

**THE CORPORATION OF THE  
TOWN OF MATTAWA**

**AGENDA**

**REGULAR MEETING OF COUNCIL  
MONDAY, SEPTEMBER 8<sup>TH</sup>, 2014  
7:00 P.M.**

**MUNICIPAL COUNCIL CHAMBERS  
160 WATER STREET  
MATTAWA, ONTARIO**

**THE CORPORATION OF THE TOWN OF MATTAWA**  
**A G E N D A**  
**MUNICIPAL COUNCIL CHAMBERS**  
**160 WATER STREET**  
**MATTAWA, ONTARIO**  
**MONDAY, SEPTEMBER 8<sup>TH</sup>, 2014 @ 7:00 P.M.**

- 1. Call to Order**
- 2. Disclosure of Pecuniary Interest and Nature Thereof**
- 3. Petitions & Delegations**
  - 3.1 George Ferreira of Morrison Hershfield will be presenting by teleconference on the Mattawa Waterfront Fuel System Assessment
- 4. Correspondence**
  - 4.1 AMCTO – Re: Municipal Governance Training for Elected Officials & Senior Management  
General Government Services Committee – Clerk
  - 4.2 FONOM – Re: Call for Safer Northern Highways is Being Heard  
Transportation Services Committee – Clerk
  - 4.3 AMO – Re: Risk Management Symposium Reminder  
General Government Services Committee – Clerk
  - 4.4 Ontario Power Authority – Re: Municipal Webinar, OPA Large Renewable Procurement  
Environment Services Committee – Clerk
  - 4.5 AMO – Re: MFAO/LAS Investment Basics Seminar New Location Added  
General Government Services Committee – Clerk
  - 4.6 AMO – Re: Weekly Watchfile for August 28, 2014  
General Government Services Committee – Clerk
  - 4.7 MBEDC – Re: Newsletter Volume 1, Issue 2  
General Government Services Committee – Clerk
  - 4.8 MPAC – Re: Newsletter August 28, 2014  
General Government Services Committee – Clerk
  - 4.9 Innu Meshkenu – Re: Dr. Stanley Vollant in Mattawa  
Recreation, Tourism & Special Projects Committee – Director of Recreation, Tourism &  
Special Projects Committee
  - 4.10 Biomass Innovation Centre – Re: Newsletter Biomass Bits  
Environment Services Committee – Clerk

## **Monday, September 8, 2014**

### **Correspondence – Cont'd**

- 4.11 FONOM – Re: Pleased With Ontario Community Infrastructure Fund Announcement  
General Government Services Committee – Clerk
- 4.12 AECOM – RE: Notice of Filing of Transportation Environmental Study Report  
Transportation Services Committee – Clerk
- 4.13 Ministry of Agriculture, Food & Rural Affairs – Re: Municipal Infrastructure Fund  
General Government Services Committee – Clerk
- 4.14 AMO – Re: Policy Update Highlights of the August 2014 Board Meeting  
General Government Services Committee – Clerk
- 4.15 FONOM – Re: Delegates Attend AMO Conference  
General Government Services Committee – Clerk
- 4.16 AMO – Re: Conference Updtes from Premier & Ministers  
General Government Services Committee – Clerk
- 4.17 AMO – Re: Weekly Watchfile for August 21, 2014  
General Government Services Committee – Clerk
- 4.18 City of North Bay – Re: NEPS Mutual Aid Chiefs Meeting  
General Government Services Committee – Clerk

### **5. Questions/Comments (public & Council) about the Content of the Agenda**

### **6. Municipal Report Number 696**

- Minutes of Previous Meeting (s)
- Presentation of By-laws/Resolutions
- Adoption of Report

### **7. Committee Reports**

### **8. Questions from the Floor**

### **9. New/Old Business**

### **10. 2/3 (Special Resolutions – not previously circulated)**

### **11. In Camera (Closed) None**

### **12. Return to Regular Session**

### **13. Adjournment**

Monday, September 8, 2014

Members of Council,

Attached please find Municipal Report Number 696 for consideration by Council.

Respectfully submitted

David J. Burke  
Acting Administrator/Clerk/Treasurer

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**THE CORPORATION TOWN OF MATTAWA**

**COMMITTEE: GENERAL GOVERNMENT SERVICES**

**CHAIRPERSON: COUNCILLOR L. MICK**

**DEPT. HEAD: DAVID J. BURKE**

**TITLE: ADOPTION OF THE MINUTES**

Draft By-Law                       Item                       Policy Recommendation

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**Mayor D. Backer and Members of Council:**

It is respectfully recommended to Council that the minutes of the Regular Meeting of Monday August 25, 2014 and the Special Meeting of Thursday August 28, 2014 be adopted as circulated.

