

HALIFAX

P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 14.1.5
Halifax Regional Council
August 15, 2017

TO: Mayor Savage and Members of Halifax Regional Council

Original Signed by 

SUBMITTED BY: Jacques Dubé, Chief Administrative Officer

DATE: June-22-17

SUBJECT: **Proposed By-Law S-445, an Amendment to By-Law S-400 Respecting Charges for Street Improvement, New Paving Projects outside the Core Area – 2016**

ORIGIN

A by-law is required in order to recover local improvement charges for the Municipality's portion of costs for paving of provincially owned and maintained gravel roads outside the core area under the Aid-to-Municipality Construction Agreement 2015-013.

LEGISLATIVE AUTHORITY

Clause 73(a) of the *Halifax Regional Municipality Charter* allows the Municipality to "enter into and carry out agreements...(a) for highway construction, improvement and maintenance and other purposes pursuant to the *Public Highways Act*,"

Subsection 104(1)(f) of the *Halifax Regional Municipality Charter* allows Council to make "by-laws imposing, fixing and providing methods of enforcing payment of charges for ... (f) laying out, opening, constructing, repairing, improving and maintaining streets, curbs, sidewalks, gutters, bridges, culverts and retaining walls....".

Public Highways Act, R.S., c.371,

By-law S-400, the Street Improvement By-law.

RECOMMENDATION

It is recommended that Halifax Regional Council,

1. Approve the 2016 Local Improvement Charges as outlined in Attachment 2 to this report; and,
2. Adopt By-Law S-445, amending By-Law S-400, the *Street Improvement By-law*, as set out in Attachment 1 to this report.

BACKGROUND

On January 13, 2015, Halifax Regional Council approved the Nova Scotia Transportation and Infrastructure Renewal (NSTIR) Aid-to-Municipality Construction Agreement 2015-013. The Aid-to-Municipality Program is a three-year agreement between NSTIR and other Nova Scotia municipalities (including HRM) to upgrade provincially owned and maintained "J" class gravel roads to asphalt or chip seal. Under this program the Province is responsible to design, tender and provide contract administration and inspection during construction while HRM's role is to identify the streets to be paved, and to facilitate the Local Improvement Charge (LIC) process pursuant to By-law S-400. The program is cost-shared between the Province and the Municipality, each paying 50% of the total construction costs. HRM's portion is recovered in its entirety by levying an LIC to the abutting properties and properties that gain benefit for the paving on the relevant streets.

DISCUSSION

Local Improvement Charges apply for gravel road paving as per By-Law S-400. In accordance with the Aid-to-Municipality Agreement, upon request from the Province, HRM submits a prioritized list of gravel roads outside the core area to NSTIR for consideration of paving under the Aid-to-Municipality Program. These roads are owned and maintained by the Province; however, HRM facilitates the priority rating process and the recovery of the LIC. The list of streets submitted to NSTIR for the 2016 Aid-to-Municipality Program were approved by Regional Council in the 2016/17 Capital Budget under Project No. CR990001 - New Paving of Subdivision Streets outside the Core Area. On March 14, 2016 HRM received notification from NSTIR that Jarrett Drive, Meadowbrook Drive and Shannon Road were approved for the 2016 paving program. As a note the remaining streets that did not receive approval from the Province were resubmitted in October 2016 for consideration for the 2017 Aid to Municipality Program.

Based on the final construction costs provided by NSTIR (refer to Financial Implications section of this report), staff has determined the LIC for the 2016 Aid-to-Municipality Program as outlined in Attachment 2 and in By-Law S-445 of this report. The proposed By-Law S-445, Respecting Charges for Street Improvements, is an amendment to By-Law S-400, the *Street Improvement By-law*, and enables HRM to recover the LIC from the property owners.

FINANCIAL IMPLICATIONS

In 2005 Regional Council approved a staff recommendation that interest be charged on the bridge financing provided from HRM internal cash resources for Capital Projects that are for the benefit of a specific identifiable group or area, and which are either partially or fully funded by LIC's including those levied as an area rate. The rationale is that HRM funds tied up in the costs of these projects is not available to earn interest for the benefit of HRM taxpayers in general so including a bridge financing cost in relevant local improvement charges would remedy this. The interest rate applied is the actual, or where necessary the projected rate of return earned by HRM under the Investment Policy. The amount of interest at the end of December 2017 for the invoice paid on June 2017 will be \$1,489.12, and will therefore increase the cost per foot by \$0.16 for a total LIC per foot of \$31.84 (refer to Attachment 2).

