

Presentations and Delegations

SOURCE WATER PROTECTION



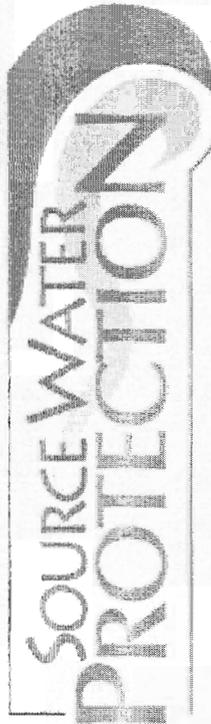
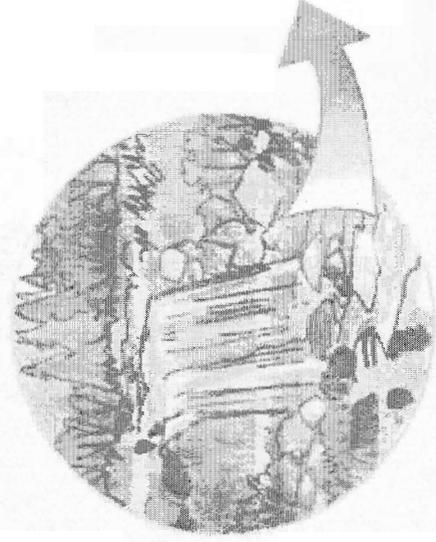
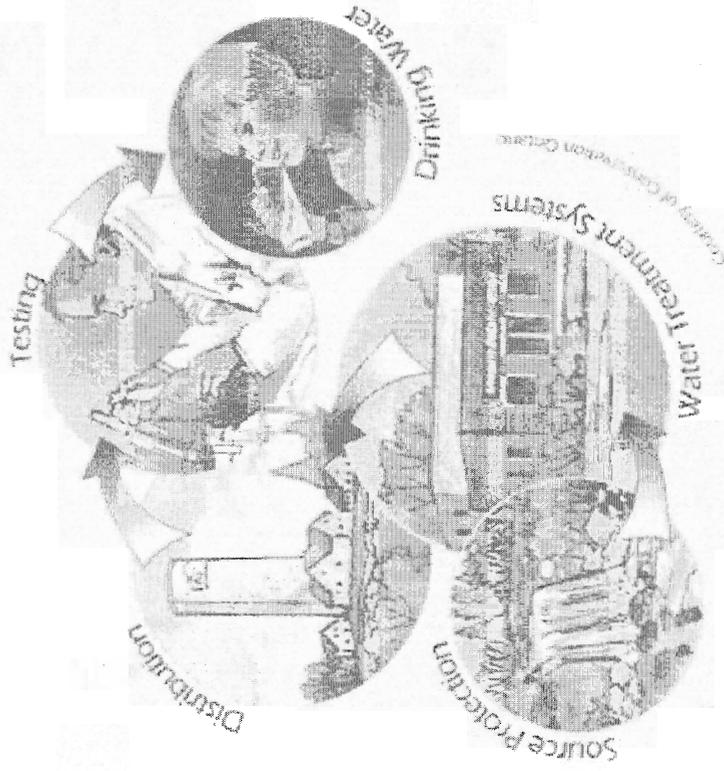
Nickel
District
Conservation
Authority

Source Water Protection

City of Greater Sudbury Priorities Committee
May 3, 2006

Source Water Protection

- O'Connor recommended a 'multi-barrier' approach to protecting drinking water
 - ✓ Reliable treatment
 - ✓ Sound distribution system
 - ✓ Train water managers
 - ✓ Testing and monitoring
 - ✓ Source protection



Related Legislation

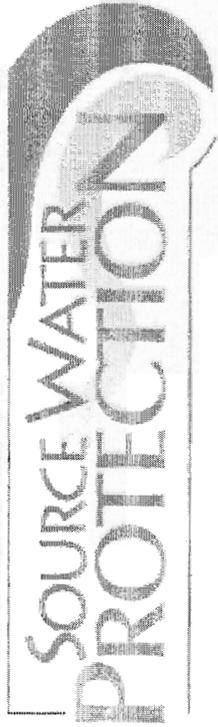
Treatment and Distribution

- Safe Drinking Water Act
- Sustainable Water and Sewage Systems Act



Source Water Protection

- Clean Water Act
 - ✓ Existing tools – zoning, bylaws, official plan
 - ✓ New tools – permits to control activities that could affect source water



Source Water Protection

'The first line of defense' – Justice O'Connor

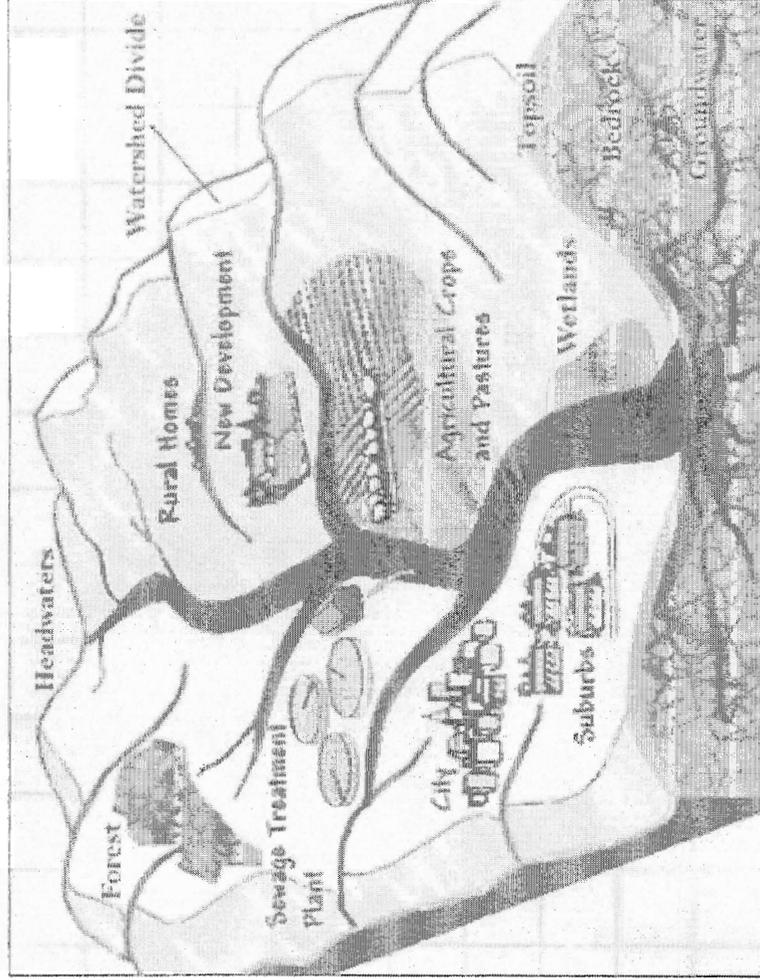
- Safeguard human health
- Cost effective
- Ensure enough safe, clean water for all our uses



**SOURCE WATER
PROTECTION**

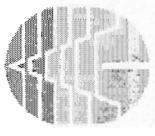
Watershed Areas

- Water doesn't stop flowing at political boundaries
- Best unit for source protection planning is the watershed

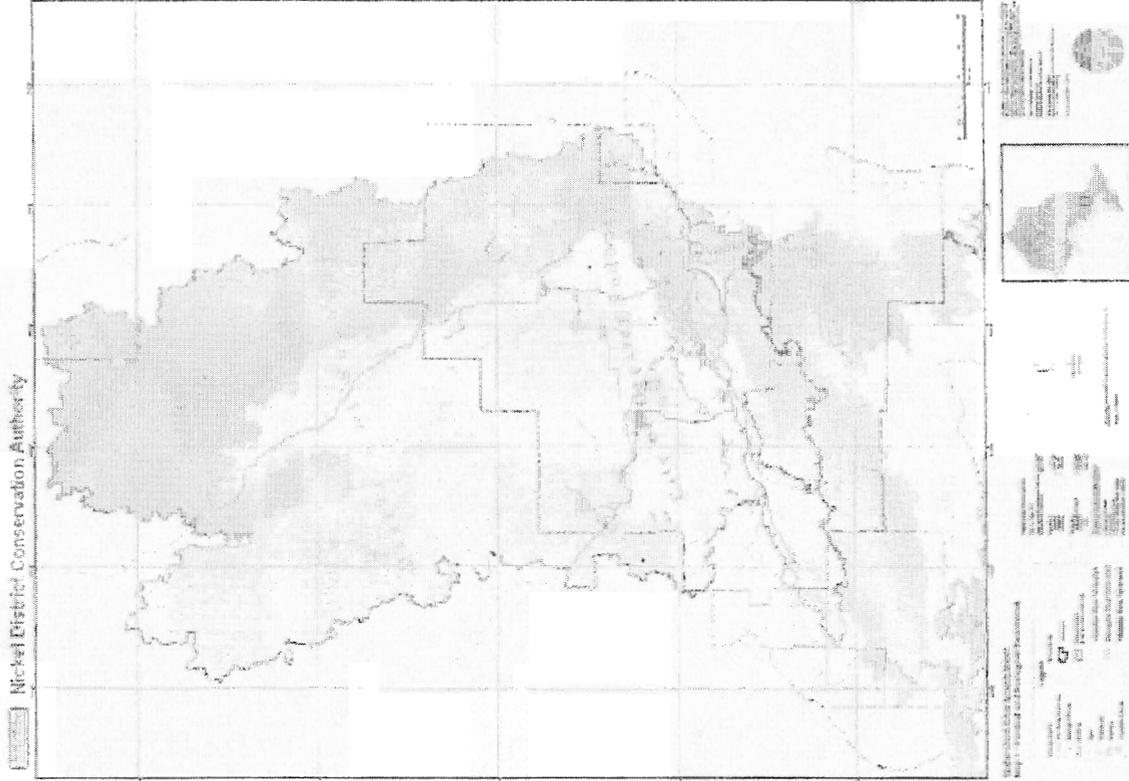


SOURCE WATER
PROTECTION

NDCA Source Water Protection Region



- Proposed SWP area
- Approx 9,000 km²
- Vermilion, Wanapitei and Whitefish River Watersheds.





Wellhead Protection Areas



Kenneth Well, Valley East

Vulnerable areas

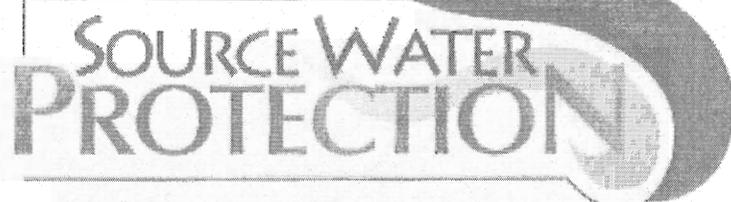
Wellhead Protection Zone: Rings show the amount of time it takes water and pollutants to travel from the surface to a well.

