data. If this is the case, then the reported Availability and Vacancy rates should return to historical levels in future surveys. Staff continues to monitor the CMHC Survey, which is conducted twice per year (spring and fall). The results from the April 2012 survey have not yet been released.

The Official Plan goes on to state that *"A conversion may be permitted, where the rental vacancy rate is below 3%, where one or more of the following conditions are satisfied:*

- a) *The developer has a signed agreement with 50% or more of the existing tenants to purchase their unit as provided for in the Condominium Act 1998, as amended;*

The current tenants had not been notified of the conversion at the time of application. It should also be noted that there is no requirement for the current tenants to move out. They are protected under the *Tenant Protection Act* and under Section 2 of the *Condominium Act* which requires the Tenants to be offered first right of refusal. Under the legislation landlords are prohibited from evicting an existing tenant in order to give vacant possession to a prospective purchaser.

- b) *all of the resulting condominium units provide affordable ownership as defined by the Provincial Policy Statement 2005 or any successor policy documents;*

The conversion of this four (4) unit apartment building would create affordable housing units as defined by the Provincial Policy Statement (PPS 2005). The conversion of an existing building into a condominium provides an opportunity to increase the stock of available of entry-level affordable housing. No new affordable housing has been constructed in the City of North Bay since thirty (30) units were added to the pool in 2009. Meeting affordability targets has been an on-going challenge

for local builders and land developers who find it difficult to build affordable housing because the costs associated with developing land and building new dwelling units.

The Applicant has indicated that the sale units would be sold at an affordable target price, ranging from \$100,000 to \$180,000 on the open market.

- c) *the existing market rents of the units proposed for conversion are above the average market rent levels for the City of North Bay, as reported yearly by the CMHC Rental Housing Market Survey for rental units of a similar dwelling/structure and bedroom type; or*

The applicant has indicated that the average rent for the two bedroom units is \$825 to \$875. The average rental price in North Bay in October 2011 was \$802 for a two bedroom unit. The average rental prices from the April 2012 survey have not been released yet.

- d) *It can be demonstrated that the resulting conversion will have no net reduction on the availability of affordable housing, as defined by the Provincial Policy Statement 2005 or any successor policy documents.*

Based on our discussions with the DNSSAB regarding this application for Condominium Conversion, the staff is of the opinion that the removal of these four (4) units from the rental pool should have little to no effect on these rates or availability of affordable rental units within the Community.

ANALYSIS/OPTIONS

Applications for Approval of a Plan of Condominium can be dealt with in two ways:

Option 1

The Applicant could apply for a Plan of Condominium, which is similar to subdivision approval, where the Applicant receives conditional approval, and upon satisfying the conditions of approval the Applicant receives final approval and registers the Condominium Plan. This process is used primarily where no prior approvals have been given under the Planning Act, R.S.O. 1990, c. P. 13.

Option 2

Section 9 of the Condominium Act, 1998, allows a second process where the approval of the Condominium is exempt from Section 51 of the Planning Act. Section 9 of the Condominium Act permits the Municipality to grant an exemption if it deems it appropriate in the circumstance.

The criteria for granting such an exemption relates to the fact that the development is an existing building, no changes are being proposed to the building and that there are no municipal concerns outstanding.

RECOMMENDED OPTION / FINANCIAL IMPLICATION

Option 2 is the recommended option.

In my professional opinion, the exemption process is appropriate for the subject application for the aforementioned reasons. The building and property conforms to the residential policies of the Official Plan. The "Residential Multiple First Density Special Zone No. 47 (RM1 Sp. 47)" on the property permits the existing two (2) storey, four (4) unit building.

The condominium approval went through the planning process prior to construction in 1992. Planning Services has conducted an on-site inspection and has reviewed the application and has no issues with the proposal. The proposed condominium conversion meets the intent of the City's Official Plan policies for condominium conversions.

