

Request for Decision City Council



Type of Decision

Meeting Date	April 23, 2008				Report Date	April 1, 2008			
Decision Requested	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Priority	<input checked="" type="checkbox"/>	High	<input type="checkbox"/>	Low
	Direction Only				Type of Meeting	<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed

Report Title

Tax Extension Agreement Roll # 160.020.00206.0000
Between the City of Greater Sudbury and Michel Guy Belanger

Policy Implication & Budget Impact

<input checked="" type="checkbox"/>	This report and recommendation(s) have been reviewed by the Finance Division and the funding source has been identified.
N/A	
<input checked="" type="checkbox"/>	Background Attached

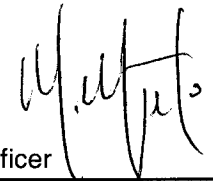
Recommendation

<p>THAT the appropriate by-law be enacted.</p>
Recommendation Continued

Recommended by the Department


L. Hayes
Chief Financial Officer / Treasurer

Recommended by the C.A.O.


M. Mieto
Chief Administrative Officer

Report Prepared By


T. Derro
Supervisor of Tax / Chief Tax Collector

Division Review**BACKGROUND**

Michel Guy Belanger has requested a tax extension agreement with respect to the property located at 0 Fire Route P, Azilda, in the City of Greater Sudbury. A tax extension agreement is a standard agreement. This agreement provides that if the owner fails to honour the provisions of the agreement, the agreement shall become null and void and the owner shall be placed in the position that he/she was in prior to the entering into the agreement, which may include the sale of the property by public tender.

A tax arrears certificate was registered against these lands on June 29, 2007, 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 property providing an extension of time for payment of the arrears by way of a down payment and monthly payments.

The owner is agreeable to making payment of the arrears on the following schedule. It is recommended that a standard form tax extension agreement be authorized.

CALCULATION OF PAYMENTS REQUIRED UNDER TAX EXTENSION AGREEMENT
TS FILE NO. 07-61

			AMOUNT
(1)	Outstanding taxes, penalty and interest charges on TAX ARREARS CERTIFICATE		\$ 5,647.34
(2)	Additional taxes levied subsequent to tax sale proceedings:		
	Per Tax Files	Ext Agreement	
	2010	\$0.00	\$ 450.00
	2009	\$0.00	\$ 1,800.00
	2008	\$879.75	\$ 1,779.75
	2007	\$915.69	\$ 915.69
(3)	Estimated additional penalty and interest charge subsequent to tax sale proceedings		\$ 2,908.10
(4)	Administration Charges		<u>\$ 1,825.00</u>
TOTAL AMOUNT TO BE PAID UNDER TAX EXTENSION AGREEMENT			\$ 15,325.88
TO BE PAID AS FOLLOWS:			
(1)	Down payment on signing		\$ 4,000.00
(2)	23 Payments of \$100.00 each, starting April 1, 2008		\$ 2,300.00
(3)	1 Final Payment of \$9,025.88 on March 1, 2010		<u>\$ 9,025.88</u>
Total Payment			<u>\$ 15,325.88</u>


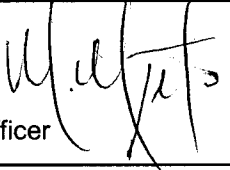
Request for Decision City Council





Type of Decision											
Meeting Date		April 23, 2008				Report Date		April 11, 2008			
Decision Requested		<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No	Priority		<input checked="" type="checkbox"/>	High	<input type="checkbox"/>	Low
		Direction Only				Type of Meeting		<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed

Report Title
Restriction in Bridge Load Limits William Avenue, Coniston

Budget Impact / Policy Implication	Recommendation
<div> <div>This report has been reviewed by the Finance Division and the funding source has been identified.</div> <div></div> </div>	<div> <p>That the William Avenue Bridge over Romford Creek in Coniston be posted with maximum load limits all in accordance with the recommendations from the General Manager of Infrastructure Services in his report dated April 11, 2008, and the appropriate by-law be passed.</p> </div>
<div> <div><input checked="" type="checkbox"/></div> <div>Background Attached</div> </div>	<div> <div></div> <div>Recommendation Continued</div> </div>