50 day – capture zone ———

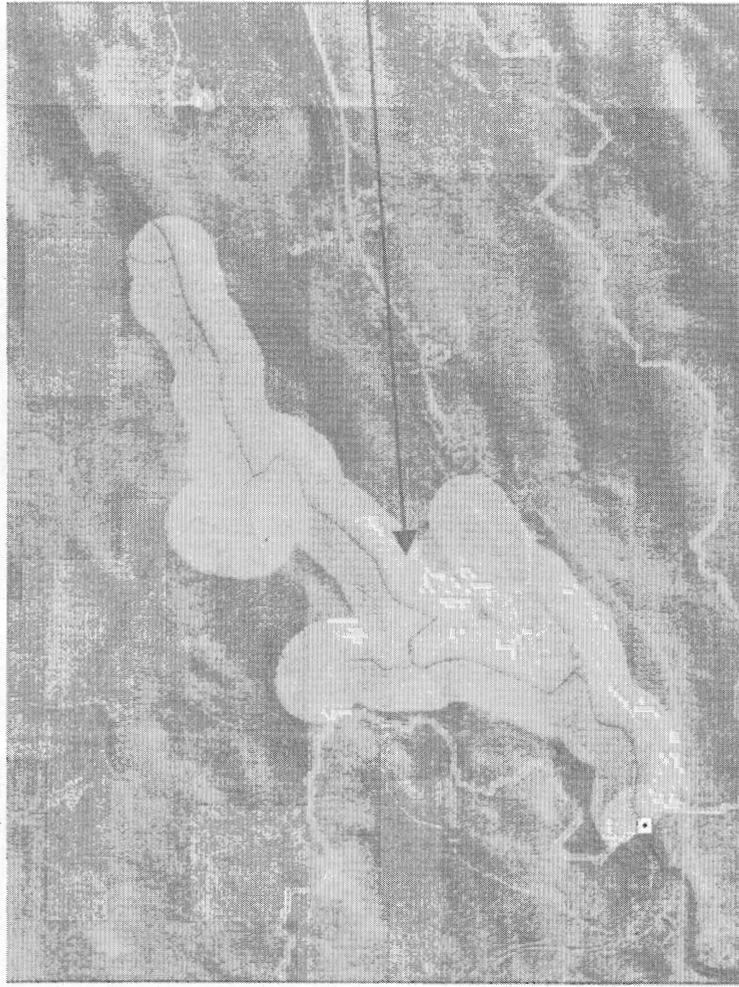
2 year – capture zone ———

10 year – capture zone ———

25 year – capture zone ———



Intake Protection Zones



Wanapitei Water Treatment Plant

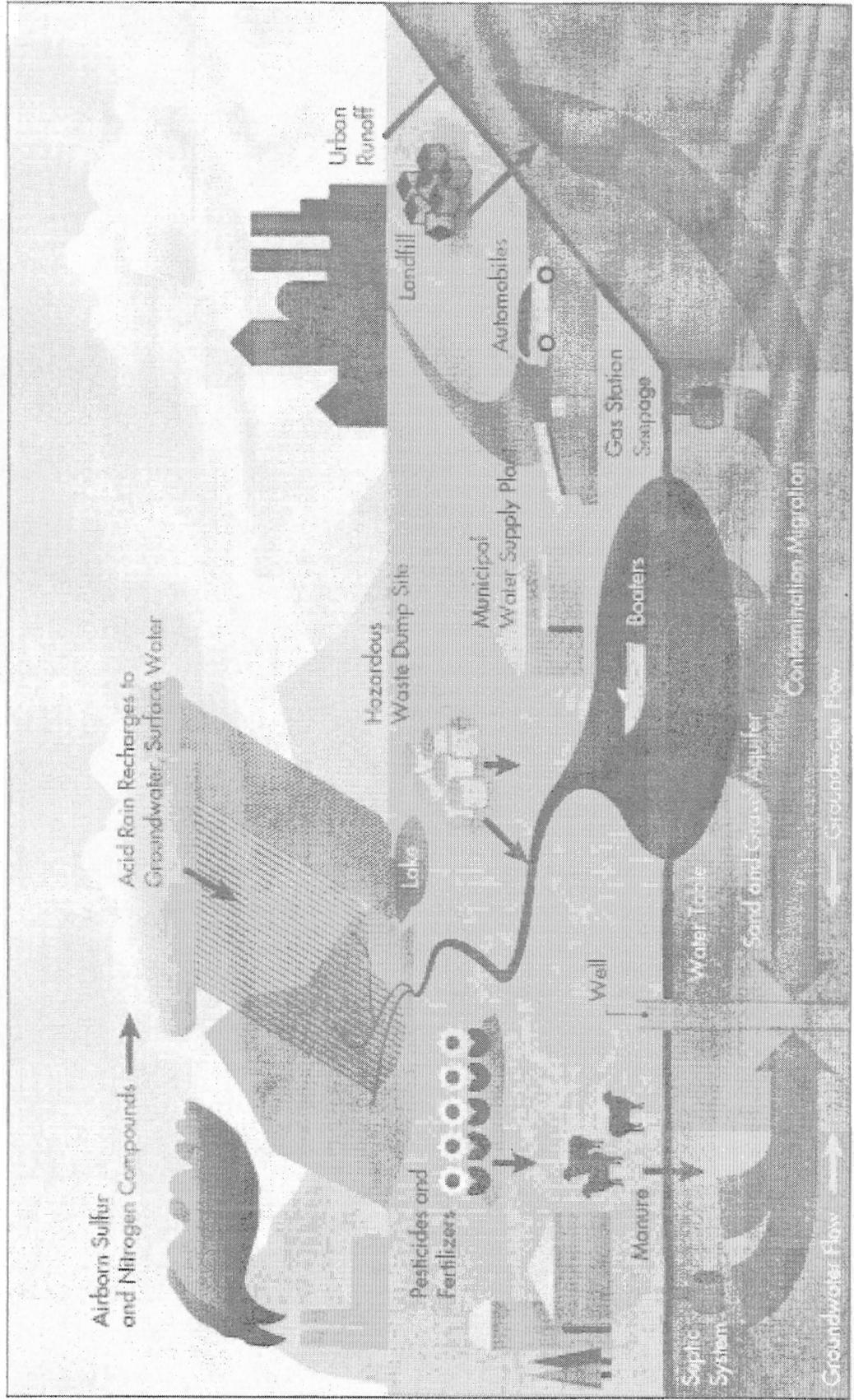
Vulnerable areas

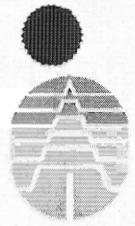
Intake Protection

Zone: The light orange cloud represents the area where water and pollutants could reach the river within approximately 2 hours



Threats to Water Quality

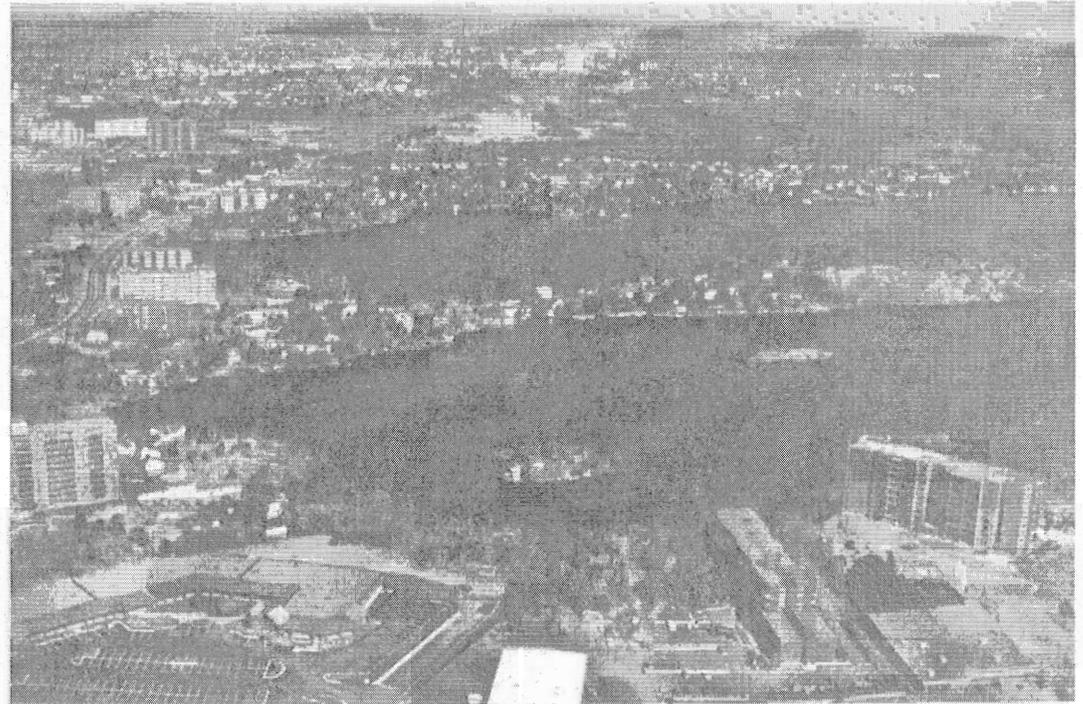




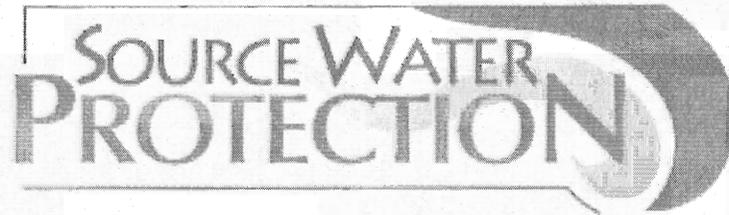
Assessment Report

Data and studies will form the basis of Watershed Assessment Reports

- ✓ population distribution
- ✓ physical characteristics
- ✓ land uses
- ✓ inventory of water resources
- ✓ threats
- ✓ issues
- ✓ vulnerable areas



Nepahwin & Ramsey Lakes from Regent Street



Where We Are Now

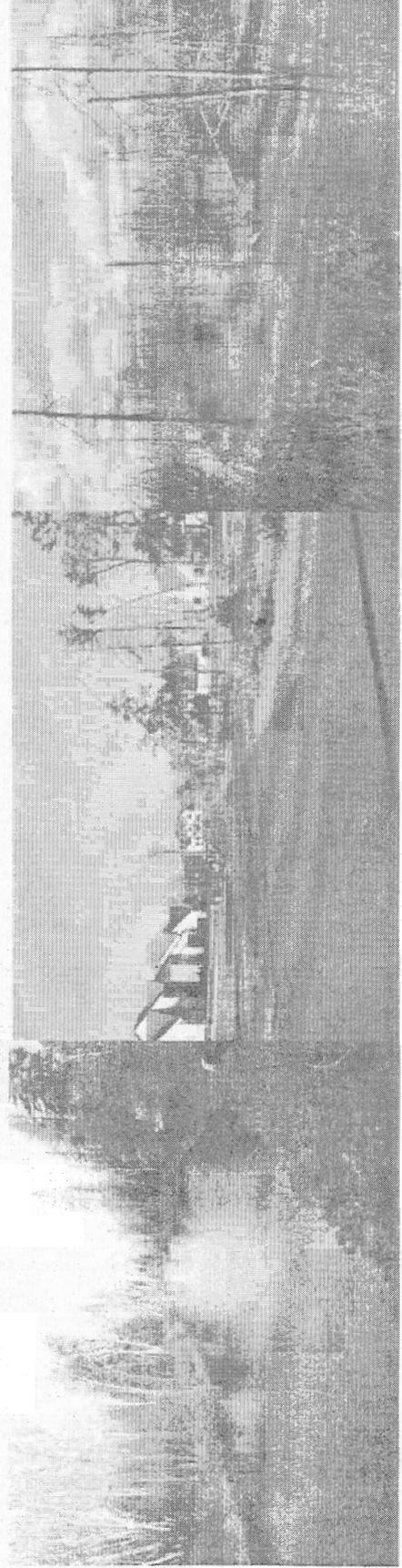
- May 2000 – Walkerton tragedy
- 2002 – Walkerton Report
- 2002-04 – Stakeholder consultation, expert reports, etc.
- December 2005 – Clean Water Act introduced
- Spring 2006 – Legislative committee hearings
- June 2006 – Clean Water Act and regulations in place
- 2006 – Source Protection Committees formed
- 2008 – Watershed Assessment Reports completed
- 2008+ Source Protection Plans completed after 2008



The Planning Process

Issues to be considered:

- Should some areas be set aside from development?
- What do we do with source water protection areas already designated for development?
- What do we do with areas that are already developed?



