Request for Decision
City Council

Greater | Grand Sudbury
www.greatersudbury.ca

Type of Decision

Meeting Date	March 29, 2006				Report Date	March 21, 2006			
Decision Requested	X	Yes		No	Priority	X	High		Low
	Direction Only				Type of Meeting	X	Open		Closed

Report Title

Traffic Control - Sugarbush, Sunrise Ridge Estates, and Bonaventure Subdivisions

Budget Impact & Policy Implication

X	This report has been reviewed by the Finance Division and the funding source has been identified.

There is no budget impact.

X	**Background Attached**

Recommendation

THAT traffic at the intersection of Chinaberry Drive and Mulberry Court be controlled with a stop sign facing westbound traffic on Mulberry Court, and

THAT traffic at the intersection of Mont Adam Street and Sunrise Ridge Drive be controlled with a stop sign facing westbound traffic on Sunrise Ridge Drive, and

THAT traffic at the intersection of Landreville Drive and Richelieu Court be controlled with stop signs facing northbound and southbound traffic on Richelieu Court, and

THAT a By-law be passed to amend Traffic and Parking By-law 2001-1 in the City of Greater Sudbury, to implement the recommended changes, all in accordance with the report from the General Manager of Infrastructure and Emergency Services, dated March 21, 2006.

	Recommendation Continued

Recommended by the Department

Alan Stephen
General Manager - Infrastructure & Emergency Services

Recommended by the C.A.O.

Mark Mieto
Chief Administrative Officer

REVISED 2006-02-08

Report Prepared By	**Division Review**
Dave Kivi Acting Manager of Transportation	Robert M. Falcioni, P. Eng. Director of Roads & Transportation

Background

Sugarbush Subdivision - Phase II

Phase II of Sugarbush Subdivision is currently being developed (see **Exhibit 'A'**). The City of Greater Sudbury will assume Chinaberry Drive and Mulberry Court as public roads.

Mulberry Court intersects with Chinaberry Drive on a skew forming a "T" intersection. It is recommended that traffic at this intersection be controlled with a "stop" sign facing westbound traffic on Mulberry Court.

Sunrise Ridge Estates Subdivision - Phase I

Phase I of Sunrise Ridge Estates Subdivision is currently being developed (see **Exhibit 'B'**). A new Sunrise Ridge Drive has been developed and the City of Greater Sudbury will assume it as a public road.

Sunrise Ridge Drive intersects with Mont Adam Street at a right angle and forms a "T" intersection. It is recommended that traffic at this intersection be controlled with a "stop" sign facing westbound traffic on Sunrise Ridge Drive.