The paving program for the provincially owned streets was approved in the 2016/17 Capital Budget under Project No. CR990001. The estimated LIC portion identified in the 2016/17 Capital Budget was \$1,220,000 (based on a submission of 13 streets for consideration). The actual total project construction costs based on the 3 streets that were selected by the Province were \$604,730; therefore, HRM's share of the total project cost is \$302,365 (50%) (Net HST included). HRM has reimbursed this amount to the Province as they were responsible for completing the work. Below provides the recovery breakdown:

Budget Summary: CR990001 - New Paving of Subdivision Streets Outside the Core Area

| | |
|---|--------------------------|
| 50% NSTIR | \$ 302,365 |
| 50% Recoverable from LIC | \$ 302,365 |
| Total Project Cost | \$ 604,730 |
| Cumulative Unspent Budget | \$5,713,113 |
| Less: 50% portion recoverable from LIC | <u>\$ 302,365</u> |
| Balance | \$5,410,748 |

RISK CONSIDERATION

There are no significant risks associated with the recommendations in the Report. The risks considered rate Low. To reach this conclusion, consideration was given to financial, legal and compliance, and service delivery risks.

COMMUNITY ENGAGEMENT

A community meeting was held on June 22, 2015 at the Prospect Road Community Centre to discuss the Aid-to-Municipality Program to residents in District 11. Staff from HRM and NSTIR were in attendance to respond to questions from the public. Subsequent to the public meeting, residents then completed a survey to determine the level of support for the paving. Once the results were finalized, residents were notified in writing of the survey results (refer to attached letters).

Meadowbrook Drive, Beaver Bank (District 14) was surveyed on June 11, 2015 for paving. Properties on Bear Lane and Farfields Lane, which are private roads, were included in the survey as there was interest from a number of residents on these streets expressing interest to pave Meadowbrook Drive. The District Councillor was informed of the request to survey Meadowbrook Drive and to include the properties on Bear Lane & Farfields Lane in the survey. The survey was successful, and Meadowbrook Drive was added to the list of streets for paving under the Aid-to-Municipality Program. The property owners were then notified of the results of the survey. As a note, Meadowbrook Drive was the last remaining gravel road in that area, and had a high priority rating. Meadowbrook Drive had been surveyed a number of times in the past and failed. At that time these surveys did not include the private roads.

ENVIRONMENTAL IMPLICATIONS

Not Applicable

ALTERNATIVES

Council may choose not to adopt the new charges for the paving completed in 2016 Aid-to-Municipality Program; however, staff does not recommend this alternative as this paving program has been completed, and has a net zero balance to HRM.

ATTACHMENTS

Attachment 1 - By-Law S-445; Maps Nos. 1,2, and 3
Attachment 2 - LIC Calculation for By-Law S-445
Attachment 3 - Letters to Property Owners

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Ann Reid, LIC Technician, Project Planning & Design 902 490-6849

AR/rch.

R:\TPWD&C\Design\Reports Not Tender Related\By-law S-445\Council Report By-Law S-445.docx

HALIFAX REGIONAL MUNICIPALITY

BY-LAW NUMBER S-445

RESPECTING CHARGES FOR STREET IMPROVEMENTS

BE IT ENACTED by the Council of the Halifax Regional Municipality that By-Law Number S-440, the *Street Improvement By-law*, is hereby further amended as follows:

1. Section 2 of the By-Law is amended by adding the following subsection after subsection (24) and before section 3:

(25) Notwithstanding Subsections (1), (2) and (3) a charge is hereby imposed on those areas listed in Schedule "Y" as more particularly set out in that Schedule.