The Planning Process

Components of a Source Protection Plan:

- Policies to eliminate existing significant threats
- Policies to ensure no future drinking water threats become significant threats
- Rules regarding activities in wellhead and intake protection zones
 - ✓ Activities that are prohibited
 - ✓ Activities that will be allowed, with conditions

**SOURCE WATER
PROTECTION**

Source Protection Committee

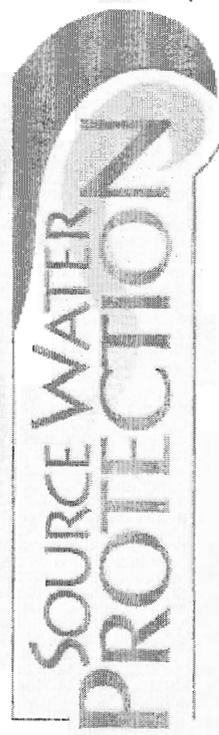
➤ Up to 16 members with reps from:

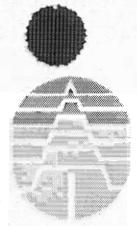
- ✓ Municipalities
- ✓ First Nations
- ✓ Public Health
- ✓ Agriculture
- ✓ Industry
- ✓ Others

➤ Working groups and sub-committees will be established



➤ Committee activities will be open and transparent

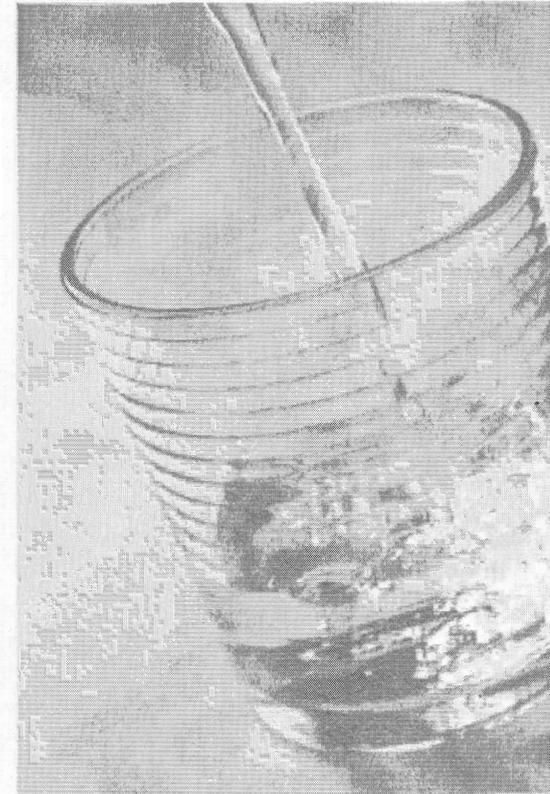




Areas of Responsibility

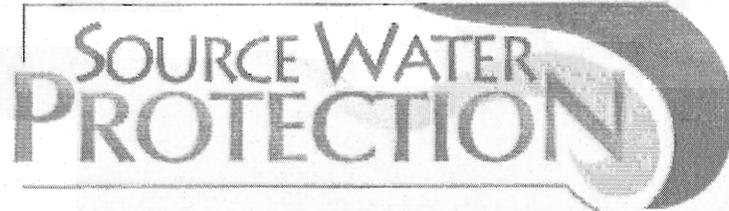
Ministry of the Environment:

- **Lead ministry for source water protection**
 - ✓ drafts legislation
 - ✓ develops policy
 - ✓ funds source protection studies to support source protection plans
 - ✓ Co-ordinates Ontario government approach



Ministry of Natural Resources:

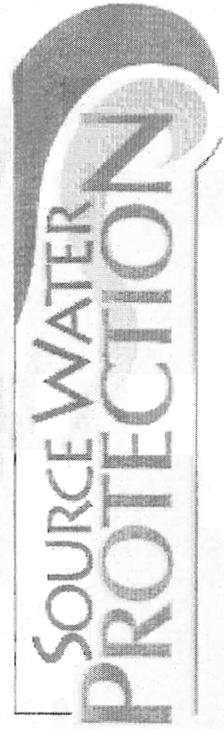
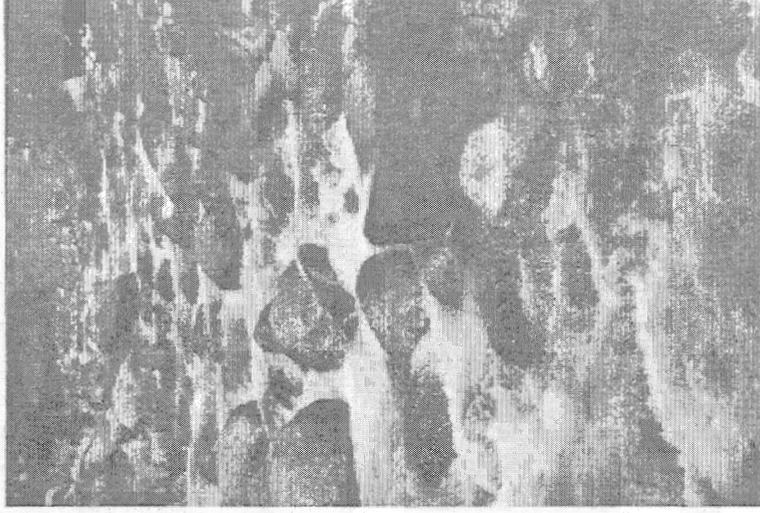
- ✓ supports and helps facilitate Ontario government approach to source protection
- ✓ funds CA role in source protection planning.



Areas of Responsibility

Conservation Authorities

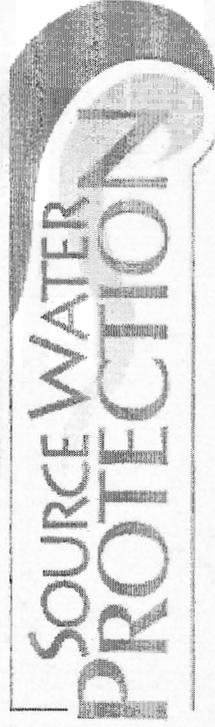
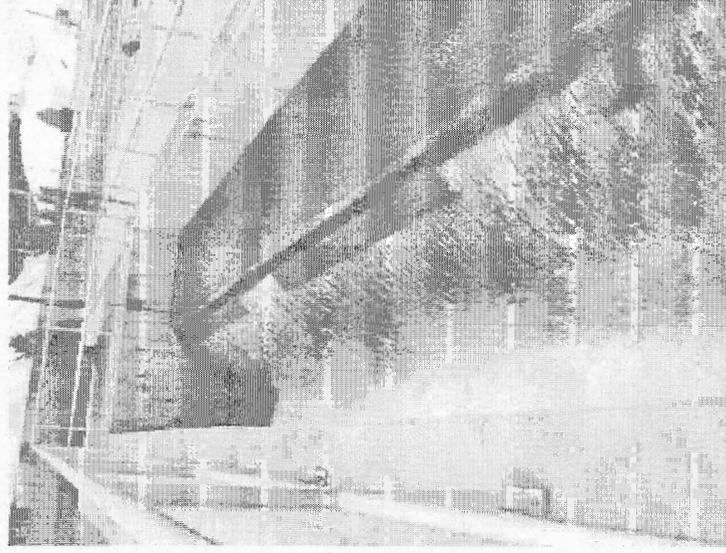
- co-ordinate plan development
- maintain plan, monitor and report progress
- provide technical info and advice to municipalities and province
- Stakeholder / public interaction



Areas of Responsibility

Municipality

- develop growth strategies
- manage and develop water and wastewater systems
- develop land use planning
- license on-site activities
- conduct wellhead protection programs



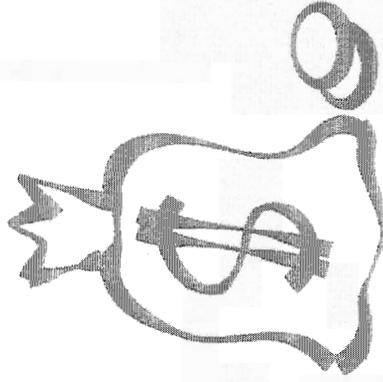
Funding

MOE

- Plan preparation
- Technical studies for plan development

Other?

- Plan monitoring & renewal
- Sustainable funding for implementation





Thank You

Request for Recommendation Priorities Committee



Type of Decision									
Meeting	May 3, 2006				Report Date	April 27, 2006			
Decision Requested	X	Yes		No	Priority	X	High		Low
	Direction Only				Type of Meeting	X	Open		Closed

Report Title
2006 Property Tax Policy

Budget Impact / Policy Implication	Recommendation
X This report has been reviewed by the Finance Division and the funding source has been identified.	

<p>The recommendations contained in this report are consistent with policy direction by this Council and former Councils.</p>	<p>(1) WHEREAS as a result of the property reassessment for 2006 taxation year, there has been an inter-class shifting of tax burdens; and</p> <p>WHEREAS the Ministry of Finance allows municipalities to request new transition rates to mitigate the impact of tax shifts relative to the reassessment;</p> <p>THEREFORE BE IT RESOLVED THAT THE CITY OF GREATER SUDBURY request the Minister of Finance to prescribe new transition ratios for the Commercial, Industrial and Pipeline property classes,</p>
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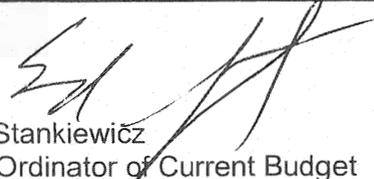
X Background Attached	X Recommendation Continued
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Recommended by the Department

Loirella Hayes
 Loirella Hayes
 Chief Financial Officer / Treasurer

Recommended by the C.A.O.