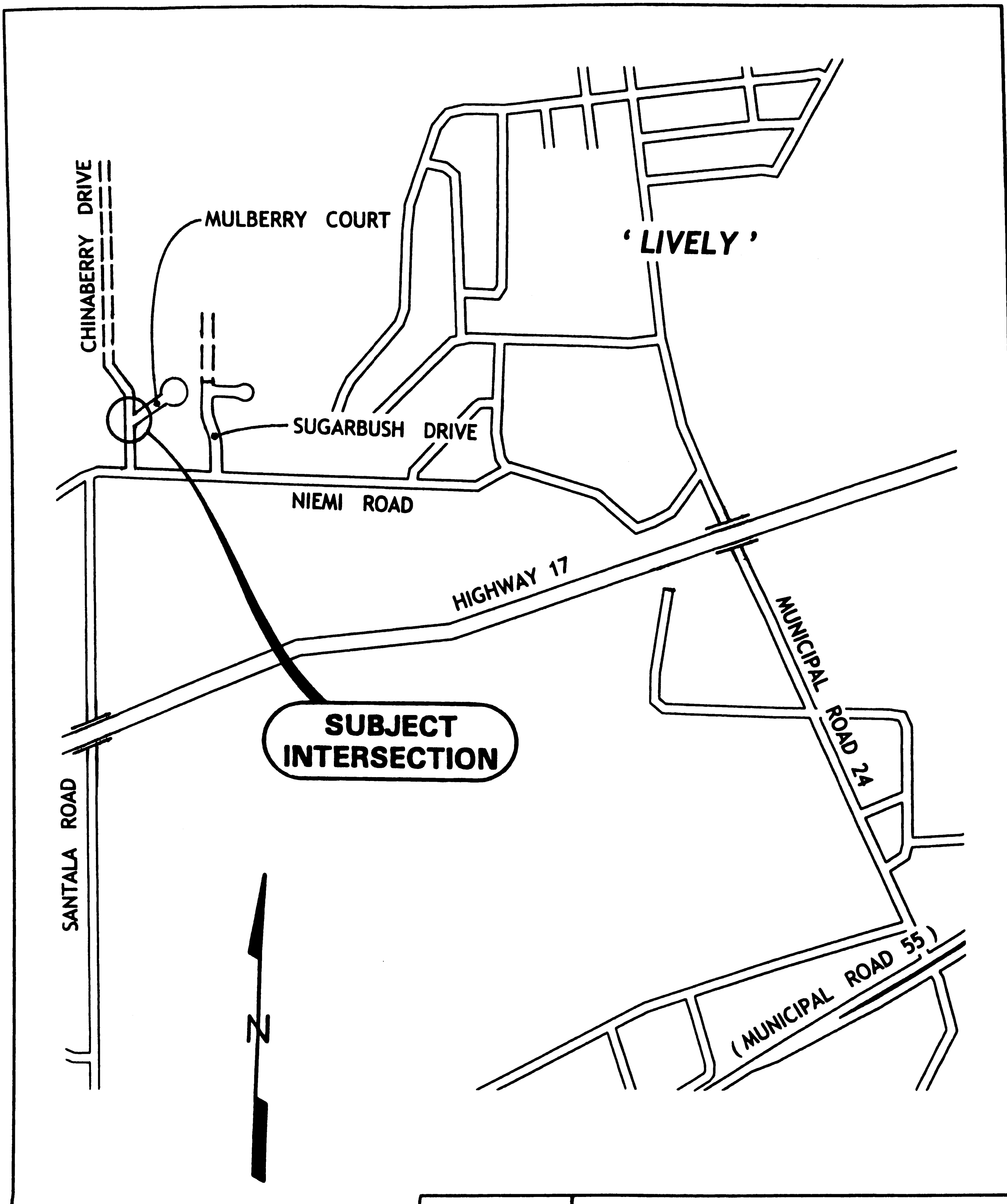
Bonaventure Subdivision - Phase V

Phase V of Bonaventure Subdivision is currently being developed (see **Exhibit 'C'**). An extension of Landreville Drive and a new Richelieu Court are being constructed.

Richelieu Court intersects with Landreville Drive at a right angle and forms a "cross" intersection. It is recommended that traffic at this intersection be controlled with "stop" signs facing northbound and southbound traffic on Richelieu Court.

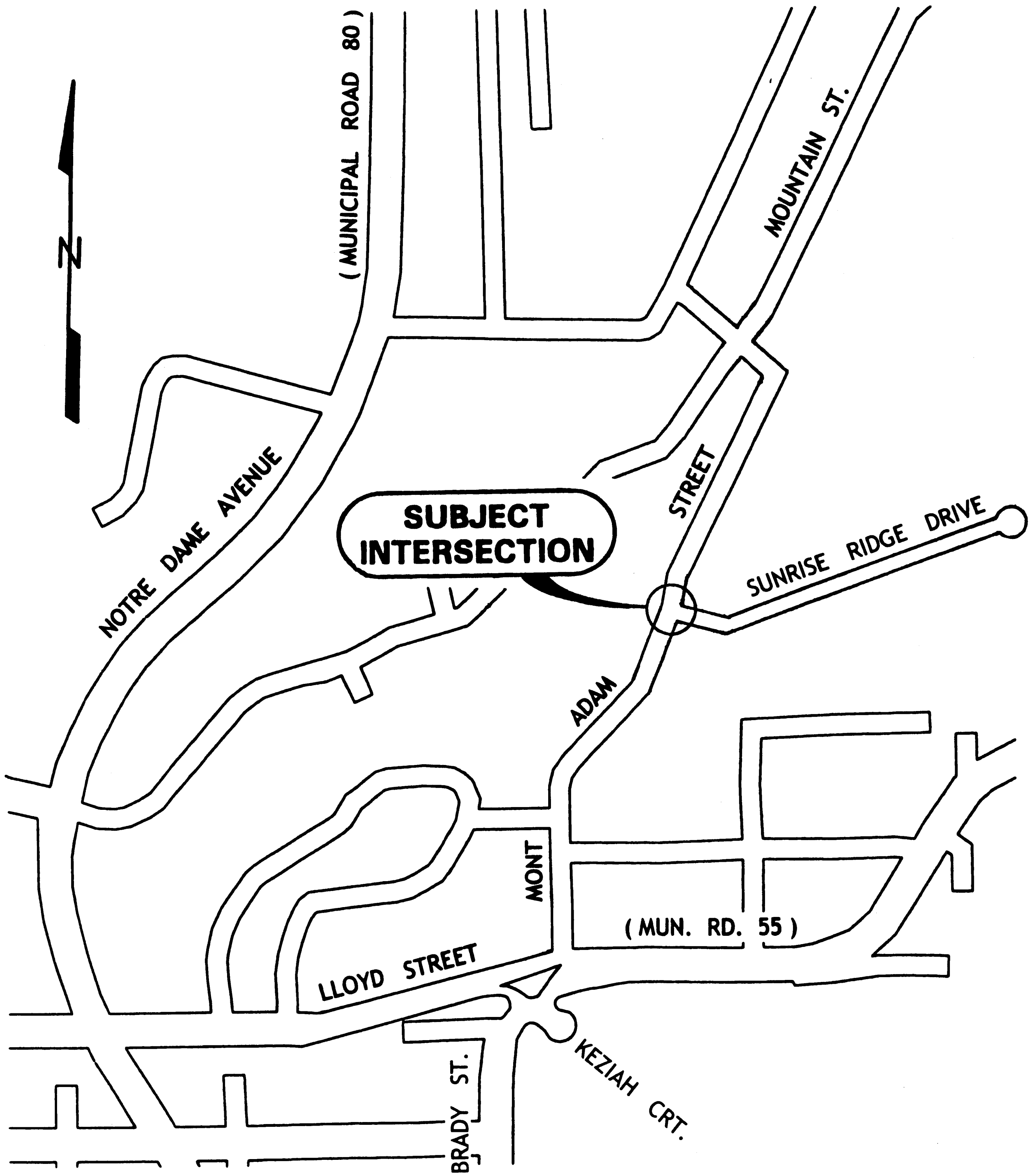
It is recommended that a By-law be passed to amend Traffic and Parking By-law 2001-1 in the City of Greater Sudbury, to implement the recommended changes.