Councillor L. Mick

## THE CORPORATION OF THE TOWN OF MATTAWA

The minutes of the regular meeting of Council held Monday, August 25<sup>th</sup>, 2014 at 7:00 p.m. in the Municipal Council Chambers.

Present: Mayor Backer  
Councillor N. Walters  
Councillor L. Mick  
Councillor P. Dupras  
Councillor M. L. Arrowsmith  
David J. Burke, Clerk  
Lucie Viel, Deputy Treasurer

\*When a recorded vote is requested and the minutes indicate the recorded vote was "Unanimous" it means all Councillors present and noted above voted in favour unless otherwise indicated.

1. Meeting Called to Order
2. No Disclosure of Pecuniary Interest and Nature Thereof
3. Petitions & Delegations
  - 3.1 *Jeff McGirr from the Mattawa Bonfield Economic Development Office made presentation to Council with progress of his office with respect to several ventures they have going on. They have future announcement which will create jobs in area but could not expand on that.*
4. Correspondence
5. No Questions/Comments about the Content of the Agenda
6. Municipal Report Number 695

Page No. 166

*It is respectfully recommended to Council that the minutes of the Regular Meeting of Monday August 11, 2014 be adopted as circulated.*

Carried

Page No. 167

*It is therefore recommended that Jacques Begin attend the NeORA Educational Forum and Trade Show in Sudbury Ontario from September 29 to October 2, 2014.*

Carried

Page No. 168

*That Council authorizes the Public Works Department to carry out a competitive bid process for pricing to undertake the Dorion Street hill improvements and hire the lowest bidding qualified contractor to complete the work this fall to a maximum cost of \$290,000 and provide regular reports to the Administrator and Council.*

Carried

Page No. 169

*That Council authorizes the Public Works Department to carry out a competitive bid process for pricing to undertake the James Street Sewer Replacement project and hire the lowest bidding qualified contractor to complete the work this fall to a maximum cost of \$50,000 and provide regular reports to the Administrator and Council. Further that the cost will be covered by reserves and recovered by a combined local improvement charge on the proponent's tax bill and municipal contribution to be determined by a separate resolution.*

Carried

Page No. 170

*That Council authorize the Public Works Department to assign the sewer upgrades design for downstream improvements in connection with the Seniors Housing project to DM Wills at a cost of \$5,500 + Disbursements estimated at \$600 + HST. It is recommended that these fees be covered from the previously approved \$10,000 allocation.*

Carried

Page No. 171

*That the Town of Mattawa adopt By-Law 14-30 which will amend By-law 14-21 to reflect the amended agreement (Schedule "A") provided by Trans Canada Pipeline Ltd.*

Carried

Page No. 172

*That the Town of Mattawa honor its commitment to providing the contribution of \$100,000.00 toward the redevelopment of Antoine Mountain Ski Resort Project. The funding provided will be taken from reserves.*

Carried

Page No. 173

*That Council authorize the Public Works Department to carry out up to \$7,800 in repairs to the 1989 dump truck and up to \$7,500 in repairs to the 1993 dump truck to ensure they are structurally sufficient to continue providing service to the Public Works Department.*

Carried

Resolution Number 14-29

Moved by Councillor L. Mick

Seconded by Councillor P. Dupras

*That the Municipal Report Number 695 be adopted.*

Carried

7. Committee Reports
8. Questions from the Floor
9. New/Old Business
10. 2/3 (Special Resolutions – not previously circulated)
11. In Camera (Closed) Session – None
12. Return to Regular Session – N/A
13. Adjournment

The regular meeting of Council Monday, August 25<sup>th</sup>, 2014 adjourned at 8:15 p.m.

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Mayor

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Clerk



## THE CORPORATION OF THE TOWN OF MATTAWA

The minutes of the special meeting of Council held Thursday, August 28, 2014 at 7:00 p.m. in the Municipal Council Chambers.

Present: Mayor D. Backer  
Councillor N. Walters  
Councillor L. Mick  
Councillor P. Dupras  
Councillor L. Ross  
Councillor M. L. Arrowsmith  
David J. Burke, Clerk

\*When a recorded vote is requested and the minutes indicate the recorded vote was "Unanimous" it means all Councillors present and noted above voted in favour unless otherwise indicated.