2. The By-law is amended by adding the following schedule after Schedule "X" and before Plan #1:

SCHEDULE "Y"

The Local Improvement Charges ("LIC") for properties abutting or properties that gain benefit of the street paving identified on "Map No 1 to Map No 3", dated June 2017 attached hereto, shall be a frontage charge of \$31.68 per foot plus a bridge finance of \$0.16 per foot for a total LIC amount of \$31.84 per foot. Each property will be assessed a lot charge as identified in the table below. Lot charges for the paving are calculated on \$31.84 per foot times the recoverable frontages on the street divided by the number of properties subject to the assessment.

| Street Name - Community | District | Lot Charge | Map # |
|---|----------|------------|-------|
| Meadowbrook Drive, Bear Lane & Farfields Lane – Beaver Bank | 14 | \$4,697.95 | 1 |
| Shannon Road – Whites Lake | 11 | \$6,286.13 | 2 |
| Jarrett Drive – Whites Lake | 11 | \$4,375.64 | 3 |

The Local Improvement Charge imposed under this Schedule may be paid over a 10-year period with interest. Notwithstanding Section 4 of By-Law Number S-400, interest shall accrue on charges outstanding from the first payment due date forward and the interest rate shall be set by that first payment due date at a rate equal to the prime rate of the Municipality's banker plus two percentage points.

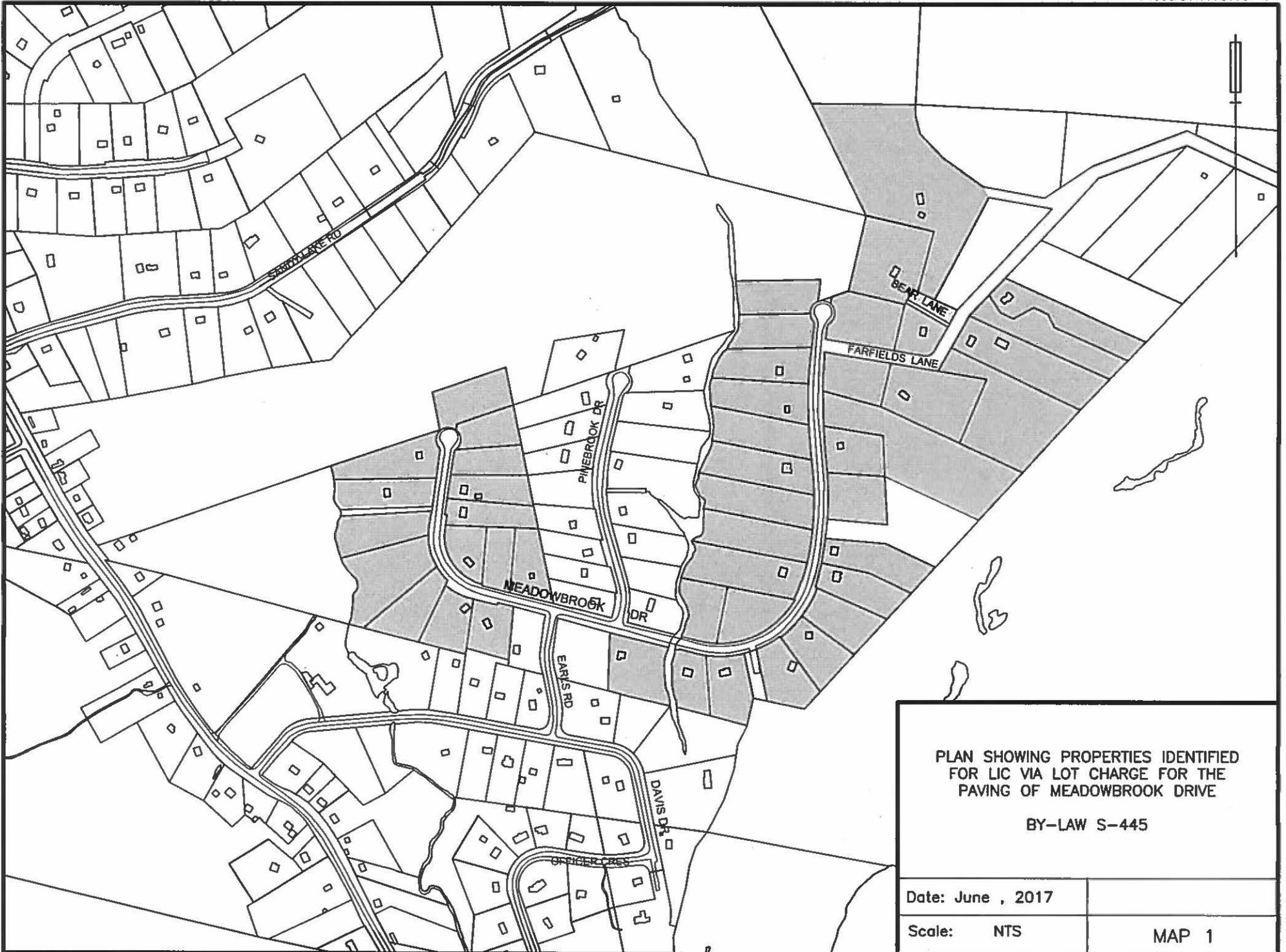
Done and passed by Council this ___ day of _____, 2017