Recommended by the Department	Recommended by the C.A.O.
<div>  Greg Clausen, P. Eng. General Manager of Infrastructure Services </div>	<div>  Mark Mieto Chief Administrative Officer </div>

Date: April 11, 2008

Report Prepared By	Division Review
 David Shelsted, P. Eng. Operations Engineer	 Robert M. Falcioni, P. Eng. Director of Roads and Transportation

BACKGROUND

William Avenue is a local street in Coniston and it runs parallel to Edward Avenue, south of MR 67. The William Avenue bridge over Romford Creek is a 8.5 m span of timber construction between Nickel Street and Walter Street, with two lanes and a sidewalk. A structural evaluation of the bridge was conducted to investigate its condition and structural adequacy. Based on the structural evaluation, the William Avenue bridge cannot meet the requirements of the Canadian Highway Bridge Design Code. The timber stringers govern the overall capacity of the bridge.

It is recommended that until such time as the bridge is replaced, maximum loads be posted. The proposed posting is as follows:

Single Vehicle Unit	8 Tonnes
Two Vehicle Unit (Tractor and Trailer)	14 Tonnes
Three Vehicle Units (Tractor and Two Trailers)	19 Tonnes

There are several alternative routes for heavy vehicles to detour around the load restricted bridge. William Avenue is not a designated truck route.

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Meeting Date		April 23, 2008				Report Date		April 9, 2008			
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		Direction Only				Type of Meeting		<input checked="" type="checkbox"/>	Open	<input type="checkbox"/>	Closed


Report Title
Tax Adjustments under Sections 357 and 358 of the Municipal Act

Budget Impact / Policy Implication	Recommendation
<p>This report has been reviewed by the Finance Division and the funding source has been identified.</p> <p>Of the total taxes to be struck from the tax roll, the City's portion is \$66,879.15. This amount, as well as previous amounts struck from the roll for 2007, is well within the budget amount for the tax write offs.</p>	<p>THAT the amount of \$108,146.64 be struck from the tax roll.</p>
<input checked="" type="checkbox"/> Background Attached	<input type="checkbox"/> Recommendation Continued

Recommended by the Department
 Lorella Hayes Chief Financial Officer / Treasurer

Recommended by the C.A.O.
 Mark Mieto Chief Administrative Officer

Date: April 9, 2008

Report Prepared By	Division Review
 Tony Derro Supervisor of Tax / Chief Tax Collector	

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 or before March 28, 2008 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
April 23, 2008

<i>Reason for Adjustment</i>	<i>Applications</i>	<i>City Portion</i>	<i>Education Portion</i>	<i>CBI / FBI</i>
Fire or Demolition	6	\$ 57,754.25	\$ 35,907.02	\$ -
Class Change	2	\$ 4,853.88	\$ 3,085.20	\$ -
Exempt	5	\$ 4,271.02	\$ 2,275.27	\$ -
TOTAL:	13	\$ 66,879.15	\$ 41,267.49	\$ -

Schedule 'B'

APPLICATIONS TO CITY COUNCIL FOR TAX ADJUSTMENTS
UNDER SECTIONS 357/358 OF THE MUNICIPAL ACT

April 23, 2008

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	080.005.04000	LTN	Smelter Complex	INCO Limited	1,085,490	2007	365	0.04772668	\$ 51,806.83	0.02961894	\$ 32,151.06		\$ -	\$ 83,957.89	
2	130.004.10600	CTN	20 Main Street	Loblaw Properties Inc	157,950	2007	92	0.02866750	\$ 1,061.69	0.01984045	\$ 789.89		\$ -	\$ 1,851.58	
	130.004.10600	RTFS	20 Main Street	Loblaw Properties Inc	23,050	2007	92	0.01549919	\$ 90.05	0.00264000	\$ 15.34		\$ -	\$ 105.39	
3	160.016.09600	RTES	206 Brunet Street	Richard E. Landry	12,500	2007	80	0.01549919	\$ 42.46	0.00264000	\$ 7.23		\$ -	\$ 49.69	
4	170.007.10900	RTEP	3280 Highway 69N	Claudette Aline McKeddle	7,000	2007	365	0.01617622	\$ 113.23	0.00264000	\$ 18.48		\$ -	\$ 131.71	
5	060.035.00100	CTN	1933 Regent Street	920076 Ontario Limited	112,690	2007	365	0.02947050	\$ 3,321.03	0.01984045	\$ 2,235.82		\$ -	\$ 5,556.85	
	060.035.00100	CTN	1933 Regent Street	920076 Ontario Limited	33,210	2007	253	0.02947050	\$ 678.40	0.01984045	\$ 456.72		\$ -	\$ 1,135.12	
	060.035.00100	CTN	1933 Regent Street	920076 Ontario Limited	51,500	2007	59	0.02947050	\$ 245.33	0.01984045	\$ 165.16		\$ -	\$ 410.50	
6	160.021.09050	RTEP	0 Notre Dame St	939739 Ontario Limited	25,500	2007	365	0.01549919	\$ 395.23	0.00264000	\$ 67.32		\$ -	\$ 462.55	
6				TOTAL:	1,508,890				\$ 57,754.25		\$ 35,907.02		\$ -	\$ 93,661.27	