2. Meeting Called to Order
2. No Disclosure of Pecuniary Interest and Nature Thereof
3. Committee Reports
  - 3.1 James Street Sewer Upgrades – Discussions of Town and Whispering Pines Financing Options. Council discussed financing options for the mandatory servicing upgrades needed for the new Whispering Pines Native Non-Profit Homes Inc. 10 unit seniors housing development project on James Street.
  - 3.2 Arena Lights – Upgrade to lighting  
  
Resolution Number 14-30  
Moved by Councillor N. Walters  
Seconded by Councillor P. Dupras  
  
2/3 *It is therefore recommended that the Town proceed with the upgraded version of the LED lighting as recommended by Pitrowski Consultants Ltd., at an additional cost of \$20,000.00 bringing the total for fixtures at \$46,090.44 including taxes. The extra \$20,000.00 will be taken from reserves but replenished in the 2015 budget process.*  
Carried
  - 3.3 Rescue Van – Purchase of new rescue van  
  
Resolution Number 14-31  
Moved by Councillor M. L. Arrowsmith  
Seconded by Councillor L. Ross

- 2/3 *It is therefore recommended that we proceed with the purchase of a new 16 foot Freightliner walk in rescue unit from Eastway Emergency Vehicles at a price of \$196,900.00 plus tax. Eastway Emergency Vehicles are built in Ontario at their Carlton Place factory. They have a well equipped truck to suit our needs with an expected delivery of 5 to 7 months.*

Carried

4. In Camera (Closed Session)

Resolution Number 14-32

Moved by Councillor L. Mick

Seconded by Councillor N. Walters

- 2/3 *That this Council proceed in Camera to address a matter pertaining to Personal Matters about an identifiable individual, including municipal or local board employees;*

Carried

5. Presentation of By-law/Resolutions/2/3 Special Resolutions: (none)

6. Return to Regular Session

Resolution Numbers 14-33

Moved by Councillor N. Walters

Seconded by Councillor P. Dupras

- 2/3 *That the special meeting reconvene from the In Camera session at 7:50 p.m.*

Carried

*Mayor Backer stated the in-camera session continued Council discussions concerning succession planning in the Administration Department and extension to the interim internal Administration Office Reorganization resolution adopted at the Regular Meeting of Council, Monday, February 24, 2014, Page 49 of Resolution Number 14-12*

7. Adjournment

The special meeting of Council Thursday, August 28, 2014 adjourned at 7:55 p.m.

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Mayor

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Clerk

Date: MONDAY, SEPTEMBER 8<sup>TH</sup>, 2014

Page No: **180**

**THE CORPORATION TOWN OF MATTAWA**

**COMMITTEE: FINANCE**

**CHAIRPERSON: COUNCILLOR C. LACELLE**

**DEPT. HEAD: DAVID J. BURKE**

**TITLE: FINANCIAL REPORT FOR THE MONTH OF AUGUST**

Draft By-Law                       Item                       Policy Recommendation

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**Mayor D. Backer and Members of Council:**

That the disbursements for the month of August 2014 in the amount of \$472,414.460 be adopted as submitted.

Respectfully submitted

Councillor C. Lacelle

## THE CORPORATION TOWN OF MATTAWA

COMMITTEE: FINANCE

CHAIRPERSON: COUNCILLOR C. LACELLE

DEPT. HEAD: DAVID J. BURKE

TITLE: HIRING OF LAW FIRM FOR TAX ARREARS PROCEEDINGS

Draft By-Law                       Item                       Policy Recommendation

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### Mayor D. Backer and Members of Council:

There are properties in the municipality that have been left abandoned for a number of years now and in some cases for over ten years. These properties have outstanding property tax levies that need to be addressed and as per the Municipal Act, there is a tax arrears collections procedure to be completed in order to deal with these properties. This process is a lengthy one and on average takes in excess of one year to complete.

Staff contacted a number of neighbouring municipalities to inquire as to which legal firm they utilize for their property tax collection procedures. Two firms were identified; one being Valin Partners in North Bay and Russell Christie in Orillia whom which the municipality has used in the past for these matters. Both firms provided proposals outlining their fees and disbursements which were very comparable in price with each other however Valin Partners was the lesser of the two.

After careful consideration in this matter, Staff is recommending that Mr. William Brunton of Valin Partners Law Firm be selected to undertake tax arrears procedures on behalf of the municipality. Mr. Brunton will ensure that proper collection procedures are applied in reference to the Municipal Act, The Municipal Affairs Act, municipal by-laws, the Municipal Interest and Discount Act, the Assessment Act and any other legislation pertaining to this procedure. It must be noted that any and all costs incurred by the municipality through this process will be passed on to the individual taxpayer to whose properties they relate.

### Recommendation:

That the Town of Mattawa engage the services of Mr. William Brunton, Valin Partners Law Firm, to undertake tax arrears procedures on behalf of the municipality.