EXHIBIT: A



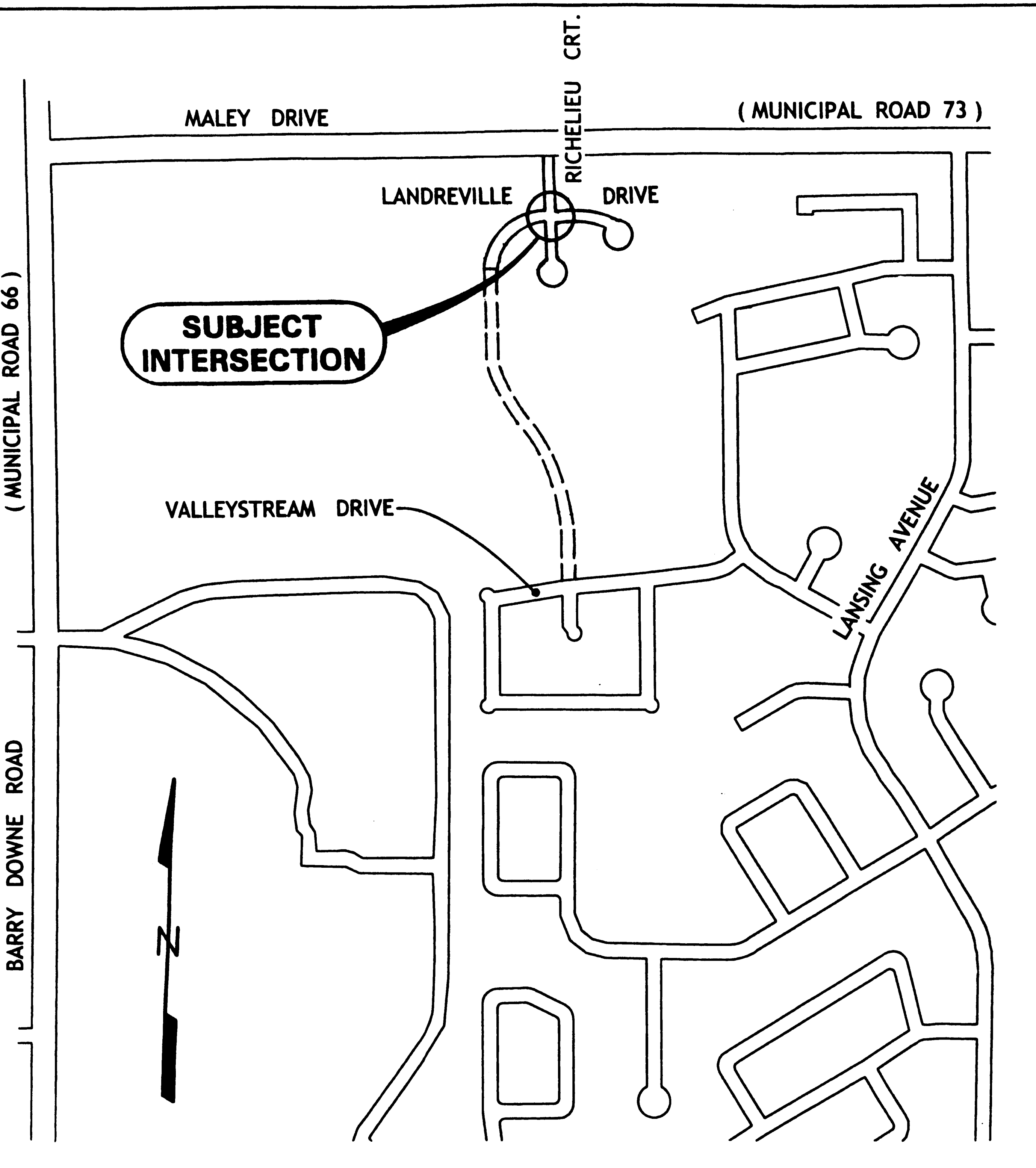
Greater Sudbury	TRAFFIC CONTROL SUGARBUSH SUBDIVISION - PHASE II	
	CHINABERRY DRIVE AT MULBERRY COURT	
N.T.S.		2006/03/14