Respectfully submitted,



Steve McArthur, MCIP, RPP
Senior Planner, Current Operations

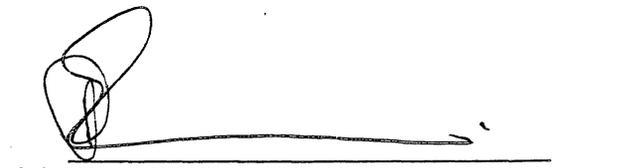
We concur with this report and recommendations.



Beverley Hillier, MCIP, RPP
Manager, Planning Services



Peter Leckie
City Solicitor



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



Jerry D. Knox,
Managing Director, Community Services



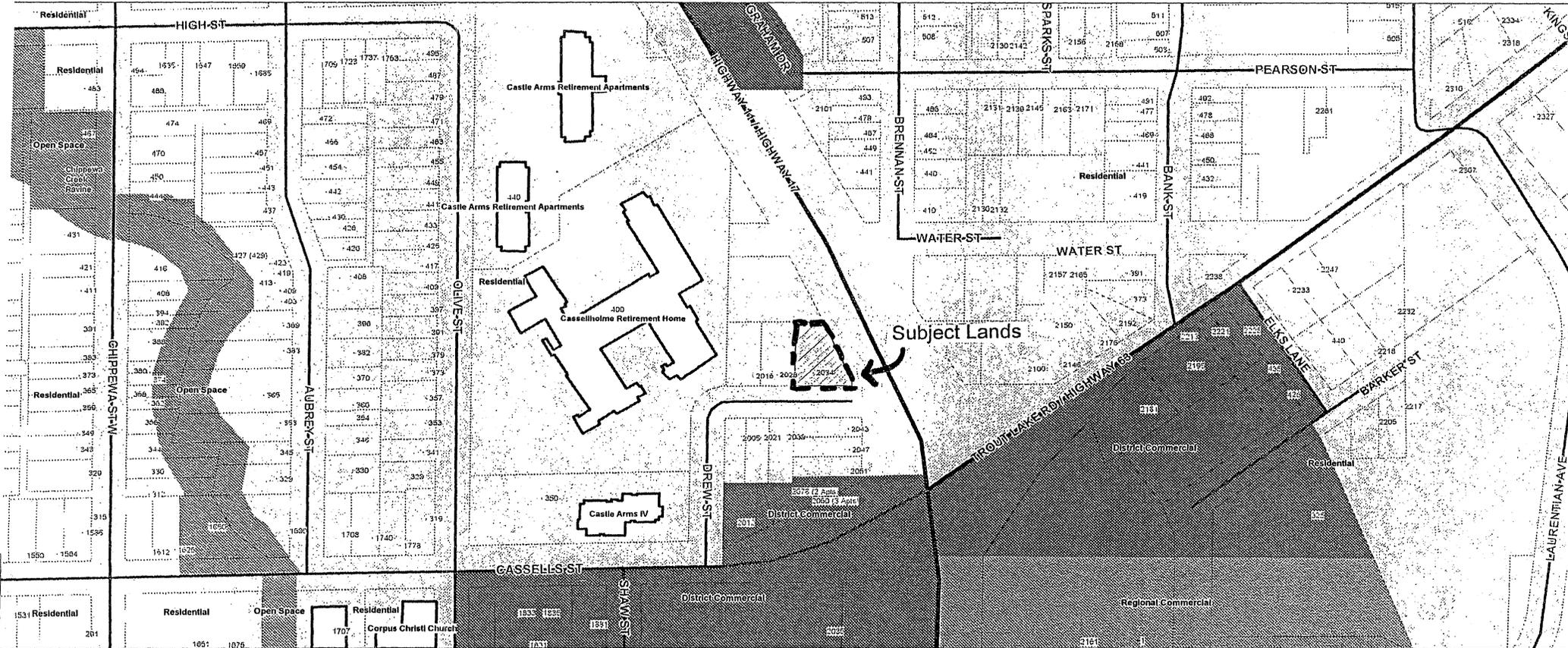
David G. Linkie
Chief Administrative Officer