MAYOR

MUNICIPAL CLERK

I, Kevin Arjoon, Municipal Clerk of the Halifax Regional Municipality, hereby certify that the above noted by-law was passed at a meeting of the Halifax Regional Council held on _____, 2017

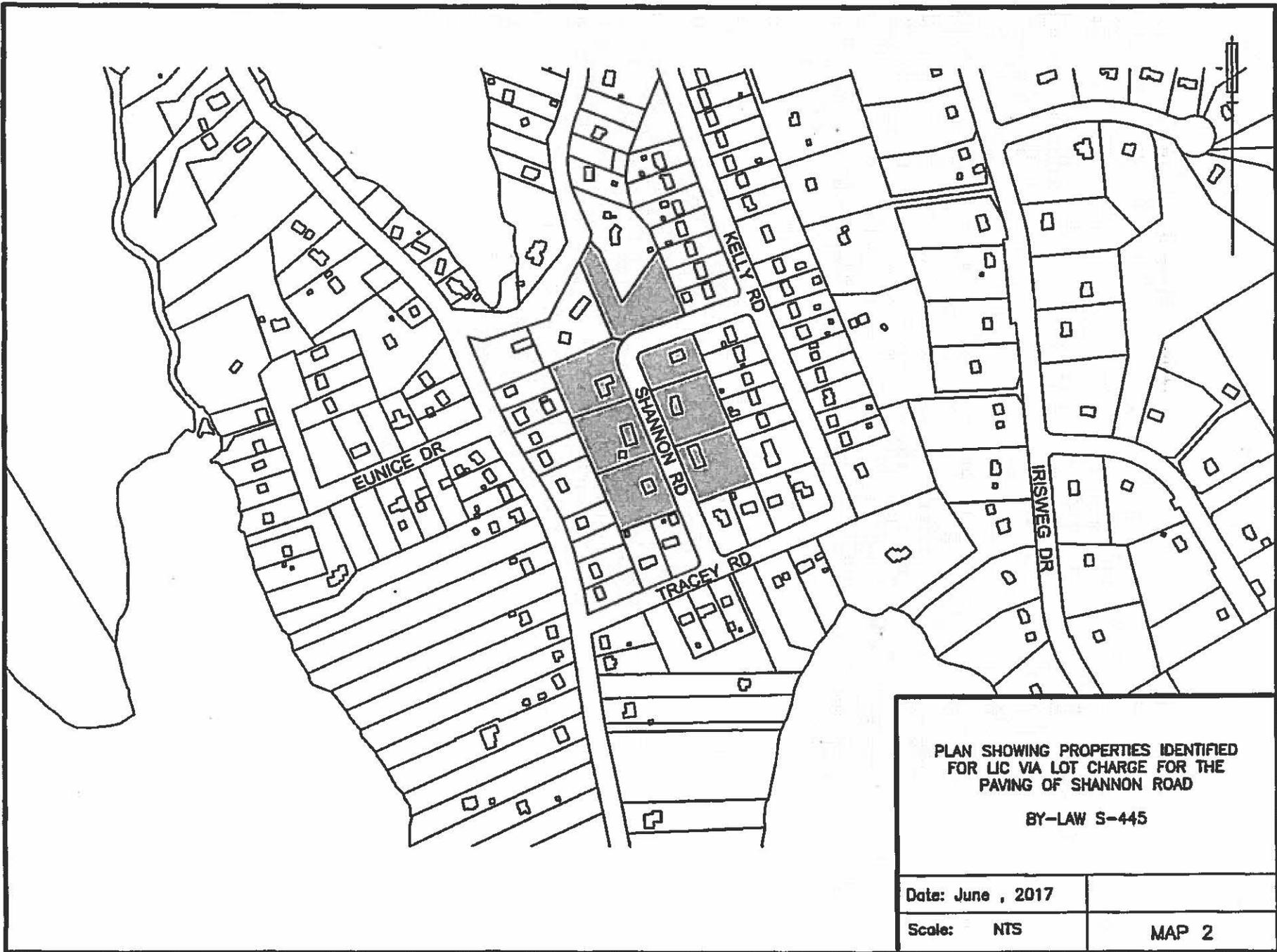
Kevin Arjoon
Municipal Clerk



PLAN SHOWING PROPERTIES IDENTIFIED
FOR LIC VIA LOT CHARGE FOR THE
PAVING OF MEADOWBROOK DRIVE

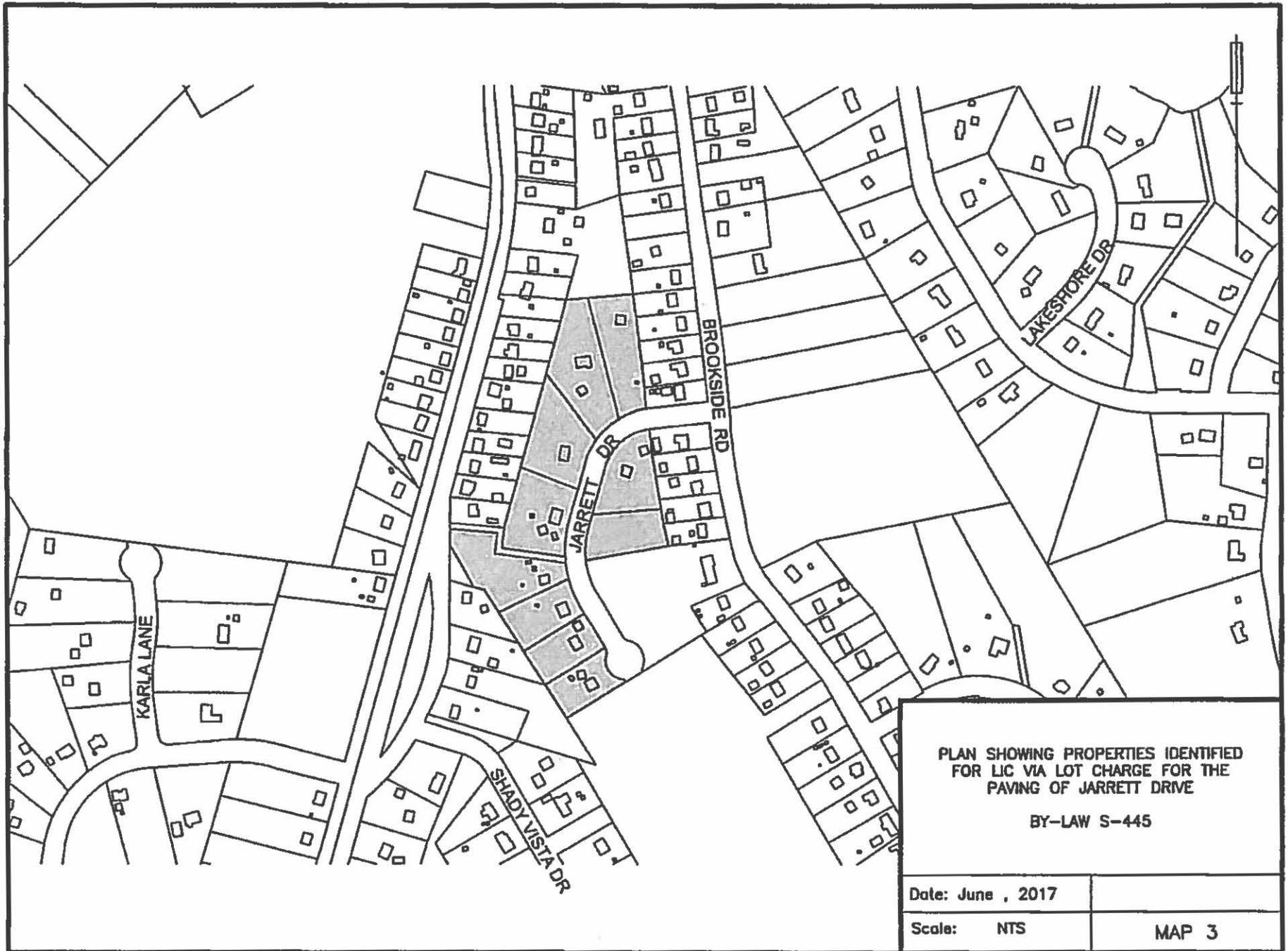
BY-LAW S-445

| | |
|-------------------|-------|
| Date: June , 2017 | |
| Scale: NTS | MAP 1 |



PLAN SHOWING PROPERTIES IDENTIFIED
FOR LIC VIA LOT CHARGE FOR THE
PAVING OF SHANNON ROAD
BY-LAW S-445

| | |
|-------------------|-------|
| Date: June , 2017 | |
| Scale: NTS | MAP 2 |



PLAN SHOWING PROPERTIES IDENTIFIED
FOR LIC VIA LOT CHARGE FOR THE
PAVING OF JARRETT DRIVE

BY-LAW S-445

Date: June , 2017

Scale: NTS

MAP 3

Attachment 2

LIC's Calculations for the 2016 Aid to Municipalities Cost Sharing Paving

| | Frontage | Total Cost of Paving | 50% Cost - LIC recovery |
|----------------------|---------------|----------------------|-------------------------|
| Street Name | | | |
| Jarrett Drive | 1374.26 | \$ 120,535.97 | \$ 60,267.99 |
| Meadowbrook Drive | 6787.24 | \$ 357,103.84 | \$ 178,551.92 |
| Shannon Road | 1382 | \$ 102,235.01 | \$ 51,117.51 |
| Total | 9543.5 | \$ 579,874.82 | |