EXHIBIT: B



Sudbury	TRAFFIC CONTROL SUNRISE RIDGE ESTATES SUBD'N. PHASE I		
	SUNRISE RIDGE DR. AT MONT ADAM ST.		
	N.T.S.		2006/03/14

EXHIBIT: C



TRAFFIC CONTROL		
BONAVENTURE SUBDIVISION PHASE V		
LANDREVILLE DR. AT RICHELIEU CRT.		
N.T.S.		2006/03/14

Sudbury

Request for Decision

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Type of Decision

Meeting Date	March 29, 2006			Report Date	March 22, 2006			
Decision Requested	X	Yes		No	Priority	X	High		Low
		Direction Only			Type of Meeting	X	Open		Closed

Report Title

Tax Extension Agreement Roll #050.033.008.00.0000
Between the City of Greater Sudbury and 1141545 Ontario Ltd.

Policy Implication + Budget Impact

X	This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.

N/A

X	Background Attached

Recommendation

THAT the appropriate by-law be enacted.

	Recommendation Continued

Recommended by the Department Head

Lorella Hayes
Chief Financial Officer / Treasurer

Recommended by the C.A.O.

Mark Mieto
Chief Administrative Officer

Revised: January 8, 2003

Report Prepared By	Division Review
Tony Derro Supervisor of Tax / Chief Tax Collector	S. St-Onge Silvana St-Onge Acting Manager of Current Accounting Operations

BACKGROUND

1141545 Ontario Ltd. being the registered owner has requested a Tax Extension Agreement with respect to the property located at 1005 Martindale Road, in the City of Greater Sudbury. A Tax Extension Agreement is a standard agreement. This Agreement provides that if the owner/applicant fails to honour the provisions of the Agreement, the Agreement shall become null and void and the property shall be placed in the position that it was in prior to the Tax Extension Agreement, being entered into. This may include the sale of the property by public tender.

A tax certificate was registered against these lands on August 29th, 2005, and the owner has one year from that date to redeem the property by paying all outstanding taxes, penalty, interest charges and costs in full in one lump sum.

However, Section 378 (1) of the *Municipal Act*, allows a municipality to enter into a Tax Extension Agreement with the owner of the land, the spouse of the owner, a mortgagee or a tenant in occupation of the land, providing an extension of time for payment of the arrears by way of a down payment and monthly payments.

The owner/applicant is agreeable to making payment of the arrears on the following Schedule. It is recommended that a standard form Extension Agreement be authorized.

CALCULATION OF PAYMENTS REQUIRED UNDER EXTENSION AGREEMENT
TS FILE NO. **05-22**

		AMOUNT
(1)	Outstanding taxes, penalty and interest charges on TAX ARREARS CERTIFICATE	$29,279.70
(2)	Additional taxes levied subsequent total sale proceedings	
	2006	$ 9,113.59
	2007	$10,200.00
(3)	Estimated additional penalty and interest charges subsequent to tax sale proceedings	$ 4,386.51
(4)	Administration Charges - Estimated	$ 1,745.00
	TOTAL AMOUNT TO BE PAID UNDER EXTENSION AGREEMENT	**$54,724.80**

TO BE PAID AS FOLLOWS:

(1)	Down payment on signing	$20,000.00
(2)	**17** payments of $2,000.00 each, starting April 1, 2006	$34,000.00
(3)	**1** final payment of $724.80 on September 1, 2007	$ 724.80
		$54,724.80

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Type of Decision

Meeting Date	March 29, 2006			Report Date	March 22, 2006		
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	Direction Only			Type of Meeting	X	Open	Closed

Report Title

Tax Adjustments under Sections 357 and 358 of the Municipal Act

Policy Implication + Budget Impact

X	This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.