Respectfully recommended

Councillor C. Lacelle

**THE CORPORATION TOWN OF MATTAWA**

**COMMITTEE: FINANCE**

**CHAIRPERSON: COUNCILLOR C. LACELLE**

**DEPT. HEAD: DAVID J. BURKE**

**TITLE: DR. MONESTIME/TOWN OF MATTAWA BURSARY**

Draft By-Law

Item

Policy Recommendation

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**Mayor D. Backer and Members of Council:**

On Monday, July 21<sup>st</sup>, 2014 during the week of Voyageur Days, Mauril Belanger, MP for Vanier announced during a ceremony honouring Dr. Monestime, of the creation of a bursary in his name and the Town of Mattawa's name by Ottawa University. The bursary would provide a student of Haitian origin or a graduate of F. J. McElligott or Ecole Secondaire Elizabeth Bryere, a chance at a \$5,000.00 bursary.

A bursary fund of \$100,000.00 is being established by Ottawa University and the Council of the Town of Mattawa is being asked to donate \$10,000.00 toward it.

**Recommendation:**

That the Council of the Town of Mattawa contribute \$10,000.00 toward the Dr. Monestime and Town of Mattawa bursary fund being established by Ottawa University.

Respectfully recommended

Councillor C. Lacelle

**THE CORPORATION TOWN OF MATTAWA**

**COMMITTEE: FINANCE**

**CHAIRPERSON: COUNCILLOR C. LACELLE**

**DEPT. HEAD: DAVID J. BURKE**

**TITLE: CASSELLHOLME EXIT COMMITMENT TO LA MAISON DE  
RETRAITE MATTAWA SENIORS LIVING CENTRE**

Draft By-Law                       **Item**                       Policy Recommendation

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**Mayor D. Backer and Members of Council:**

December 31, 2014 is the target date for the municipal member exit strategy from the Cassellholme East Nipissing District Home for the Ages.

This in mind, the Town of Mattawa would like to assist the efforts for the continuation of high level health services for the seniors within our regional community and in protecting over 70 existing health care service jobs.

Discussions during budget time and most recent at our August 25, 2014 Council Meeting expressed interest in principle to contribute the levy being remitted to Cassellholme as an ongoing commitment to La Maison de Retraite Mattawa Seniors Living Centre. In 2014 our levy to Cassellhome is \$49,444.00.

Our surrounding municipalities have made similar commitments covering a period of 10 to 15 years in length.

**Recommendation:**

That the Town of Mattawa is in agreement in principle to contribute up to \$49,500.00 to the La Maison de Retraite Mattawa Seniors Living Centre, per year for a period of 10 years with a review after that period of time subject to the completion and approval of the Cassellholme East Nipissing District Home for the Aged municipal member exit strategy with the target date for member exit of December 31, 2014.

Respectfully submitted  
Councillor C. Lacelle

**THE CORPORATION TOWN OF MATTAWA**

**COMMITTEE: GENERAL GOVERNMENT**

**CHAIRPERSON: COUNCILLOR L. MICK**

**DEPT. HEAD: DAVID J. BURKE**

**TITLE: EXTENSION OF INTERNAL ADMINISTRATION OFFICE  
REORGANIZATION**

     Draft By-Law                        X   Item                           Policy Recommendation

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**Mayor D. Backer and Members of Council:**

February 24, 2014, Council adopted Page 49 of Municipal Report Number 683 which provided for the reorganization of the General Government and Finance departments resulting from the retirement of the Administrator.

A five month time frame was established as the transition period for the new Management group to reorganize and perform the delivering of the General Government and Financial Services for the municipality. After a very busy summer Council at its Special Meeting of August 28<sup>th</sup>, 2014 discussed this transition and a further six months was suggested to allow staff to continue its reorganization of the functions they perform and revise their job descriptions.

In the New Year, Council's intention is to review the revised job description, adopt appropriate by-laws and establish an appropriate salary grid for staff.

**Recommendation:**

That the reorganization of the General Government and Finance Department resulting from the retirement of the Administrator be extended another six months. In the New Year Council's intention will be to review job descriptions, adopt the necessary by-laws and establish an appropriate salary grid for final recommendation.

Respectfully submitted  
Councillor L. Mick

## THE CORPORATION TOWN OF MATTAWA

COMMITTEE: GENERAL GOVERNMENT

CHAIRPERSON: COUNCILLOR L. MICK

DEPT. HEAD: DAVID J. BURKE

TITLE: EXTENSION OF ADMINISTRATIVE ASSISTANT ON SIX MONTH CONTRACT

Draft By-Law                       Item                       Policy Recommendation

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### Mayor D. Backer and Members of Council:

At the March 24<sup>th</sup>, 2014 regular meeting of Council a 2/3's Resolution was passed hiring Amy Honen to fill the Administrative Assistant position in the General Government Department on a six month contract which expires October 10<sup>th</sup>, 2014.