| 50% Recovery Amount | | | \$ 289,937.41 |
| Net HST | | | \$ 12,426.72 |
| Total LIC Recovery | | | \$ 302,364.13 |
| Cost per foot | | | \$ 31.68 |

| | | | |
|-----------------------------------|--|--|--------------------|
| Bridge Finance | | | \$ 1,489.12 |
| Bridge Finance cost per foot | | | \$ 0.16 |
| Cost per foot plus Bridge Finance | | | \$ 31.84 |

NOTICE OF PUBLIC MEETING

RE: Pavement or Chip-Sealing of Gravel Roads in District 11

DATE: Monday, June 22, 2015

TIME: 6:30 p.m. to 8:30 p.m.

LOCATION: Prospect Road Community Centre
Multi-purpose Room
2141 Prospect Road

You are invited to attend a public meeting on Monday, June 22, 2015 concerning paving or chip-sealing of gravel roads in District 11.

A presentation on the estimated costs of paving or chip-sealing will be presented to you by Municipal Staff from our Transportation and Public Works - Project Planning, Design and Delivery department. An overview of the actual process will also be presented.

Survey ballots will be provided to residents in attendance. Staff will mail-out ballots to residents within the proposed paving/chip-sealing area who are not able to attend the public meeting.

Respectfully,

Original Signed

Councillor Stephen Adams
District 11 Spryfield – Sambro Loop – Prospect Road
902-490-4050 (office) 902-477-0627 (home)

C File

May 02, 2016

Dear Sir/Madam:

Re: Paving Upgrade of Jarrett Drive, Brookside

Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal (NSTIR) dated March 14, 2016, confirming that this street has been approved for paving under the 2016/17 Aid to Municipality Cost Sharing Program. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover Local Improvement Charges (LIC) from the property owners. The Province covers 50% of the construction costs, and HRM recovers the remaining 50% from the residents through the LIC process.

Jarrett Drive has been successfully surveyed at an estimated lot charge of \$5,497.00. The actual rate will be set once HRM receives the final invoice from NSTIR in the Spring 2017.

The Local Improvement Charge amount payable may, at the option of the property owner, be paid in equal annual installments for a period not exceeding ten (10) years. These installments are due on the anniversary date of the original billing, until the full debt is paid. This billing may also be paid in full at any time, without interest penalty, if the abutter so desires. The unpaid balance is subject to an interest charge at the rate of 2% above the Municipality's Bankers Prime Rate of Interest at the time the project is approved by Halifax Regional Council.