Of the total taxes to be struck from the tax roll, the City's portion is $61,656.37. This amount, as well as previous amounts struck from the roll for 2005, is well within the budget amount for the tax write offs.

X	Background Attached

Recommendation

THAT the amount of $101,554.04 be struck from the tax roll.

	Recommendation Continued

Recommended by the Department Head

Lorella Hayes
Chief Financial Officer / Treasurer

Recommended by the C.A.O.

Mark Mieto
Chief Administrative Officer

Report Prepared By	Division Review
Tony Derro Supervisor of Tax / Chief Tax Collector	Silvana St-Onge Acting Manager of Current Accounting Operations

BACKGROUND

Sections 357 and 358 of the Municipal Act provide the authority for the cancellation, reduction or refund of realty taxes.

Section 357

Section 357 authorizes the cancellation, reduction or refund of realty taxes in the current year for such reasons as change in rate of taxation, change in tax status, fire / demolition or gross error. Section 357 applications are verified by the Municipal Property Assessment Corporation and processed by the municipality.

Section 358

Section 358 of the Municipal Act authorizes the reduction of realty taxes for clerical errors such as errors in key punching, transposition of figures or mathematical calculations. Such errors occur with the preparation of the assessment roll and are confirmed by the Municipal Property Assessment Corporation prior to the tax adjustment by the municipality. Section 358 applications are limited to the two (2) taxation years prior to the year in which the error(s) was made.

The Treasurer's recommendations for the cancellation, reduction or refund of realty taxes under the Municipal Act are presented to Council for approval. Attached for Council's information and action is Schedule A, summarizing the tax adjustments by authority, reason and amount. Also attached is Schedule B which provides a more detailed property by property description of the tax adjustments.

The Municipal Act provides for a notification / appeal process for property owners that have applied for a tax adjustment. Notices were sent to property owners on March 8, 2006 and all queries / concerns were addressed by the Tax Department prior to the preparation of the attached Schedule B and none of the applicants have requested an appearance before the Hearing Committee of Council.

SCHEDULE 'A'
APPLICATIONS TO CITY COUNCIL FOR TAX ADJUSTMENTS
UNDER SECTIONS 357/358 OF THE MUNICIPAL ACT
March 29, 2006 Council Meeting

Reason for Adjustment	Applications	City Portion	Education Portion	Business Improvement Area
Fire / Demolition	22	8,720.46	3,936.80	
Change in Tax Class/Rate	16	39,242.97	26,222.02	626.04
Gross or Manifest Error	2	685.19	141.55	
Assessment Reduced	0	10,560.71	7,632.53	
Became Exempt	4	2,447.03	1,338.73	
TOTAL:	**44**	**$61,656.37**	**$39,271.63**	**$626.04**

Schedule 'B'