Schedule 'B'
RECOMMENDED APPLICATIONS TO CITY COUNCIL FOR TAX ADJUSTMENTS
UNDER SECTIONS 357/358 OF THE MUNICIPAL ACT
 April 23, 2008

Item #	Roll #	Class	Location	Assessed Property Owner	Assessed Value	Year	# Days	General Rate	City Portion	Education Rate	Education Portion	CBI / FBI Rate	CBI / FBI Portion	Change in Tax Class	
														Total	Comments
1	160.006.00400	CXN	3542 Highway 144	John Taus	93000	2007	365	0.01866725	1,736.05	0.01388832	1,291.61			3,027.66	
	160.006.00400	RTEP	3542 Highway 144	John Taus	-26000	2007	365	0.01549919	- 402.98	0.00264000	- 68.64			- 471.62	
2	170.005.09809	ITN	2811 Belisle Drive	Northway Bus Lines Inc	296000	2007	365	0.03972699	11,759.19	0.02613175	7,735.00			19,494.20	
	170.005.09809	CTN	2811 Belisle Drive	Northway Bus Lines Inc	-296000	2007	365	0.02783238	- 8,238.38	0.01984045	- 5,872.77			- 14,111.16	
2				TOTAL:					\$ 4,853.88		\$ 3,085.20		\$ -	\$ 7,939.08	

Schedule 'B'

RECOMMENDED APPLICATIONS TO CITY COUNCIL FOR TAX ADJUSTMENTS
UNDER SECTION 357 OF THE MUNICIPAL ACT

April 23, 2008

Item #	Roll #	Class	Location	Assessed Property Owner	Assessment Reduction	Year	# Days	General Rate	City Portion	Education Rate	Education Portion	CBI / FBI Rate	CBI / FBI Portion	Total	Comments	Became Exempt
1	170.017.06705	RTEP	0 Bergeron Ave	City of Greater Sudbury	32,000	2007	278	0.01617622	\$ 394.26	0.00264000	\$ 64.34		\$ -	\$ 458.60		
2	170.017.06745	RTEP	0 Bergeron Ave	City of Greater Sudbury	32,000	2007	278	0.01617622	\$ 394.26	0.00264000	\$ 64.34		\$ -	\$ 458.60		
3	170.017.06740	RTEP	0 Bergeron Ave	City of Greater Sudbury	31,500	2007	278	0.01617622	\$ 388.10	0.00264000	\$ 63.34		\$ -	\$ 451.44		
4	060.017.03000	CTN	888 regent Street	Nickel City Realty Inc	105,000	2007	365	0.02947050	\$ 3,094.40	0.01984045	\$ 2,083.25		\$ -	\$ 5,177.65		
5	070.007.06200	RTFS	44 Mont Adam Street	City of Greater Sudbury	0	2007	144	0.01712830	\$ -	0.00264000	\$ -		\$ -	\$ -	No recommendation	
5	TOTAL:															
									\$ 4,271.02		\$ 2,275.27		\$ -	\$ 6,546.29		

Request for Decision City Council





Type of Decision									
Meeting Date	April 23, 2008				Report Date	April 9, 2008			
Decision Requested	x	Yes		No	Priority		High	x	Low
	Direction Only				Type of Meeting	x	Open		Closed