Ms. Honen has been a valuable addition to the Town Staff during the transition period for the new management group in the delivery of General Government and Financial Services.

An extension to Ms. Honen's contract is recommended and a formal job description will be reviewed in the New Year in conjunction with the existing staff review.

### Recommendation:

That the Town of Mattawa extend Ms. Amy Honen's contract for an additional six months effective today September 8<sup>th</sup>, 2014.

Respectfully submitted  
Councillor L. Mick



**THE CORPORATION TOWN OF MATTAWA**

**COMMITTEE: PLANNING & DEVELOPMENT SERVICES**

**CHAIRPERSON: COUNCILLOR L. MICK**

**DEPT. HEAD: DAVID J. BURKE**

**TITLE: NORTHEASTERN ONTARIO PLANNING TECHNICAL WORKSHOP**

Draft By-Law                       Item                       Policy Recommendation

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**Mayor D. Backer and Members of Council:**

The Ministry of Municipal Affairs & Housing is hosting the Northeastern Ontario Planning Technical Workshop in Sudbury September 23 & 24, 2014.

Staff has attended these workshops in the past and found them very informative. Every year this conference shares the Province's insights and experiences in the area of Municipal Planning. The Province is continuing with the development of many Provincial Policies directed towards municipalities with Land Use Planning and MTO's Highway Access Management Guideline being two topical subjects. Registration cost is \$125.00 plus normal travel policy and the information gathered is very valuable.

**Recommendation:**

That the Acting Administrator/Clerk/Treasurer, David Burke, and Deputy Clerk, Francine Desormeau, are authorized to attend the Northern Ontario Planning Conference in Sudbury September 23 & 24, 2014. Normal travel policy will apply.

Respectfully submitted

Councillor L. Mick

**THE CORPORATION TOWN OF MATTAWA**

**COMMITTEE: PLANNING & DEVELOPMENT SERVICES**

**CHAIRPERSON: COUNCILLOR L. MICK**

**DEPT. HEAD: DAVID J. BURKE**

**TITLE: SALE OF LAND TO WHISPERING PINES NATIVE NON PROFIT HOMES INC**

Draft By-Law                       Item                       Policy Recommendation

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**Mayor D. Backer and Members of Council:**

Council of the Town of Mattawa at their Special Meeting of November 4, 2013 adopted Resolution Number 13-41, which in principle provided for the donation of land to Whispering Pines Native Non Profit Homes Inc for their proposed 10 unit seniors housing development.

On August 11<sup>th</sup>, 2014 Page 160 of Municipal Report 694 declared the land required by Whispering Pines Native Non Profit Homes Inc to be surplus and Page 161, adopted by-law 14-29 which closed part of the road allowance between concessions 12 and 13, known as Wood Street.

In the correspondence section (4.19) of the August 25<sup>th</sup>, 2014 Council Meeting, Whispering Pines Native Non Profit Homes Inc provided a letter through their consultant Keith Harriman to purchase the property owned by the Town of Mattawa located on Turcotte Park Road at Wood Street described as Parts 2, 3, 4 and 5 of Plan 36R-13665 (Schedule 'A') prepared by Miller and Urso Surveying Inc for the nominal fee of \$1.00.

Council is requested to complete the transaction by passing a by-law to authorize the legal work to be completed in order to provide for the transfer of the land. It is therefore recommended;

**Recommendation:**

That the Council of the Town of Mattawa approves By-law 14-31 which is a by-law authorizing the sale of Parts 2, 3, 4 and 5 of Plan 36R-13665 as prepared by Miller and Urso Surveying Inc to Whispering Pines Native Non Profit Homes Inc.

Respectfully submitted  
Councillor L. Mick

# THE CORPORATION OF THE TOWN OF MATTAWA

## BY-LAW 14-31

BEING a by-law authorizing the sale of land.

NOW THEREFORE, the Council of the Corporation of the Town of Mattawa enacts as follows:

1. The land hereinafter particularly described on Plan 36R-13665 as Part 2 and 3, Part of Wood Street, Plan 1, Part of PIN 49102-0299(LT), Part 4, Lot 104, Registered Plan 7, PIN 49103-0502(LT), and Part 5, Part of Turcotte Park Road, Registered Plan 7, Part of PIN 49103-0550(LT) be sold to Whispering Pines Native Non Profit Homes Inc. for the nominal fee of One Dollar (\$1.00) and costs associated with the transaction as per the surplus land policies and Resolution Number 13-41 adopted November 4, 2013.
2. And that the Mayor and Clerk are hereby authorized to execute such documents as may be necessary therefore, and to attach the corporate seal thereto.