APPLICATIONS TO CIT   NCIL FOR TAX ADJUSTMENTS

UNDER SECTIONS 357 / 358 OF THE MUNICIPAL ACT

REASON: FIRE AND OR DEMOLITION

March 29,2006

Item #	Roll #	Class	Location	Assessed Property Owner	Assessment Value	Year	# Days	General Rate	City Portion	Education Rate	Education Portion	CBI / FBI Rate	CBI / FBI Portion	Total	Comments
1	5307 090 019 09700	RTEP	2072 SOUTHLANE RD	JOHN HEHN & MICHELLE BELANGER	158,000	2005	17	0.01694414	124.69	0.00296000	21.78			146.47	Demolition
2	5307 250 002 09500	RTEP	6 BIRCH DR	ARLENE MAKYNEN	16,000	2005	13	0.01478599	8.43	0.00296000	1.69			10.12	Fire
3	5307 240 003 20800	RTES	209 LAREN ST	RAYMOND DUBE	16,000	2005	214	0.01531358	143.65	0.00296000	27.77			171.42	House & Garage Demolished
4	5307 170 013 10900	RTEP	3825 VELMA ST	JOHN & ELIZABETH MOYNIHAN	5,000	2005	117	0.01612155	25.84	0.00296000	4.74			30.58	Pool Filled In
5	5307 090 013 09900	RTEP	2409 BLYTH RD	COLIN FIRTH	18,000	2005	145	0.01694414	121.16	0.00296000	21.17			142.33	Partial demolition
6	5307 070 001 00200	RTEP	344 ELGIN ST	NEW HOPE OUTREACH	14,800	2004	168	0.01599485	108.66	0.00296000	20.11			128.77	Demolition
7	5307 090 018 00400	RTEP	1212 TAIPALES	HELEN & ROBERT CRAIG	15,000	2005	365	0.01694414	254.16	0.00296000	44.40			298.56	Cottage Demolished
8	5307 090 015 03400	RTEP	585-587 ESTER ST	MIDDLE LAKE DEVELOPMENT	48,000	2005	150	0.01694414	334.24	0.00296000	58.39			392.63	House Demolished
9	5307 020 011 12400	RTEP	12 ABERDEEN CRT	ANDREA KLEINSTEUBER	127,000	2005	211	0.01694414	1,243.98	0.00296000	217.31			1,461.29	Partial Demolition,order to repair
10	5307 090 014 00900	ITN	2166 LONG LAKE RD	1011123 ONTARIO LTD	77,610	2005	144	0.04107599	1,257.70	0.02653511	812.47			2,070.17	Warehouse demolished
11	5307 090 014 00900	IUN	2166 LONG LAKE RD	1011123 ONTARIO LTD	71,390	2005	144	0.02669939	751.98	0.01724782	485.78			1,237.76	Warehouse demolished
12	5307 060 040 12000	RTES	357 RODERICK AVE	KRISTI ARNOLD & CHRIS PERRY	114,000	2005	214	0.01694414	1,132.52	0.00296000	197.84			1,330.36	Gutted for mould
13	5307 020 017 14100	CTN	1035 FALCONBRIDGE RD	1595704 ONTARIO LIMITED	161,000	2005	212	0.02808322	2,626.13	0.02049752	1,916.77			4,542.90	Fire
14	5307 160 014 02600	RTEP	2143 MORGAN RD	2143 MORGAN RD	22,000	2005	232	0.01531358	214.14	0.00296000	41.39			255.53	Barn destroyed by fire
15	5307 090 008 08800	RTEP	1331 CAWTHORPE	LUCIW MICHAEL & PAULA	27,000	2005	69	0.01694414	86.48	0.00296000	15.11			101.59	Demolition
16	5307 010 007 09200	RTES	169 SOMERSET	MURRAY FRANCIS	8,000	2005	197	0.01694414	73.16	0.00296000	12.78			85.94	Garage Demolished
17	5307 090 017 02500	RTES	1911 SUNNYSIDE RD	BRIAN JONES	50,000	2005	92	0.01694414	213.54	0.00296000	37.30			250.84	Removed old house
18	5307.090.021.02700	RTES	2555 LAFORGE ST	REID MICHAEL THOMAS REID MONIQUE DIANE	N/A	2006 2005	365		N/A		N/A		N/A	N/A	No Recommendation - Has not been assessed for garage since 1998
19	5307.050.022.01000	CTN ITN RTEP RTES RTFS	983 LORNE ST 00989	KF INVESTMENTS INC	N/A	2004	366		N/A		N/A		N/A	N/A	No Recommendation - Settled by ARB
20	5307.100.006.33600	LTN	1039 REGIONAL RD 24	INCO LIMITED	N/A	2005			N/A		N/A		N/A	N/A	No Recommendation- Only 500 feet track valued 83% obsolete for 2440 feet track removed
21															No Recommendation - Only 1 switch valued 76% obsolete for 3 switches removed
22	5307.230.001.23001	CTN ITN	INCO LIMITED	310 CONISTON HYDRO RD	N/A	2005			N/A		N/A		N/A	N/A	No Recommendation - Thaw Sheds 99% obsolete for return of roll 2005 tax year
				TOTAL:					8720.46		3936.80		0.00	12657.26	

Schedule 'B'