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

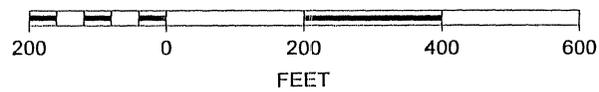
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SCHEDULE A



SCALE 1 : 3,390

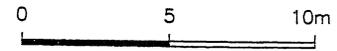


LOT COVERAGE

AREA OF PROPERTY = 959.7m²
 AREA OF BUILDING = 188.6m²
 AREA OF COVERED ENTRANCES = 7.1m²
 AREA OF FRAME SHED = 19.2m²
 LOT COVERAGE = 22.4%

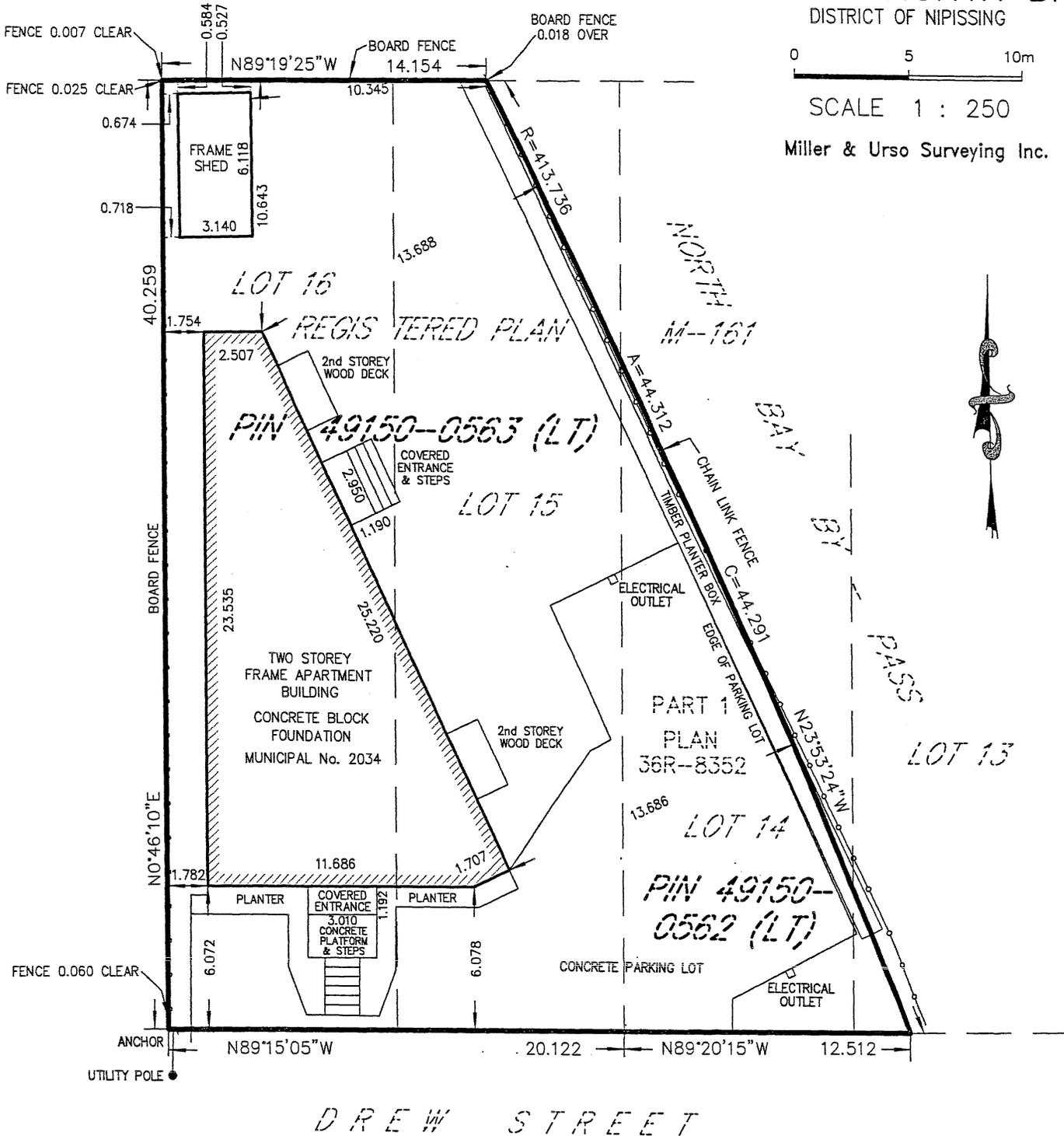
SCHEDULE B

CITY OF NORTH BAY
 DISTRICT OF NIPISSING



SCALE 1 : 250

Miller & Urso Surveying Inc.



METRIC

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

Miller & Urso Surveying Inc.
 Ontario Land Surveyors ♦ Canada Land Surveyors
 Planning Consultants
 1501 SEYMOUR STREET
 NORTH BAY ON P1A 0C5
 TEL: (705) 474-1210
 FAX: (705) 474-1783

ENGINEERING & WORKS COMMITTEE

Tuesday, July 3, 2012

Page 1

Chairperson: Councillor Vrebosch

Vice-Chair: Councillor Koziol

Member: Councillor Campbell

Ex-Officio: Mayor McDonald

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

► **EW-2012-02 Report from A. Cox dated May 10, 2012 re 2012-2014 Commercial Water and Sewage Rates for dispensing of bulk water and septage disposal at the new facility on Patton Road (E00/2012/RATES/PATTONRD).**

EW-2012-02

Draft recommendation:

- "That
- a) the water rates payable for the supply of water from the dispensing facility be set at \$3.60/1,000 gallons as outlined in Schedule "A", section 3(c) of By-Law No. 2011-233; and
 - b) the sewage rates payable for the dumping of sewage loads to the facility be set at \$10.00/1,000 gallons and to increase \$5.00/1,000 gallons for years 2013 and 2014."

CITY OF NORTH BAY

REPORT TO COUNCIL

REPORT NO: EESW-2012-037

DATE: May 10, 2012