READ, PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_,  
2014.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

Schedule 'A' to  
By-law 14-31

RECEIVED AND DEPOSITED AS

PLAN 36R -13665

Aug 22, 2014  
DATE

Amy DeShane

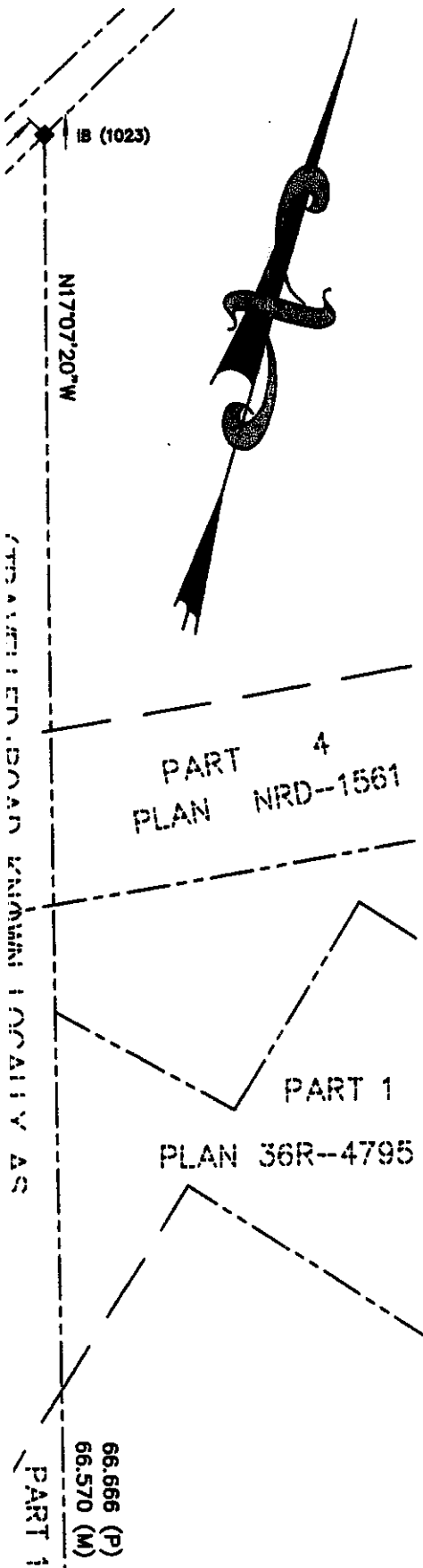
REPRESENTATIVE FOR LAND REGISTRAR  
FOR THE LAND TITLES DIVISION OF  
NIPISSING (No. 36)

I REQUIRE THIS PLAN TO BE DEPOSITED  
UNDER THE LAND TITLES ACT.