Mark Mieto
 Mark Mieto
 Chief Administrative Officer

Report Prepared By	Division Review
 Ed Stankiewicz Co-Ordinator of Current Budget	

RECOMMENDATION CONTINUED

- (2) WHEREAS the City of Greater Sudbury continues the practice of having as many properties as possible pay their fair share of property taxes based on their Current Value Assessment (CVA); and

WHEREAS the Province of Ontario has provided tax tools to achieve this outcome;

THEREFORE BE IT RESOLVED THAT THE CITY OF GREATER SUDBURY use these tools to the maximum, resulting in more properties paying true CVA taxes, and the tools are as follows:

- 1) Implement a 10% tax increase cap rather than the mandatory 5% minimum cap
- 2) Implement a minimum annual increase of 5% of CVA level taxes for capped properties
- 3) Move capped and clawed back properties within \$250 of CVA taxes directly to CVA taxes
- 4) Create a minimum CVA tax of 80% of CVA for newly constructed properties, and

THAT the City Solicitor prepare the necessary by-law.

- (3) WHEREAS the property tax ratios that the City of Greater Sudbury has requested the Ministry of Finance to prescribe are consistent with Council's decisions on property tax policy;

THEREFORE BE IT RESOLVED THAT COUNCIL approve the following ratios:

Residential	1.000	
New Multi-Residential	1.000	
Multiple Residential	2.0591	
Commercial	1.720574	
Industrial Occupied	2.559614	
Large Industrial	2.901185	
Pipelines	1.475204	
Managed Forests	.2500	
Farmlands	.2500	:and,

THAT the City Solicitor prepare the necessary by-law.

(4) WHEREAS the Province of Ontario under Bill 140 has a maximum tax increase policy (capping) for business properties (Multi-Residential, Commercial and Industrial); and

WHEREAS the City of Greater Sudbury, through past practice has funded this cap on taxes by clawing back from properties realizing reduced taxation;

THEREFORE BE IT RESOLVED THAT the following clawback percentages, as calculated by the Online Property Taxation Analysis (OPTA) System, be adopted by the City of Greater Sudbury subject to minor modifications;

Multi-Residential	67.30%	
Commercial	53.70%	
Industrial	38.08%	: and,

THAT the City Solicitor prepare the necessary by-law.

EXECUTIVE SUMMARY

This report deals with the adoption of 2006 property tax policy. A brief history of the transference of the function from the Province to the municipalities, as well as measures the City has taken over the years, the tax tools available to the City and the newly created tax tools will be addressed.

BACKGROUND

In 1998, the Province of Ontario introduced property tax reform, which valued each property in Ontario consistently, based on its market value. This system was developed to simplify the process so that Current Value Assessment (CVA) times the tax rate equals property taxes. Once this process was operationalized, major tax increases were identified as most areas of the Province had not been reassessed for many years (some as many as fifty years). For this reason, the Province provided tax tools in order for municipalities to help mitigate the effects of these large tax increases. Most municipalities failed to use the available tools as they wanted properties to pay their fair share of taxes based on their true market value. As a result, the Province intervened and introduced a 10-5-5 cap which translated to a maximum of a 10% increase in 1998 over 1997 taxes for business properties (multiple residential, commercial and industrial). For 1999 and 2000, a further maximum tax increase of 5% was allowed. In 2005, the provincial program has been extended to allow for maximum tax increases of 10% over the previous year's taxes plus the municipal levy change.

This capping program was a result of the property tax reform being implemented on outdated assessment models.

In Sudbury, there had been a reassessment every three or four years commencing in 1985 and up to 1998. The Region was assessed on a modified market value assessment system, which was linked to the market value of properties. As a result of the previous reassessments, Sudbury was in a good position for the provincial property tax reform and did not see the major increases in taxation that other municipalities had experienced. From 1985 to 1997, Sudbury was taxing properties based on market values within property classes.

Since 1998 up to and including 2005, Council tax policy direction has been to have properties pay taxes based on market values wherever possible. Even in light of the forced capping and clawback legislation, previous and current CGS Councils have strived to have as many properties as possible pay taxes based on CVA.

What the City has already adopted (Original Tax Tools)

From 1998 the Region and now the City have made a number of tax policy decisions that are currently in place. The City has complied with the three provincially mandated programs and these are:

- 1) Tax rebates for Registered Charities occupying Commercial and Industrial property,
- 2) Tax deferrals for Low Income Seniors and Low Income Disabled Persons residential property owners, and
- 3) Vacancy Rebate Program for properties in the Commercial and Industrial property classes.

In addition to this, the City has adopted the Optional Large Industrial Class, implemented tax reductions for vacant commercial and industrial properties and introduced the New Multi-Residential Class. The following provides a brief description for each of these.

Tax rebates for Registered Charities occupying Commercial and Industrial properties

Under provincial legislation, municipalities are required to rebate a minimum of 40% of the taxes paid by a registered charity occupying Commercial or Industrial property. Currently, the City provides a tax rebate of 40% to Registered Charities.

Tax deferrals for Low Income Seniors and Low Income Disabled Persons residential property owners

Under provincial legislation, municipalities are required to provide a tax relief policy for Low Income Seniors and Low Income Disabled residential property owners, beginning in a taxation year in which a general reassessment occurs. Currently, the City provides the option for these individuals to have a tax deferral on their property for any increase greater than \$100 on their residential property tax bill.

Vacancy Rebate Program for properties in the Commercial and Industrial Property Classes

Under provincial legislation, municipalities are required to provide vacancy rebates to owners who have vacant units within their building and who apply for the rebate. Currently, the City reviews the application and provides the rebate to the property owners for the period that the units were vacant. The provincially imposed deadline for application is February 28 to be eligible for vacancy rebates for the previous year.

Tax reductions for vacant Commercial and Industrial properties

Under provincial legislation, municipalities are required to provide tax reductions for those properties that have excess land or vacant land. Currently, the City provides a 30% tax reduction to Commercial properties and a 35% reduction to Industrial properties.

Optional Class - Large Industrial Class

In 1998, Council chose to adopt the Large Industrial Class as an optional class within the Broad Industrial Class. This ensured that the tax burden placed on the large industrial property owners collectively in 1997 would be the same in 1998. This option ensured that the residual industrial property owners would not experience an additional tax burden as a result of the province wide reassessment and the new valuation methodology.

Funding the Cap

Under Bill 140, properties in the Multi-Residential, Commercial and Industrial classes can pay only an additional 5% in taxes over the previous year plus any levy increase. The difference between the amount of taxation that these properties should have paid based on their Current Value Assessment (CVA) and what they do pay under Bill 140 has to be funded. The municipality has two choices in funding the cap:

- 1) from municipal funds i.e. Reserves or a levy increase
- 2) clawbacks from decreasing properties

CGS Councils have always chosen to fund the cap by clawing back from decreasing properties so as not to deplete our reserves.

Area Rating

There is no recommendation to modify the current area rating function for fire services. These rates will remain in place (Career, Composite and Volunteer) as the analysis to provide various alternatives to the current system has proven to be difficult as assessment data collection, new area costing allocations have been problematic. It is anticipated that new options will be reviewed in the future.

There is no change proposed for area rating of Transit service. The current allocation based on service seems to be yielding the desired results.

Additional Tax Policy Tools

2003 - New Multi-Residential Class

In 2003, the City adopted a new Multi-Residential Class with a tax ratio of 1.0000 (same as residential). The creation of this new class was intended to spur development of additional multi-residential units. This ratio will remain in place for 35 years after the completion of building.

2004 - Revenue Neutral Tax Ratios

When property tax policy was implemented in 1998, the tax class ratios could only be moved towards the range of fairness, which was all lower than the current status. For this reason, Council choose not to alter the ratios and any movement downward in the non-residential ratios would increase the tax burden to the residential class.

During reassessments, generally the valuations of the residential class exceeded changes in the non-residential class thus shifting the tax burden from the non-residential classes to the residential class. Prior to 2004, Councils had their hands tied in attempting to mitigate the impact of the tax increase to residential homeowners based on inter-class shifts in assessment. The Ministry of Finance in 2004 recognizing that tax shifts to the residential class may be too great to residential taxpayers, provided municipalities with another tax tool. To mitigate the effects of reassessment related tax shifts, City Council used the tax tool which allowed for revenue neutral tax ratios. What this meant is that the tax ratios were altered (moved upward away from the ranges of fairness) to allow for all classes to have the same tax burden as was realized in the previous year.

For 2006, as was the case in 2004, the valuation increases in the residential class are higher than the commercial, industrial and pipeline class, and therefore are shifting tax burden to the residential class. As in 2004, the Ministry of Finance has allowed municipalities to choose revenue neutral tax ratios to mitigate the impact of reassessment shifts. By choosing this revenue neutral ratios, the tax burden to the residential class is lessened.

2005 - Measures to have properties reach their full CVA faster

After the Ministry of Finance held consultations with the municipal sector regarding property tax policy, the Province, through the 2004 Budget (Bill 83, The Budget Measures Act, 2004), added a number of options which are intended to have property owners pay their fair share of taxes sooner. The following options will allow properties to pay their taxes based on the Current Value Assessment (CVA) and reduce the number of properties affected by the capping and clawback formula:

- 1) Increase the amount of the annual cap from 5% to up to 10% of the previous year's taxes.

Under previous tax tools properties in the protected classes (multiple residential, commercial and industrial) could only pay 5% more than their previous year's annualized taxes plus the municipal levy change. This new option allows for the City to choose from a 5% up to a 10% cap on the previous year's taxes plus the municipal levy change.

- 2) Implement a minimum annual increase up to 5% of the CVA level taxes.

As a result of property tax reform in 1998 and subsequent tax policy changes regarding protectionism of property tax increases, some properties paid only a small portion of their CVA taxes. With only a 5% increase over the previous year's taxes, it could take up to 50 years for a property to finally pay taxes on true CVA. Using this tool will accelerate the process and properties will reach CVA taxes sooner.

- 3) Move capped or clawed back properties directly to CVA taxes if they are within \$250 of their CVA taxes.

This will allow more capped and clawed back properties within \$250 of CVA taxes to be excluded from the capping and clawback exercise, therefore paying true CVA taxes.

- 4) Phase out the "new construction treatment" by creating floors establishing a minimum percentage of CVA tax responsibility. For 2005 the floor has been set at 70%. For 2006 it will be increased to 80%.

Under the previous tax tools, new construction properties (or new to class) paid the lesser of CVA taxes or taxes paid by comparable properties. Each new construction is compared to a maximum of six similar properties. These properties will still pay the lesser of the CVA or comparables, but the minimum the properties will pay will be 80% of CVA taxes.

The aforementioned measures reduced the number of properties affected by the protectionism measures that have been in place from 1998 to 2004.

Recommendations for 2006 Property Tax Policy

Tax Tools Used

Like other municipalities in the Province of Ontario, current and past City of Greater Sudbury Councils have supported the use of tools that would;

- 1) minimize the impact on the residential taxpayer. (Appendix 1)
- 2) eliminate capping and clawback wherever possible so that properties pay taxes on true market value (Appendix 2), and

Therefore, it is recommended that the following tools be used to ensure that these priorities are met:

- 1) Revenue Neutral Tax Ratios for Commercial, Industrial and Pipeline Classes (reduces the impact to the residential property owners) - See Appendix 1
- 2) 10% cap over the 2005 annualized taxes - See Appendix 2
- 3) Minimum 5% of CVA tax increase over 2005 taxes - See Appendix 2

-
- 4) Moving capped and clawed back properties within \$250 of CVA taxes to CVA taxes - See Appendix 2
 - 5) Create a minimum CVA tax of 80% for newly constructed properties-See Appendix 2

Impact of each of these tools will be documented in the attached appendices.