ORIGINATOR: Angela Cox
Manager, Finance & Administration

SUBJECT: 2012-2014 Commercial Water and Sewage Rates for dispensing of bulk water and septage disposal at the new facility on Patton Road.

RECOMMENDATION:

- (1) That water rates payable for the supply of water from the dispensing facility be set at \$3.60/1,000 gallons as outlined in "Schedule A section 3 (c) of bylaw 2011-233".
 - (2) That the sewage rates payable for the dumping of sewage loads to the facility be set at \$10/1,000 gallons and to increase \$5/1,000 gallons for years 2013 and 2014.
-

BACKGROUND:

In 2011 the City of North Bay constructed a new facility to handle the dispensing of bulk water and septage disposal on Patton Road. Currently contractors are permitted to utilize Public Works facilities to acquire bulk water and Memorial Drive is used to dump the septage loads.

Access to both the Public Works facility and to the Memorial Drive dumping facility will be closing by the end of June and access to the new dispensing facility will commence.

OPTIONS/ANALYSIS:

Option 1 - Proceed with the Authorizing By-Law

Approve the proposed water dispensing rate and sewage disposal rate as set out in the recommendation.

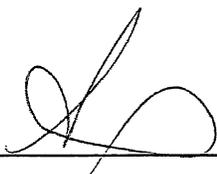
Option 2 – Adjusted the Proposed Rates

Council has the option of adjusting the proposed rates.

RECOMMENDED OPTION:

- (1) That water rates payable for the supply of water from the dispensing facility be set at \$3.60/1,000 gallons as outlined in "Schedule A section 3 (c) of bylaw 2011-233".
- (2) That the sewage rates payable for the dumping of sewage loads to the facility be set at \$10/1,000 gallons and to increase \$5/1,000 gallons for years 2013 and 2014.