DATE: AUGUST 15th, 2014



R.D. MILLER  
ONTARIO LAND SURVEYOR



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

PART 4  
PLAN NRD--1561

PART 1  
PLAN 36R--4795

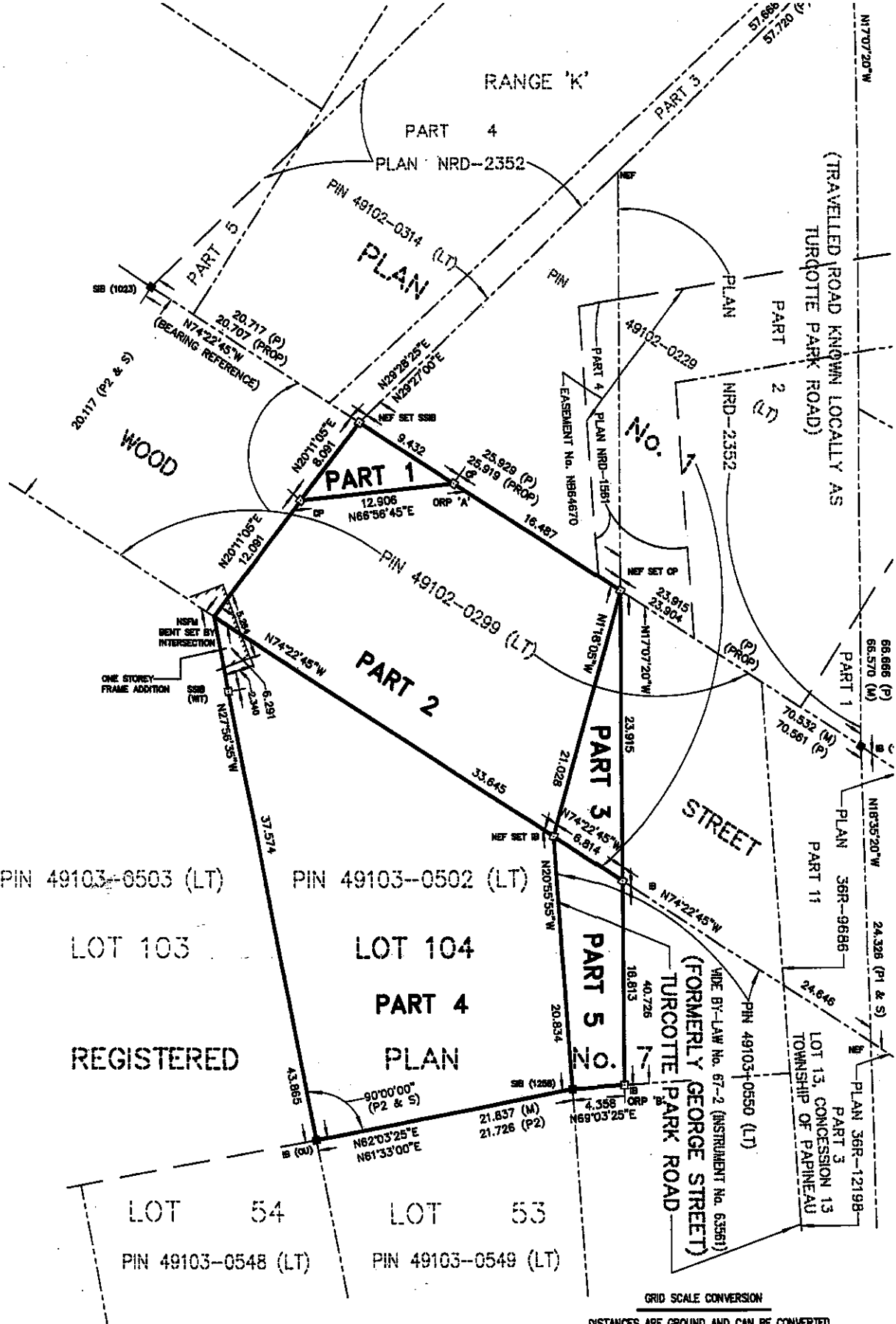
| SCHEDULE |                               |                          |                      |                                |
|----------|-------------------------------|--------------------------|----------------------|--------------------------------|
| PART     | LOT                           | PLAN                     | AREA                 | PIN                            |
| 1        | PART OF<br>WOOD STREET        | PLAN No. 1               | 38.0 m <sup>2</sup>  | PART OF<br>PIN 49102-0299 (LT) |
| 2        |                               |                          | 561.1 m <sup>2</sup> |                                |
| 3        |                               |                          | 68.6 m <sup>2</sup>  |                                |
| 4        | ALL OF<br>LOT 104             | REGISTERED<br>PLAN No. 7 | 760.5 m <sup>2</sup> | ALL OF<br>PIN 49103-0502 (LT)  |
| 5        | PART OF<br>TURCOTTE PARK ROAD |                          | 93.6 m <sup>2</sup>  | PART OF<br>PIN 49103-0550 (LT) |

PLAN OF SURVEY OF  
PART OF WOOD STREET  
PLAN No. 1  
ALL OF LOT 104 AND  
PART OF TURCOTTE PARK ROAD  
REGISTERED PLAN No. 7

66.666 (P)  
66.570 (M)

THE ABOVE LINES SHOW EXISTING LOCALITY AS

PART 1



PIN 49103-0503 (LT)

PIN 49103-0502 (LT)

LOT 103

LOT 104

REGISTERED

PART 4

PLAN

LOT 54

LOT 53

PIN 49103-0548 (LT)

PIN 49103-0549 (LT)

**GRID SCALE CONVERSION**

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999962

OBSERVED REFERENCE POINTS (ORPs): DERIVED FROM SPECIFIED CONTROL POINTS No. 00819690852 AND No. 00819690854, UTM ZONE 17 NAD 83 (ORIGINAL) COORDINATES TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG.216/10

| POINT ID | NORTHING   | EASTING   |
|----------|------------|-----------|
| ORP 'A'  | 5131082.19 | 675884.06 |
| ORP 'B'  | 5131039.64 | 675913.15 |

COORDINATES CANNOT, IN THEMSELVES, BE

**BEARING NOTE:**

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE NORTH LIMIT OF WOOD STREET, AS SHOWN ON DEPOSITED PLAN NRD-2352, HAVING A BEARING OF N74°22'45"W.