Report Title
Lake Stewardship Assistance Grant Program

Budget Impact / Policy Implication	Recommendation
<p><input checked="" type="checkbox"/> This report has been reviewed by the Finance</p> <p>No new funds requested. Grant money will be provided through the Lake Water Quality budget.</p>	<p>That a By-Law be passed authorizing the payment of funds in the amount of \$5,000 to the successful applicants of the Lake Stewardship Assistance Grant Program as recommended by the Lake Improvement Advisory Panel.</p>
Background Attached	Recommendation Continued

Recommended by the Department	Recommended by the C.A.O.
<p><i>Doug Nadorozny</i></p> <p>Doug Nadorozny General Manager of Growth and Development</p>	<p><i>Mark Mieto</i></p> <p>Mark Mieto Chief Administrative Officer</p>

Date: April 9, 2008

Report Prepared By	Division Review
 Lana Haslam Lake Water Quality Program Co-ordinator	 William E. Lautenbach Director of Planning Services

BACKGROUND

In order to fulfill their Mission to "serve as a watchdog on behalf of all citizens in the community and actively promote and protect the ecological health of the lakes through: social and scientific research, public education, policy advocacy, community partnerships, and strategic community initiatives," in 2005, the Lake Improvement Advisory Panel initiated the Lake Stewardship Assistance Grant Program to support and encourage lake stewardship groups by providing them with additional resources.

This is the fourth year for the Lake Stewardship Assistance Grant Program. Funding criteria and an application form were drafted by the Lake Advisory Panel. Projects must benefit the water quality of the lake and/or watershed and demonstrate support and involvement of lake stewardship members, other lake residents or community members. Successful applicants were decided by the Lake Improvement Advisory Panel.

In total, 6 applications for funding were received. The total amount allocated is \$5,000. The following applications are recommended for funding:

Summary of Successful Lake Stewardship Groups

Fairbank Lake Camp Owners Association Inc. – Shoreline Restoration

Grant: \$500

This is the fourth year of providing plants to camp owners in order to help establish buffer zones and prevent shoreline erosion. Funds will be used to purchase shrub seedlings that are appropriate for planting along shorelines to every member of the association. The Association will match the grant amount with funds collected through their membership drive.

Kukagami Lake Campers Association (KLCA) – Water Quality Committee

Grant: \$2,500 (\$417 per lake)

The Kukagami Lake Campers Association (KLCA) is an active association with membership from 6 areas representing Kukagami, Ashigami, Matagamasi, Portage, Bugg and part of the east shore of Lake Wahnapiatae. The Water Quality Committee was formed to promote water quality and provide a healthy environment for present and future generations. The funds will be used to subsidize septic system pump-outs for 24 households. Other costs include sample surface water and laboratory analysis for phosphorus as well as newsletter costs.

Date: April 9, 2008

Onwatin Lake Stewardship Committee – Onwatin Lake Water Quality Improvement

Grant: \$500

The Onwatin Lake Stewardship Committee is concerned with the increase of aquatic plant and algae growth in their lake. Funds will be used to test for phosphorus and identify the probable sources into the lake and to raise awareness of water quality by way of a newsletter and signage.

Richard Lake Stewardship Committee – Annual Richard Lake Clean-Up and BBQ

Grant: \$500

The Richard Lake Stewardship Committee will attempt to safeguard the lake and watershed as a potable water source for residents who depend on it for drinking. A clean-up of the lake in August using a professional dive club will remove materials from the lake that pose an environmental threat to the water quality. Information pamphlets and newsletter will also be produced and circulated to the lake residents.

Simon Lake Community Stewardship Group – Newsletter from Simon Lake Committee Stewardship Group

Grant: \$500

The Simon Lake Stewardship Committee Group is a new group having formed in 2006. A newsletter would be an effective way of communicating to the community of Naughton of their existence and activities. Content will include a description of past and present activities, lake monitoring, and general lake stewardship issues. Funds will be used to print colour copies and pay for postage.

Windy Lake Stewardship Group – Drill Site Restoration

Grant: \$500

The Windy Stewardship Group wishes to plant more mature stocks of Pine and White Spruce on a Wallbridge Mine drill site #1 along the lakeshore. Wallbridge mining will be planting seedlings on this site in the summer; however, the Windy Lake Stewardship Groups plans to supplement their planting. The funds will be purchase nursery stock as well as fertilizer, peat and bonemeal.