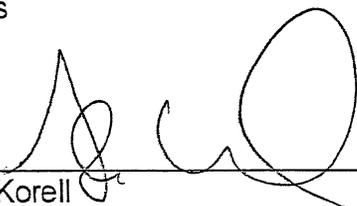
Respectfully Submitted,



Angela Cox
Finance & Administration Manager
Engineering, Environmental Services &
Works



Domenic Schiavone
Director Public Works
Public Works



Alan Korell
Managing Director
Engineering, Environmental Services &
Works



David Linkie
Chief Administrative Officer

Person designated for continuance: Angela Cox

Copy for: Cathy Conrad

THE CORPORATION OF THE CITY OF NORTH BAY

BY-LAW NO. 2011-233

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

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

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

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

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

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

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

DEFINITIONS:

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

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

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

- b) The following types of construction shall be exempt from the construction water charges:
 - i) Construction outside of serviced areas;
 - ii) Renovations to residential units; and,
 - iii) Renovations and additions to all buildings which pay water charges on a metered rate.

- 8. a) Accounts for the rates or charges for the supply of water by flat rate shall be payable by the consumer every four months with payment due in the month following each such period.
- b) The Treasurer may accept payments on the due date, via direct debit from the Bank or Trust Company account of a customer in good standing, where such customer has previously authorized cheques for the purpose of payment of the said water accounts.
- c) The Treasurer shall cause at least ten days notice to be given to the consumer of the due date:
 - i) of each flat rate account, on a tri-annual basis;
 - ii) of each metered account, on not less than a quarterly basis; and,
 - iii) of each pre-authorized chequing account, on an annual basis.
- d) The Treasurer may accept a direction from a consumer that notice of the account shall be given to a tenant of the consumer to be in full satisfaction of notice to consumer.

- 9. A sanitary sewer rate is hereby imposed upon the owners or occupants of lands which are supplied with sewage service.

- 10. The sanitary sewer rate imposed by Section 9 shall be a charge on the water bill charged or chargeable in respect of such lands and shall be computed as eighty-six per centum (86%) of the annual water rates or charges charged or chargeable in respect of such land where such lands are used for other than commercial and industrial purposes and not less than eighty-six per centum (86%) of the annual water rates or charges charged or chargeable in respect of such lands where such lands are used for commercial or industrial purposes.

- 11. The Treasurer shall charge an associated fee as specified in the City's User Fee By-Law No. 2007-115, as amended, to any accounts for which payment was tendered by cheque where such cheque is not honoured by the Bank or Trust Company named on such cheque.

- 12. All water accounts, sanitary sewer accounts and special fees shall be subject to a percentage charge payable by the consumer as a penalty for non-payment of water accounts or any part thereof of one and one-quarter percent (1.25%) on the first day of the calendar month immediately following the due date and on the first day of each calendar month thereafter in which default continues.

- 13. The Clerk shall, upon notice from the City Treasurer of the amount due and the person by whom it is due and of the lands upon which any work was done or furnished the supply of water, enter any such unpaid amounts as fixed by Schedule "A" attached hereto for such service or work upon the Collector's Roll and collect them in the same manner as taxes.

- 14. In circumstances where a property is exempt from taxation and is serviced with water and sanitary sewer, the City may shut off the supply of water to the land if fees and charges payable by the owners or occupants of the land for the supply of the water and sanitary sewer to the land are overdue.

15. Water and Sanitary Rates and Charges By-Law No. 2011-10 is hereby repealed.
16. This By-Law shall become effective from January 1, 2012.

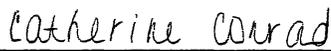
READ A FIRST TIME IN OPEN COUNCIL THIS 12th DAY OF DECEMBER, 2011.

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

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



MAYOR ALLAN McDONALD



CITY CLERK CATHERINE CONRAD

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

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

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

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

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

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

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

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

ITEMS REFERRED BY COUNCIL FOR A REPORT

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