Even though these measures will reduce the taxes that are capped, the cap is quite significant and funding from our own funds would deplete our reserves rapidly. Therefore, as in the past, this cap was funded by withholding decreases in taxation from properties with lower CVA's than the previous year (clawback). It is recommended that this practice continue.

Based on the acceptance of the above noted tax tools, the Online Property Tax Analysis (OPTA) system that the City uses to determine the capping and clawback calculations has produced the following numbers:

Multi-Residential	67.30%
Commercial	53.70%
Industrial	38.08%

OPTA is in the final stages of cleansing the assessment data and these numbers are subject to minor modifications. The final numbers may not be made available until May 3, 2006 or later.

For this reason it is recommended that the City approve the final clawback numbers available at the May 3, 2006 Priorities meeting or if the clawback numbers are not available on that date that Council delegate authority to the CFO to determine final clawback numbers.

SUMMARY

In summary, it is recommended that Council request the Ministry of Finance to adjust the tax ratios for Commercial, Industrial and Pipeline ratios to mitigate the effects of reassessment.

It is also recommended that Council adopt all the options available to ensure that more properties pay their CVA taxes.

For the capping program, it is recommended that Council adopt the clawback percentages identified in the report.

Appendix 1 - Impact on the Residential Class

Effects of the 2006 Reassessment

As a result of the 2006 reassessment, there was the expected inter-class shift that has occurred as with other reassessments.

The following represents municipal tax impact prior to the 2006 levy adjustment:

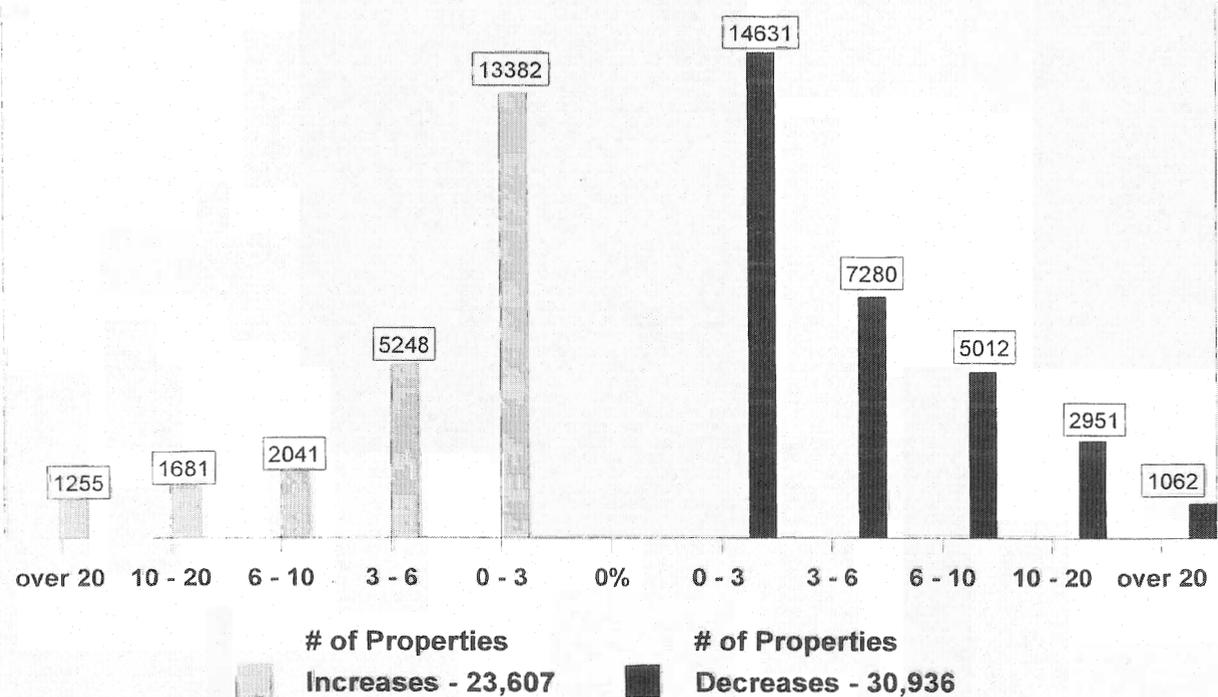
Residential Class	\$908,000	1.0%
Multi-Residential	\$514,000	4.4%
Commercial	(\$842,000)	(2.8%)
Industrial	(\$173,000)	(4.1%)
Large Industrial	(\$359,000)	(4.2%)
Pipelines	(\$ 48,000)	(6.0%)

As a result of the valuation changes in the residential and multi-residential classes being higher than the other classes, those two classes will be picking up a greater portion of the tax pie.

Appendix 1 continued

Effects of Reassessment and Education Tax change on Residential Class

In spite of the valuations increasing by 8% in 2006 over 2005 in the residential class, the entire residential class will see a \$640,000 reduction in the education taxes as a result of the provincially regulated residential education tax rate. The provincial valuation increases in the residential class were approximately 11% and, therefore to make the exercise revenue neutral (collecting the same education tax in 2006 as 2005 province wide), the residential education tax rate was lowered in 2006 by 11%. The following graph reflects the frequency distribution of the impact of reassessment and the education tax reduction.

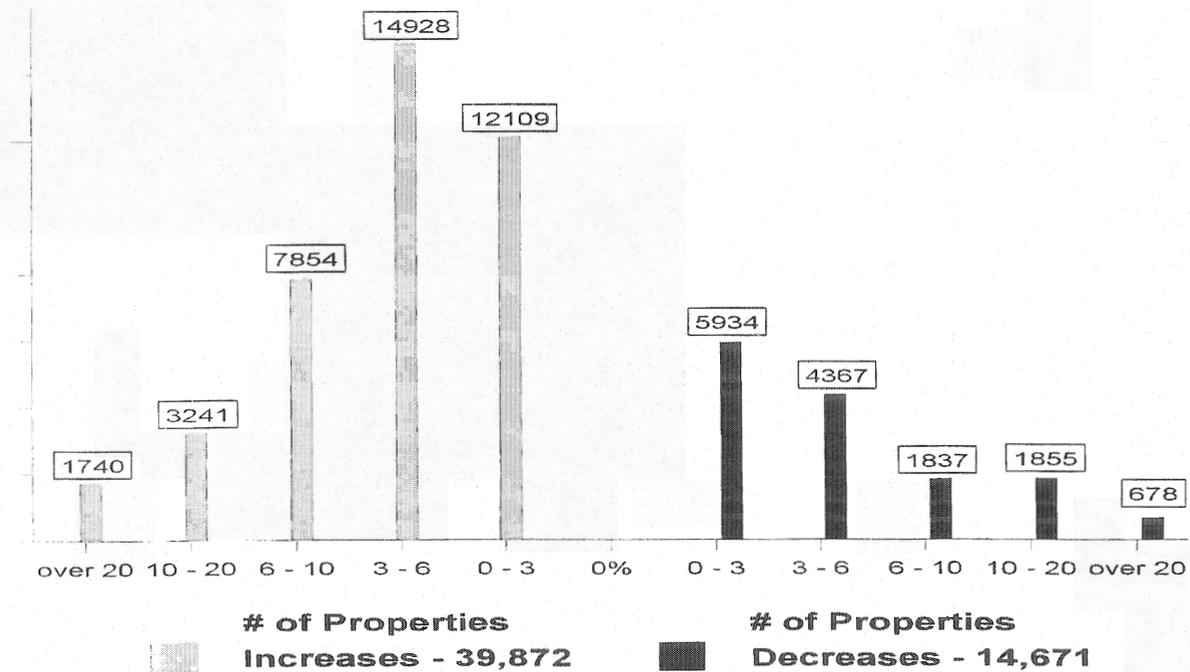


As you can see, this chart reflects approximately 31,000 households experiencing a tax decrease, while only 5,000 of the 54,000 households would experience an increase of greater than 6%.

Appendix 1 continued

Effects of the Levy increase on the Residential Class

When the levy is applied to the equation, the municipal impact tax burden to the residential class is increased to \$5.1 million, while the education taxes are reduced by \$640,000 for a total impact of \$4.45 million increase over the 2005 annualized taxes. The following chart reflects the tax distribution for the residential class.

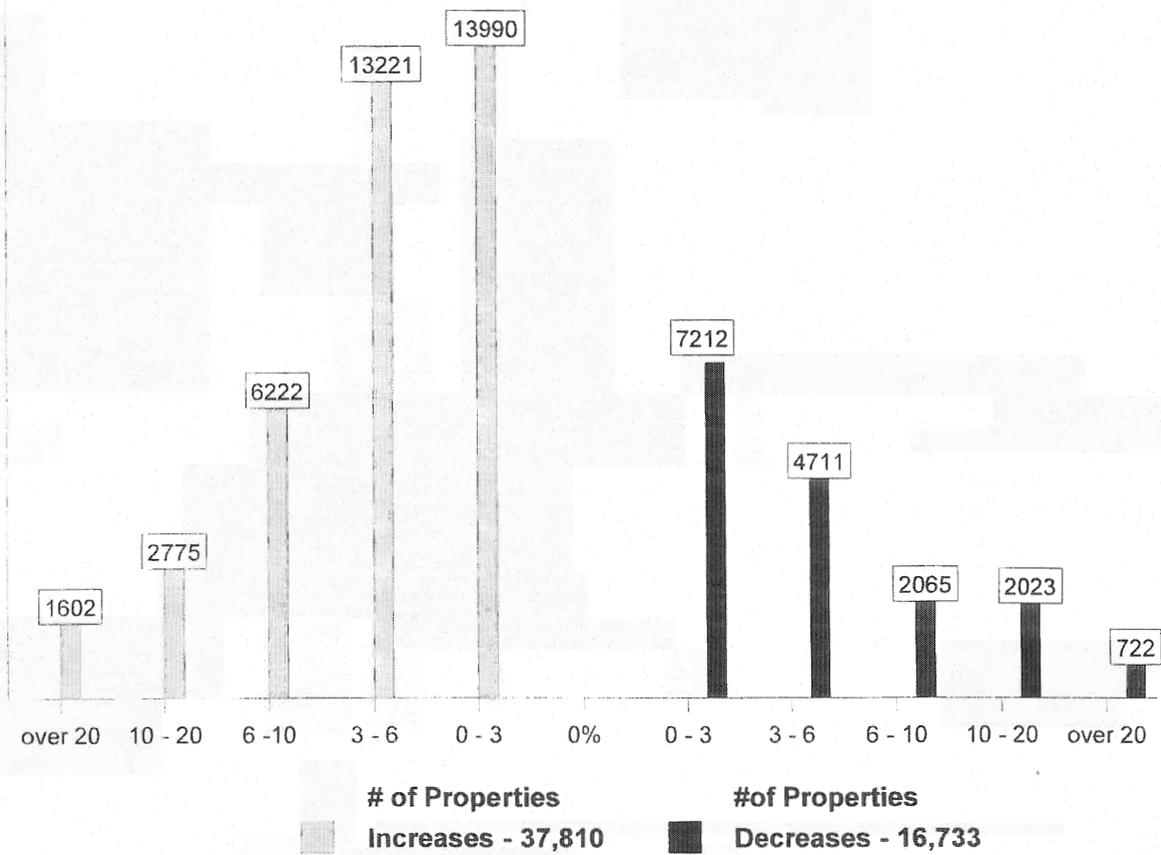


As you can see, 27,000 of the 40,000 properties that are increasing are between 0 - 6%, while 35,000 of the 40,000 increasing properties are under a 10% increase from 2005. In addition, there are still almost 15,000 properties realizing a reduction in taxes.