RECOMMENDED APPLICATIONS TO CITY COUNCIL FOR TAX ADJUSTMENTS

UNDER SECTIONS 357/358 OF THE MUNICIPAL ACT

REASON: CHANGE IN TAX CLASS / RATE

MARCH 29,2006

Item #	Roll #	Location	Assessed Property Owner	Class	Assessed Value	Year	# Days	General Rate	City Portion	Education Rate	Education Portion	CBI/FBI Rate	CBI/FBI Portion	Total	Comments
1	5307 170 010 157	3250 PERCY AVE	CITY OF VALLEY EAST	EN	716,000	2004	366	0.00000000	0.00	0.00000000	0.00			0.00	Class change, no longer exempt
				RT	85,000			0.01599485	1359.56	0.00296000	252.29			1611.85	
2	5307 100 006 336	1039 REGIONAL RD 24	INCO LIMITED	LTN	1,206,000	2005	365	0.04207712	(50745.01)	0.03007612	(36271.80)			(87016.81)	Entire plant class change
				ITN	1,206,000			0.03712317	44770.54	0.02653511	32001.34			76771.88	
3	5307 090 014 009	2166 LONG LAKE RD	1011123 ONTARIO LTD	ITN	54000	2005	144	0.04107599	(875.09)	0.02653511	(565.31)			(1440.40)	Warehouse demolished
				RTEP	54000			0.01694414	360.98	0.00296000	63.06			424.04	
4	5307 070 008 071	592 KINGSWAY	MYLENE PERRY	CTN	3700	2005	365	0.02808322	(103.91)	0.02049752	(75.84)			(179.75)	used as residential only
				RTEP	3700			0.01694414	62.69	0.00296000	10.95			73.64	
5	5307 170 013 042	3846 REGIONAL RD 80	LUC & LOUISE DESORMEAUX	CTN	40250	2005	365	0.02671985	(1075.47)	0.02049752	(825.03)			(1900.50)	business closed, used only as residential
				RTFS	40250			0.01612155	648.89	0.00296000	119.14			768.03	
6	5307 150 003 12601	65 LEVACK DR	ERIK HANSEN/THE DAIRYBAR	CTN	39500	2005	306	0.02538072	(840.48)	0.02049752	(678.78)			(1519.26)	used as residential only
				RTEP	39500	2005		0.01531358	507.11	0.00296000	98.02			605.13	
7	5307 210 012 042	GARSON MINE	INCO LIMITED	ITN	3835	2005	365	0.03712317	(142.37)	0.02653511	(101.76)			(244.13)	bldg #28 cap & fuse house, back to CT
				CTN	3835			0.02539072	97.37	0.02049752	78.61			175.98	
8	5307 070 004 021	90 LARCH ST	DALRON LEASING LIMITED	CTN	116000	2005	76	0.02808322	(678.31)	0.02049752	(495.09)	0.00578956	(139.84)	(1313.24)	used as vacant commercial land
				CXN	116000			0.01965859	474.82	0.01434826	346.56	0.00405269	97.89	919.27	
9	5307 150 004 020	McCREEDY EAST #2 SHAFT	INCO LIMITED	ITN	102265	2005	365	0.03712317	($3,796.40)	0.02653511	(2713.61)			(6510.01)	shop & dry , back to CT
				CTN	102265			0.02538072	2595.56	0.02049752	2096.18			4691.74	
10	5307 110 002 123	NICKEL REFINERY	INCO LIMITED	LTN	129140	2005	365	0.04207712	(5433.84)	0.03007612	(3884.03)			(9317.87)	area 4728, 923 & 348 classed as CT
				CTN	112140			0.02538072	2846.19	0.02049752	2298.59			5144.78	
11	5307 050 027 107	1130 LORNE ST	510669 ONTARIO LTD	ITN	700025	2004	365	0.03906903	(27349.30)	0.02671485	(18701.06)			(46050.36)	Stainless Steel Tech changed from Ind to Com
				CTN	700025			0.02650987	18557.57	0.02049752	14348.78			32906.35	
12	5307 070 011 009	106-108 BEECH ST	A V GANCHER	CTN	109390	2002	365	0.02296724	(2512.39)	0.02115349	(2313.98)	0.00533953	(584.09)	(5410.46)	used as residential only
				RTEP	109390			0.01382422	1512.23	0.00373	408.02			1920.25	
13	5307 160 002 13906	3051 ERRINGTON	JACQUES & HELEN MARTIN	CTN	7845	2005	122	0.02538072	(66.55)	0.02049752	(53.75)			(120.30)	used as residential only
				RT	7845			0.01531358	40.15	0.00296000	7.76			47.91	
14	5307 080 005 040	SMELTER COMPLEX	INCO LIMITED	LTN	648725	2005	365	0.04655741	(30202.96)	0.03007612	(19511.13)			(49714.09)	some assmt transfered to Com
				CTN	418725			0.02809320	11763.33	0.02049752	8582.82			20346.15	
15	5307 010 029 07001	1194 KINGSWAY	McDONALDS RESTAURANT OF CANADA	CTN	350000	2005	126	0.02808322	(3393.07)	0.02049752	(2476.55)			(5869.62)	CLass change, bldg demolished Supp to follow
				CXN	350000			0.01965859	2375.19	0.01434826	1733.58			4108.77	
16	5307 070 008 071	592 KINGSWAY	MYLENE TERESA	CTN	N/A	2004	N/A		N/A		N/A				No recommendation, too late in filing
				RTEP											
			Total:						(39242.97)		(26222.02)		(626.04)	(66091.03)	