PLAN NO. 7  
 ALL OF LOT 104 AND  
 PART OF TURCOTTE PARK ROAD  
 REGISTERED PLAN No. 7  
**TOWN OF MATTAWA**  
 DISTRICT OF NIPISSING



SCALE 1 : 300


**Miller & Urso Surveying Inc.**

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 6th DAY OF AUGUST 2014.

AUGUST 15th, 2014  
 DATE

  
 -----  
 R.D. MILLER  
 ONTARIO LAND SURVEYOR  
 FOR: MILLER & URSO SURVEYING INC.  
 ONTARIO LAND SURVEYORS

**LEGEND**

- |      |         |                                |
|------|---------|--------------------------------|
| ■    | DENOTES | FOUND MONUMENT                 |
| □    | DENOTES | PLANTED MONUMENT               |
| IB   | DENOTES | IRON BAR                       |
| SIB  | DENOTES | STANDARD IRON BAR              |
| SSIB | DENOTES | SHORT STANDARD IRON BAR        |
| CP   | DENOTES | CONCRETE PIN                   |
| M    | DENOTES | MEASURED                       |
| S    | DENOTES | SET                            |
| OU   | DENOTES | ORIGIN UNKNOWN                 |
| 1023 | DENOTES | D. J. MACDONELL, O.L.S.        |
| NEF  | DENOTES | NO EVIDENCE FOUND              |
| NSFM | DENOTES | NOT SUITABLE FOR MONUMENTATION |
| P    | DENOTES | DEPOSITED PLAN NRD-2352        |
| P1   | DENOTES | DEPOSITD PLAN 36R-12198        |
| P2   | DENOTES | REGISTERED PLAN No. 7          |
| 1258 | DENOTES | J. J. DESROCHERS, O.L.S.       |
| PROP | DENOTES | PROPORTION                     |
| WT   | DENOTES | WITNESS                        |

**Miller & Urso Surveying Inc.**

Ontario Land Surveyors ♦ Canada Land Surveyors  
 Project Managers ♦ Planning Consultants

1501 SEYMOUR STREET NORTH BAY ON P1A 0C5  
 TEL: (705) 474-1210 FAX: (705) 474-1783  
 EMAIL: rmiller@musurveying.ca

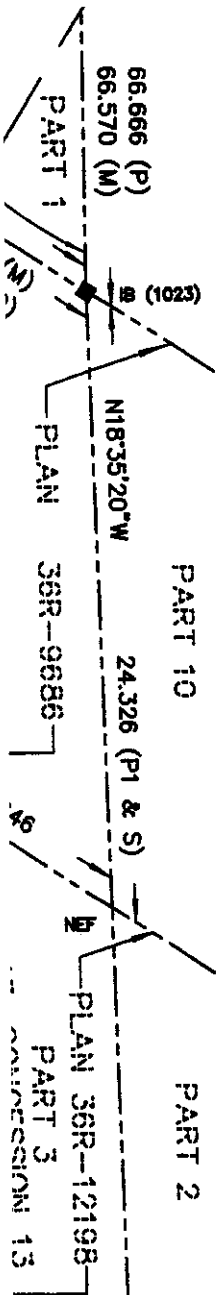


CHECKED BY: R.D.M.

DRAWN BY: M.M.W.

FIELD: D.B M.B. T.C.

PLAN No: W.O. # 4693



|             |
|-------------|
| ROM         |
| No.         |
| COORDINATES |
| 16/10       |
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| 06          |
| 15          |
| ES          |

## THE CORPORATION TOWN OF MATTAWA

COMMITTEE: TRANSPORTATION SERVICES

CHAIRPERSON: COUNCILLOR P. DUPRAS

DEPT. HEAD: MARC MATHON

TITLE: APPRAISAL FOR INDUSTRIAL LOT

Draft By-Law       Item       Policy Recommendation

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### Mayor D. Backer and Members of Council:

We have been courting a proponent for purchasing property in our newly serviced industrial zoned land on Dorion Road for some time now. Part of the process involved obtaining appraisals for moving us closer towards finalizing a land sale which will lead to the development of an industrial plant.

We have searched for appraisers locally that can provide adequate value on industrial property. However with the relative inactivity of any comparable properties in the region a proper valuation is not achievable given the abilities of the local firms. Generally, industrial / commercial appraisals range in cost between \$5,000 and \$10,000.

We contacted 3 nationally established appraisal firms who have access to comparables from across the country and sufficient sales information to provide them with the information they need to provide an appropriate appraisal.

Colliers International provided a quotation of \$6,500 + HST and disbursements to carry out this assignment.

### Recommendation:

That Council authorizes Administration to contract with Colliers International to provide appraisal services in connection with reaching a property sale of a lot in our newly established industrial zoned land on Dorion Road.

Respectfully submitted,  
Councillor P. Dupras