Appendix 1 continued

Effects of Tax Ratios being within the Province Threshold on the Residential Class

If the Industrial tax ratio is moved to 2.6300, which is the provincial threshold, the entire levy increase could be passed on to the class, however, it would still result in less taxation collected from the Industrial Class properties at the expense of all other properties compared to the recommended scenario (Page 13).



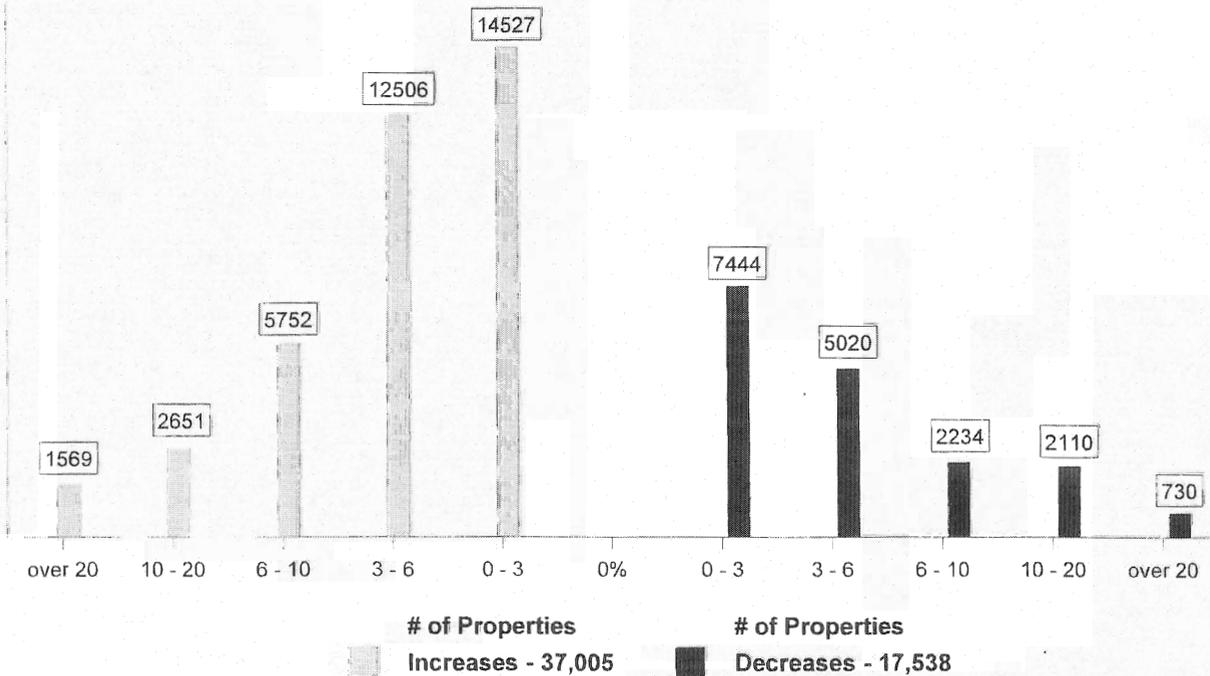
Appendix 1 continued

Effects of Revenue Neutral Tax Ratios in Non-Residential Classes on the Residential Class - Recommended

In 2006, as was the case in 2004, the Ministry of Finance is allowing municipalities to move the tax ratios away from the ranges of fairness to a revenue neutral position in order to mitigate the effects of the tax shifts related to reassessment.

If the Commercial, Industrial and Pipeline Classes have their tax ratios moved to a revenue neutral position (same tax burden in 2006 as 2005) there will be \$1,040,000 of tax burden taken away from the Residential Class. There will be \$140,000 taken off the Multi-Residential Class. There is approximately \$825,000 added to the Commercial Class and \$50,000 added to the Pipeline Class.

Since the revenue neutral tax ratio of 2.772192 for Industrial Class is over the Provincially imposed threshold of 2.6300, only 50% of the levy increase can be passed onto this class. As a result this class will experience an additional \$305,000 in tax burden.



Appendix 1 continued

Using the revenue neutral ratios increases the number of households receiving a tax decrease to 17,500 households. Under this scenario, only approximately 4,200 homeowners will experience a tax increase at greater than 10%.

RECOMMENDATION

As a result of this analysis, the recommendation is to mitigate the effect of reassessment related tax shifts by moving the Commercial, Industrial and Pipeline tax ratios to a revenue neutral position. Even though only 50% of the levy increase can be passed on to the Industrial properties, it is still more beneficial to all other classes than moving the Industrial ratio to the provincial threshold of 2.6300. This recommendation allows for the maximum benefit to the residential class. The following reflects the current and recommended ratios:

	Current	Recommended
Multi-Residential	2.0591	2.0591
Commercial	1.6574	1.720574
Industrial	2.4242	2.559614
Large Industrial	2.7477	2.901185
Pipeline	1.3721	1.475204

Appendix 2 - Eliminating Capping and Clawback wherever possible

Based on the acceptance of the previous recommendation the following are illustrations of how the tax tools can be utilized to eliminate properties from the capping and clawback exercise.

The most powerful tax tool to eliminate properties from capping and clawback and to have more properties be taxed at their true CVA taxes is the 10% cap replacing the 5% cap. The Ministry of Finance has now allowed municipalities to vary from the mandatory 5% cap on Mutli-Residential, Commercial and Industrial properties. Council can move the cap from 5% to 10% or anywhere in between.

Properties affected by the Mandatory 5% Cap

Table 1			
	Multi-Residential	Commercial	Industrial
Decrease Clawback %	100%	67.83%	46.73%
Clawback \$	\$92,367	\$2,345,770	\$368,074
# of Capped Properties	110	622	100
# of Clawback Decreasing Properties	129	1657	203
# of CVA Tax Properties	140	373	76
Total # in Class	379	2652	379

Since Council has always funded the cap from the decreasing properties, it is recommended that this practice continue as it will not deplete the City's reserves. For this reason, under this scenario a total 1,989 properties will have their tax reductions clawed back to fund the cap that was generated by providing protection to 832 properties. In total 2,821 properties are affected. In the past, Council has attempted to increase the number of properties that will pay CVA taxes. The tax tools described later will reveal how this can be attained. In this scenario, the decreasing properties in the Multi-Residential class do not have sufficient reductions to fund the cap so they will be clawed back 100% and the City will have to contribute \$37,000 from reserves to fund the cap.

Appendix 2 continued

Increase the cap to a 10% Increase over 2005 taxes

As previously mentioned, raising the cap from 5% to 10% is the most powerful tool to achieve the result of having the maximum number of properties pay their true CVA and reducing the amount of dollars clawed back from decreasing properties.

	Multi-Residential	Commercial	Industrial
Decrease Clawback %	62.12%	52.68%	37.56%
Clawback \$	\$57,375	\$1,822,002	\$295,844
# of Capped Properties	35	444	86
# of Clawback Decreasing Properties	129	1657	203
# of CVA Tax Properties	215	551	90
Total # in Class	379	2652	379

By increasing the mandatory 5% cap to 10%, the number of capped properties has gone down from 832 to 565 properties and the value of the protection has gone from \$2.8 million to \$2.2 million. Therefore, more properties are being taxed at their true CVA. In addition, the clawback percentages have been reduced significantly, thus putting more money in the pockets of the decreasing properties as the reassessment had intended.

Appendix 2 continued

Full Options Implemented to Fast Track Properties to CVA Taxes

The other options available to enable municipalities to have properties reach their true CVA taxes faster are as follows:

- 1) Increase taxes by at least 5% of CVA taxes
- 2) Move capped properties with \$250 of CVA taxes directly to CVA taxes
- 3) Move clawed back properties with \$250 of CVA taxes directly to CVA taxes
- 4) Establish a minimum tax of 80% of CVA taxes for new construction

These options will move more properties towards elimination from protection or will eliminate properties from the capping and clawback exercise. By choosing all of these option the following occurs.

Table 3			
	Multi-Residential	Commercial	Industrial
Decrease Clawback %	67.30%	53.70%	38.08%
Clawback \$	\$56,191	\$1,799,762	\$290,896
# of Capped Properties	29	311	70
# of Clawback Decreasing Properties	61	1013	87
# of CVA Tax Properties	289	1328	222
Total # in Class	379	2652	379

Although these options do very little as far as modifying clawback percentages and clawback dollar values, it does remove a number of properties from the capping and clawback exercise. These options collectively eliminated 983 from this exercise and therefore, these properties being taxed on their true CVA. The following table (Table 4) reflects the number of properties that are eliminated from the capping and clawback exercise when all options are utilised.

Table 4		
Number of Properties Capped or Clawedback		
	Base Case - 5%	With all options
Multi-Residential	239	90
Commercial	2,279	1,324
Industrial	303	157

Appendix 2 continued

RECOMMENDATION

With implementing the full option package (Table 3), a total of 1,250 properties are eliminated from the capping and clawback exercise and more properties are paying true CVA taxes.

For this reason, the use of the full option package to achieve full CVA taxes faster is the recommended option and it is as follows:

- 1) Implement a maximum 10% tax increase
- 2) Increase taxes by at least 5% of CVA taxes
- 3) Move capped properties with \$250 of CVA taxes directly to CVA taxes
- 4) Move clawed back properties with \$250 of CVA taxes directly to CVA taxes
- 5) Establish a minimum tax of 80% of CVA taxes for new construction

Request for Recommendation Priorities Committee



Type of Decision									
Meeting	May 3, 2006			Report Date			April 26, 2006		
Decision Requested	X	Yes		No	Priority	X	High		Low
	Direction Only				Type of Meeting	X	Open		Closed

Report Title
Charity Property Tax Rebates - Non Profit Day Cares

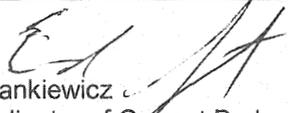
Budget Impact / Policy Implication	Recommendation
<p>X This report has been reviewed by the Finance Division and the funding source has been identified.</p> <p>OPTION 1: Provide a 40% rebate to non profit day cares that are registered charities occupying residential property. This would impact the municipality by approximately \$14,000 and be treated as an unbudgeted expenditure for 2006.</p> <p>OPTION 2: Provide a 100% rebate to non profit day cares that are registered charities occupying residential property. This would impact the municipality by approximately \$35,000 and be treated as an unbudgeted expenditure for 2006.</p>	<p>WHEREAS registered charity non profit day cares have been requesting tax relief from property taxation; and</p> <p>WHEREAS day cares provide a valuable service which aligns with Council's Healthy Community Strategy;</p> <p>WHEREAS Council has supported providing relief to certain non profit day cares during 2006 budget deliberations;</p> <p>THEREFORE be it resolved that to assist with the operational pressures that these non-profit day cares face;</p> <p>That Council adopt Option ____ to provide a ____% charity property tax rebate to eligible non profit day cares.</p>
Background Attached	Recommendation Continued

Recommended by the Department

Lorella Hayes
Lorella Hayes
Chief Financial Officer/Treasurer

Recommended by the C.A.O.