Schedule 'B'

RECOMMENDED APPLICATIONS TO CITY COUNCIL FOR TAX ADJUSTMENTS

UNDER SECTIONS 357/358 OF THE MUNICIPAL ACT

REASON: GROSS OR MANIFEST CLERICAL ERROR

MARCH 29,2006

Item #	Roll #	Location	Assessed Property Owner	Class	Assessment	Year	#Days	General Rate	City Portion	Education Rate	Education Portion	CBI/FBI Rate	CBI/FBI Portion	Total	Comments
1	5307 090 018 004	1212 TAIPALES	HELEN & ROBERT CRAIG	RTEP	15,000	2004	366	0.01599485	239.92	0.00296000	44.40			284.32	Cottage Demolished
2	5307 090 018 004	1212 TAIPALES	HELEN & ROBERT CRAIG	RTEP	29,000	2003	365	0.01535419	445.27	0.00335000	97.15			542.42	Cottage Demolished
			Total:						685.19		141.55			826.74	

Schedule 'B'

RECOMMENDED APPLICATIONS TO CITY COUNCIL FOR TAX ADJUSTMENTS

UNDER SECTION 357/358 OF THE MUNICIPAL ACT

REASON: Asessment Reduced

March 29,2006

Item #	Roll #	Location	Assessed Property Owner	Year	Class	Assessed Value	# Days	General Rate	City Portion	Education Rate	Education Portion	CBI/FBI Rate	CBI/FBI Portion	Total	Comments
1	5307 150 004 054	COLEMAN MINE	INCO LIMITED	2005	ITN	9,000	365	0.03712317	334.11	0.02653511	238.82			572.92	Disconnected tanks c,d,e
2	5307 040 032 091	FROOD STOBIE MINE	INCO LIMITED	2005	LTN	39000	365	0.04655941	1,815.82	0.03007612	1,172.97			2988.79	bldg 101 Collarhouse demolished
3	5307 150 004 020	McCREEDY EAST #2 Shaft	INCO LIMITED	2005	CTN	203000	332	0.02538072	4,686.46	0.02049752	3,784.80			8471.26	bldg #3 used for storage, removed
4	5307 080 005 018	COPPER REFINERY	INCO LIMITED	2005	LTN	48000	365	0.04655741	2,234.76	0.03007612	1,443.65			3678.41	stacks removed
5	5307 008 005 040	SMELTER COMPLEX	INCO LIMITED	2005	LTN	44000	214	0.04655741	1,201.05	0.03007612	775.88			1976.94	Removed 75ft vent stack, corrosion
6	5307 120 002 281	410 CREAN HILL	INCO LIMITED	2004	ITN	8101	365	0.0356146	288.51	0.02671485	216.41			504.92	Pump house demolished
			Total:						10,560.71		7,632.53			18,193.24	

Schedule 'B'

RECOMMENDED APPLICATIONS TO CITY COUNCIL FOR TAX ADJUSTMENTS

UNDER SECTION 357/358 OF THE MUNICIPAL ACT

REASON: BECAME EXEMPT

MARCH 29,2006

Item #	Roll #	Location	Assessed Property Owner	Year	# Days	Class	Assessment Value	General Rate	City Portion	Education Rate	Education Portion	CBI/FBI Rate	CBI/FBI Portion	Total	Total
1	5307 090 013 153	1969 OLD BURWASH RD	CITY OF GREATER SUDBURY	2005	365	CXN	72000	0.01965859	1415.42	0.01434826	1033.07			2,448.49	Purchased by Municipality
2	5307 170 025 06206	4488 ST MICHEL ST	SCDSB	2005	277	RTA	27500	0.01612155	336.45	0.00296000	61.77			398.23	Purchased by the Sudbury Catholic District School Board
3	5307 190 007 070	31 YOUNG ST	CITY OF GREATER SUDBURY	2005	327	CXN	11200	0.01776681	178.27	0.01434826	143.97			322.24	Vested by City
4	5307 160 013 135	3711 LARCHWOOD	MIN OF TRANSPORTATION	2005	220	RTES	56000	0.01531358	516.89	0.00296000	99.91			616.80	Purchased by Ministry
			Total:						2,447.03		1,338.73			3,785.76	