Mark Mioto
Mark Mioto
Chief Administrative Officer

Report Prepared By	Division Review
 Ed Stankiewicz Co-ordinator of Current Budget	

EXECUTIVE SUMMARY

This report will provide options regarding municipal taxation for day cares in the residential class that are registered charities.

BACKGROUND

Under current legislation, municipalities must provide rebates (minimum of 40% to a maximum of 100%) of property taxes to registered charities occupying commercial or industrial property if an application is made. Also, the Municipal Act under *Section 361(4)*, allows the municipality to provide a rebate to charities occupying property in the residential class from 40% to 100% of taxes paid.

The City of Greater Sudbury's current policy is to provide a 40% rebate to registered charities occupying commercial and industrial properties only, and the school boards share in this rebate.

To be eligible for the charity rebate the charity must:

- Have a Charity Registration Number
- Apply for the rebate on or before February 28th of the year following the taxation year to which the application relates.
- Own or occupy property that is eligible for a rebate

During the 2006 Budget deliberations, there were requests made by non-profit day care centres to have some relief granted to their organizations. As Council recalls, a grant was provided to two non profit day cares.

OPTIONS FOR PROVIDING TAX RELIEF

As noted above, Council has the option to extend the charity rebate to any tax class.

Staff have gathered information relating to day cares that are registered charities occupying residential property. It appears that most day cares that are charities are located in institutional buildings and therefore, are currently exempt from taxation. Staff have only identified six non profit day cares that are registered charities residing in the residential property class. The total taxes levied on these properties in 2005 was \$41,700, of which \$35,250 was municipal and \$6,450 was education.

OPTION 1:

Provide a 40% rebate to non profit day cares that are registered charities occupying residential property. In 2006, this would impact the municipality by approximately \$14,000 and be treated as an unbudgeted expenditure.

OPTION 2:

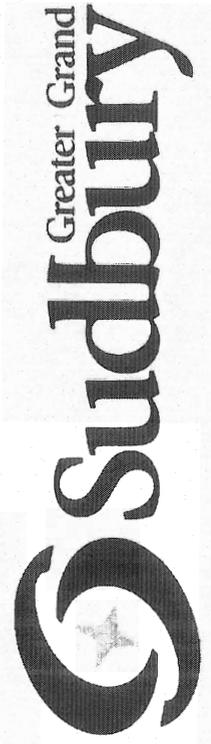
Provide a 100% rebate to non profit day cares that are registered charities occupying residential property. In 2006, this would impact the municipality by approximately \$35,000 and be treated as an unbudgeted expenditure.

SUMMARY

This report provides Council with two options for providing some financial relief to non profit day cares that are registered charities which occupy residential property.

Emergency Services Department

Presentation to Priorities Committee
May 3rd, 2006



Emergency Medical Services

Presented By:

Joe Nicholls
Chief, EMS



Current Service

- Certified provider of ambulances services (recertifying in October 2006)
- Advanced Life Support Service
 - Advanced Care Paramedics - 42
 - Primary Care Paramedics – 57
- Coverage area consists of approx. 5,000 km²
- Travel over one million kilometers annually



Current Service

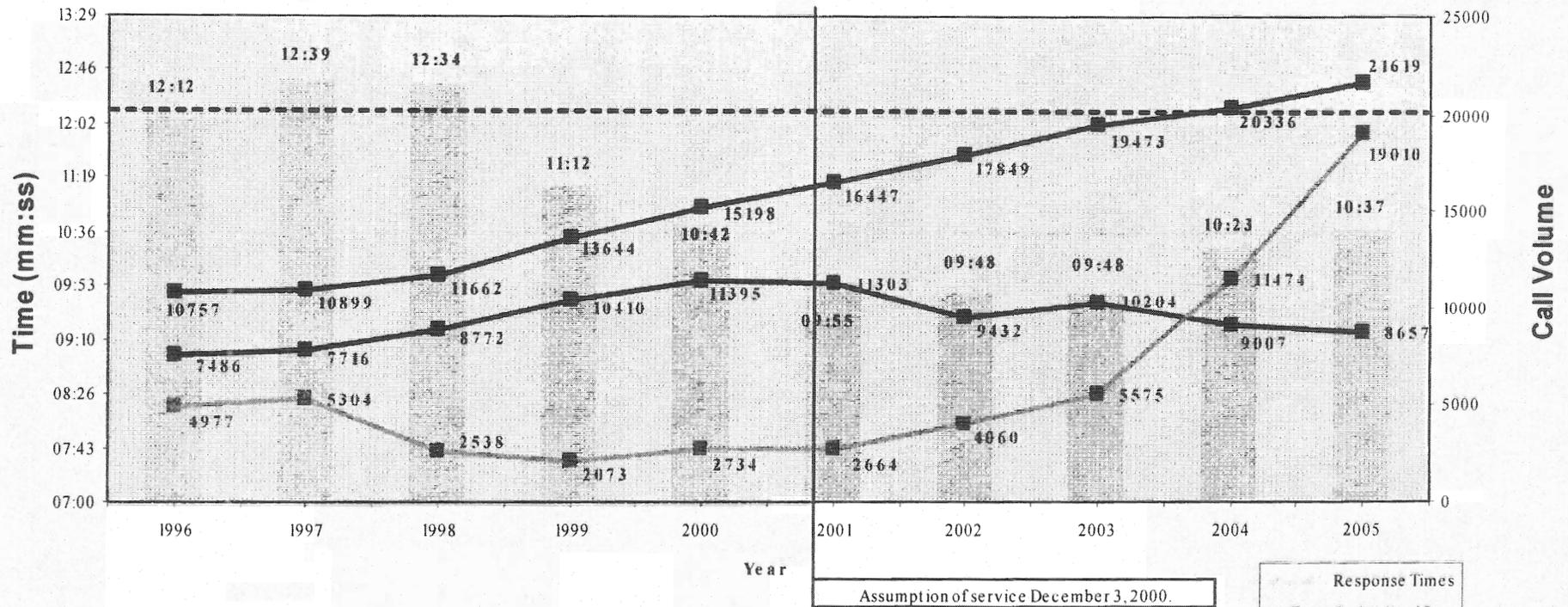
Seamless EMS coverage is provided with

- **Peak Demand – Days (Mon – Fri)**
 - 10 Ambulances (6 ACP Emergency, 4 PCP Demand)
 - 4 Paramedic Response Units (4 ACP)
- **Night Demand – (Mon – Sun)**
 - 7 Ambulances (6 ACP, 1 PCP)
 - 3 Paramedic Response Units (1 ACP, 2 PCP)
- **Weekend Demand – Days (Sat – Sun)**
 - 8 Ambulances (5 ACP, 3 PCP)
 - 4 Paramedic Response Units (4 ACP)



Call Volumes & 90th Percentile Emergency Response Time

Greater Sudbury Response Times from 1996-2005



EMS Highlights

- ACP Training Program (28 PCP's trained as ACP's locally)
- System Status Plan
 - Non Urgent Transfer Working Group
- EMS Fleet is monitored via AVL/GPS tracking
- *mysudbury.ca* EMS Training website was launched April 2006
- Mobile computers installed into the EMS fleet with “Locator” Program –April 2006



EMS Highlights

- Funding enhancements
 - \$707,429 to the grant (annualized)
 - \$329K Medical Equipment (one-time)
 - \$98K Locator (one-time)
 - \$14K AVL (annualized)
- Supervisors trained in BEM and Site Management at CEPC
- Leadership Role in EMS Infection Control on a National Level



EMS Highlights

Improved Response Capacity

- Emergency Support Unit retrofit
- Special Operations Trailer
- Remote Response Vehicle

Argo has been made available to City Police along with operational training



Current and Future EMS Challenges

- **FUNDING** – Gap is growing annually
 - In 2005, the Ministry paid only 40% of CGS budgeted EMS costs
- **CONTROL OF DISPATCH** - CGS EMS does not control our resources - the Ministry does
 - Ministry has maintained the legislated authority for dispatching ambulances, despite the fact that the City has the responsibility to meet legislated standards and regulations
- **EMERGENCY CALL VOLUME** - Emergency call volume is increasing 7% annually
 - Emergency calls expected to double over the next 10 years.



Current and Future EMS Challenges

- **NON-URGENT TRANSFERS**
 - Non urgent transfers utilize emergency response units to move non acute patients
- **CALL DATA**
 - Accuracy of ADAS call data is very poor
- **OFF LOADING DELAYS**
 - *30 hrs. monthly are lost to off loading delays* impacting response times and BEC
- **CROSS BORDER BILLING**
 - O. Reg 129/99 allows municipalities to bill one another for calls that originate in another municipality



Fire Services

Presented by:

Donald Donaldson
Fire Chief



Legislative Responsibilities

Fire Protection and Prevention Act, 1997, S.O. 1997

This Act regulates Fire Departments in the Province. They are a municipal responsibility.

Follow three lines of defense:

- Public Fire Safety Education
- Regulation and Code enforcement
- Emergency response

Establishing & Regulating By Law

Provides legal authority for Fire Departments to perform its functions.



Current Services

25 Fire Stations – 4 career, 1 composite, 20 volunteer

- Fire and rescue response
- Ice – water rescue
- Auto extrication
- Hazardous materials – Summer – Fall, 2006



Three Lines of Defense in the Greater Sudbury Fire Services

- Public Fire Safety Education
- Regulation & Code Enforcement
- Emergency Response



Successes

- Master Fire Plan
- Establishing & Regulating By – law
- Ice – water rescue program
- Public Education program
- Fire Prevention and code enforcement
- Emergency response – more standardized
- Hazardous materials – training has started



Successes

- Our people
- Choir
- Auto extrication competition teams
- Combat Challenge team
- General community support



Current - Future Challenges

- Capital funding envelope – needs to be there – fleet and equipment.
- Increased demand for services – who are you going to call?
- Public expectations – more for less?
- Volunteer dependence - we need the volunteer Firefighters.



Emergency Management

Presented by:

Tim P. Beadman
Director of Emergency Management



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Emergency Preparedness Préparation aux situations d'urgence

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Emergency Management Program

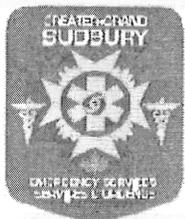
- Legislation - "Emergency Management Act"
- Essential Level – December 31, 2004
- Enhanced Level – December 31, 2005
- Comprehensive Level – December 31, 2007



Emergency Management Program

Essential Level

Certificate presented by
Emergency Management
Ontario's Commissioner
Julian Fantino
May 5, 2005



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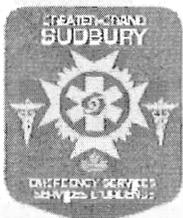
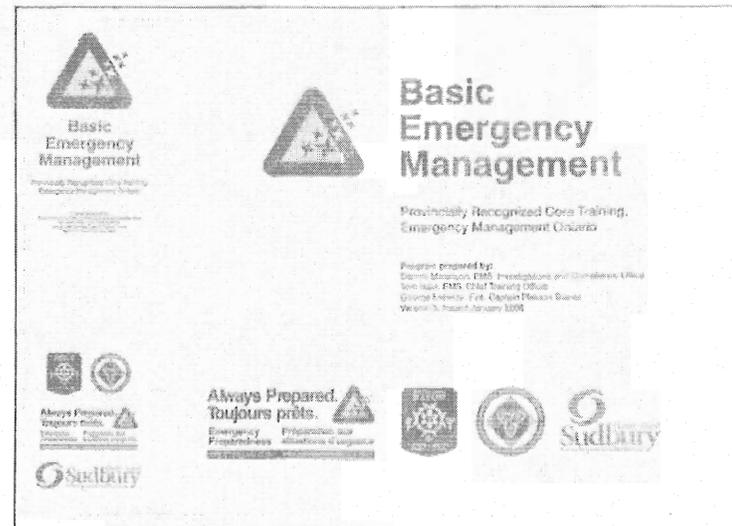
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Emergency Management Program

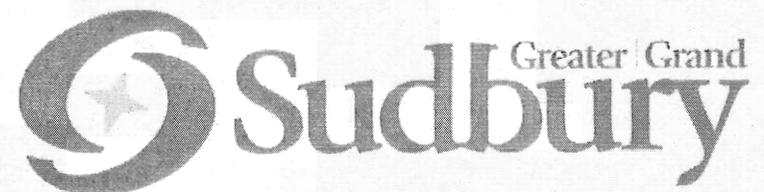
PROGRAM ACTIVITIES 2005/06

Basic Emergency Management (BEM)

- 2005
 - BEM 20 participants
 - BEMTT 5 participants
- 2006
 - BEM 27 participants to date
 - Additional 3 sessions scheduled with approximately 60 participants



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Emergency Management Program

PROGRAM ACTIVITIES 2005/06

Table Top Exercise – May 31st, 2005

- Participants – CGS Community Control Group
- Scenario – rail car derailment carrying a hazardous material



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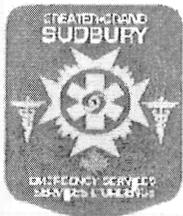
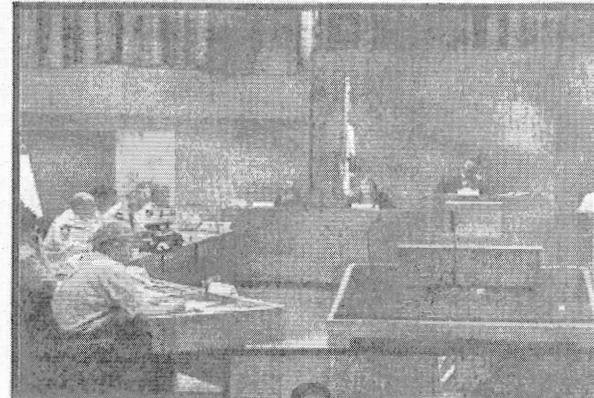


Emergency Management Program

PROGRAM ACTIVITIES 2005/06

Table Top Exercise Objectives:

- Exercise the CGS ERP
- Exercise the CCG emergency response procedures
- Encourage decision making, communication, cooperation, and coordination of the CCG
- Test the management of information
- Assist the CCG to become familiar with the implementation CGS ERP
- Assess the CCG media relations and briefing skills
- Develop a list of recommendations to improve operations of coordination, and the business cycle process within the EOC
- Evaluate and make recommendations to improve the ERP



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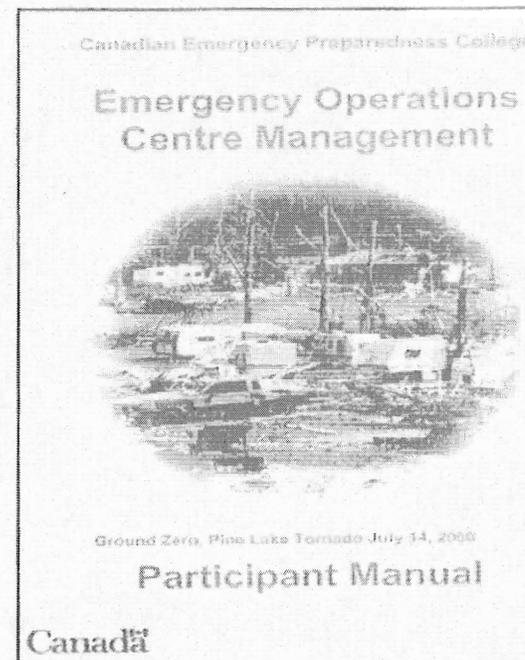
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Emergency Management Program

PROGRAM ACTIVITIES 2005/06

Canadian Emergency Preparedness College - Ottawa

- 2005 - Five participants
- 2006
 - YTD 6 participants
 - Scheduled 14 participants



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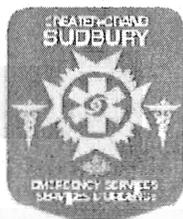
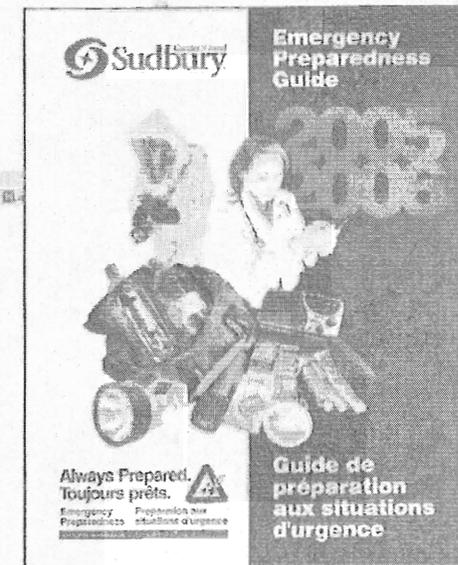
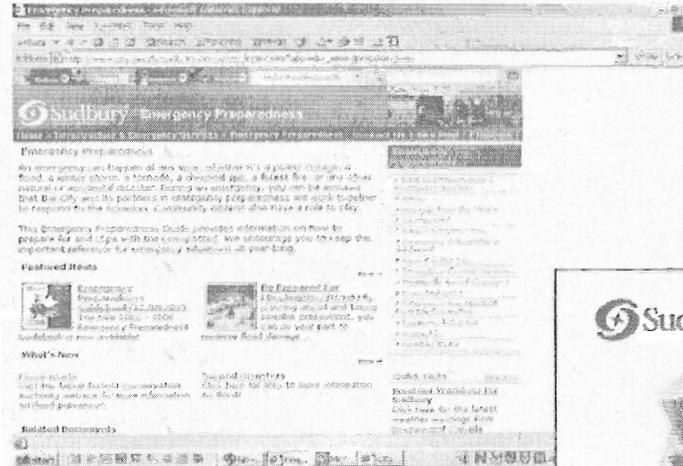
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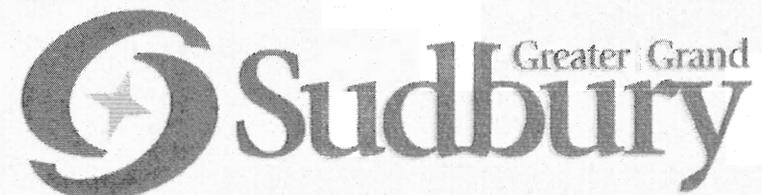
Emergency Management Program

Public Awareness Program based on RISKS

- ✓ Website
<http://www.greatersudbury.ca/>
- ✓ Emergency Preparedness
Week May 7 to 13, 2006
- ✓ Have it in the Bag



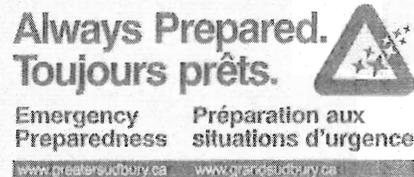
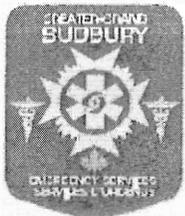
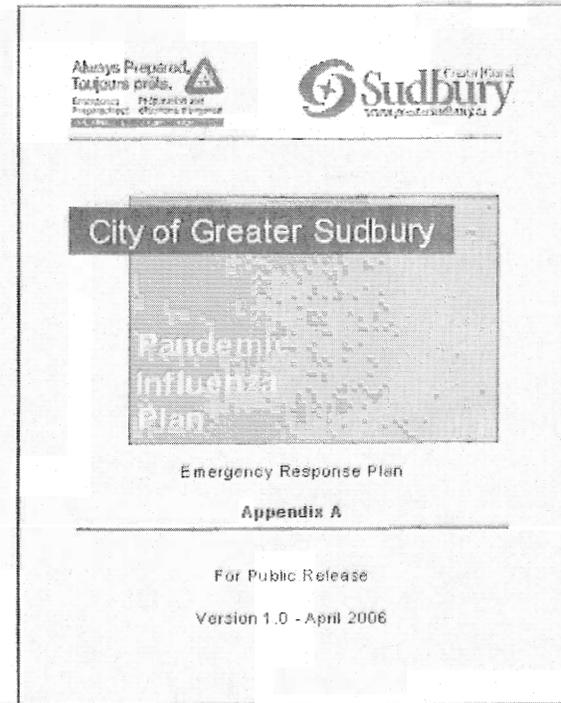
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Emergency Management Program

Supporting plans - Pandemic Influenza Plan

- ✓ Partnership with GSEMP
- ✓ Health Care Sector – Interagency Pandemic Plan
- ✓ Pandemic Table Top Exercises – Fall 2006



Emergency Management Program

Joint Emergency Preparedness Program (JEPP) Funding

- ✓ 2004/05 – Federal Funding \$8,500
Decontamination Shelter
- ✓ 2005/06 – Federal Funding \$143,000
 - CBRN Equipment (Master Fire Plan)
 - \$68,000 EOC Equipment
- ✓ 2006/07 – seeking funding \$200,000
 - for variety of projects related to public safety



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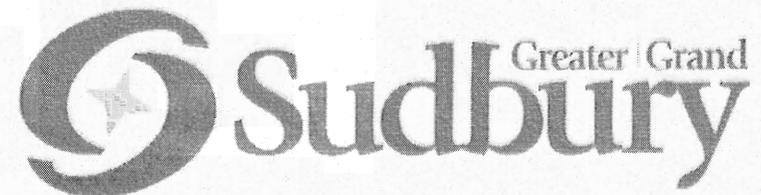
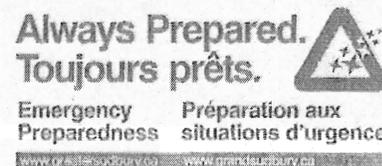
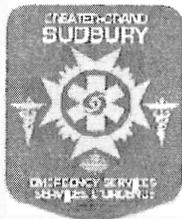


Emergency Management Program

Comprehensive Program Elements

Challenges 2006/07 Bill 56 (21)

- development of Red Cross approved Public Emergency Evacuation sites
- development of a Municipal Emergency Operations Centre in accordance with the Provincial Incident Management System (PIMS)
- development and implementation of a Municipal Prevention Plan
- development and implementation of a Municipal Mitigation Plan
- developing a response strategy for identified hazards
- designating dangerous goods routes
- developing a Municipal Evacuation Plan
- development and implementation of a Municipal Continuity of Operations/ Business Continuity Plan



Comments/Questions?