If you have any questions or concerns pertaining to this matter, please do not hesitate to call the undersigned at 902-490-6217 or e-mail: urquhas@halifax.ca.

Respectfully,

Original Signed



Snaron Urquhart
Project Planning and Design Services
Transportation and Public Works
Halifax Regional Municipality

cc: Stephen Adams, Councillor District 11
Bruce Zvaniga, P.Eng. Director, Transportation and Public Works
David Hubley, P.Eng. Manager, Project Planning and Design

HALIFAX

Halifax Regional Municipality
PO Box 1749, Halifax, Nova Scotia
Canada B3J 3A5

halifax.ca

July 27, 2015

Dear Sir or Madam:

Re: Survey Result – Jarrett Drive - Brookside

This is to inform you of the survey result regarding the paving of Jarrett Drive, which is owned and maintained by Nova Scotia Department of Transportation Infrastructure Renewal (NSTIR).

Under the HRM Local Improvement Policy, By-Law Number S-400, and subject to budget considerations, street paving may be implemented provided there has been a successful survey of the property owners showing that 50% of the total recoverable frontage of the surveys returned is in favor of the project. Jarrett Drive has been successfully surveyed for paving with 64% in favor; the LIC's will be recovered via a lot charge. Jarrett Drive will be forwarded to NSTIR in October 2015 for consideration for paving under the 2016 Aid to Municipality Program.

NSTIR will notify HRM as to what streets have been approved for the 2016 paving program, the property owners will be notified in writing as to the status of the paving of Jarrett Drive.

Should you have any questions pertaining to this matter, please do not hesitate to contact me at 490-6849 or e-mail: reida@halifax.ca

Yours very truly,

Original Signed

ANN REID

LIC Technician\Records Management
Project Planning & Design Services
Transportation & Public Works

HALIFAX

PO BOX 1749
HALIFAX NS B3J 3A5
T. 902 490 6849
F. 902 490-4858

cc Steve Adams, Councillor District 11
Bruce Zvaniga, P.Eng., Director, TPW
David Hubley, P.Eng. Manager Project Planning and Design

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June 22, 2015

Dear Sir/Madam:

Re: Paving – Jarrett Drive, Brookside

On January 13, 2015 Halifax Regional Council approved a Cost Sharing Agreement between the Nova Scotia Department of Transportation Infrastructure and Renewal (NSTIR) and the Municipality for the paving or chip sealing of provincially owned "J" class roads. In order to facilitate the process used to determine which "J" class streets are to be included in future Cost Sharing Programs for consideration by the Nova Scotia Department of Transportation Infrastructure and Renewal (NSTIR) and HRM Council, we are attaching a survey for your input.

The purpose of this survey is to ascertain if there is sufficient support from property owners regarding the proposed paving or chip sealing of Jarrett Drive, or to have it remain as a gravel road. The results of this survey will be considered by NSTIR and Halifax when deciding how to proceed. If NSTIR and HRM Council approve this project, paving and chip sealing will be subject to Local Improvement Charges as stated in By-Law Number S-400. Under this bylaw property owners are responsible for paying 50% of the total construction costs while the province pays for the remaining 50% of costs. The Local Improvement Charges will be based on 50% of the actual cost invoiced by NSTIR in the year the project is tendered and constructed. Therefore, the charge will vary from year to year. The estimated per lot charge for the paving of Jarrett Drive is \$5,497.00 and the estimated per lot charge for chip sealing is \$2,336.00. The estimated per foot charge for the paving of Jarrett Drive is \$40.00 and the estimated per foot charge for chip sealing is \$17.00

Final billings are payable over a 10 year period, with the first installment due 30 days after the billing date. Installments are due on the anniversary date of the original billing, until the full debt is paid. This billing may also be paid in full at any time, if the abutter so desires. The unpaid balance is subject to an interest charge at the rate of 2% above the Municipality's bankers Prime Rate of Interest at the time the project is approved by Halifax Regional Council.

HALIFAX

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halifax.ca

It is important that you return the survey to ensure that your vote is recorded. Surveys that are not returned will imply you have no preference and will not be included in the final survey vote.

Please sign and return the attached survey by **July 10, 2015**.

Mail: Ann Reid, LIC Technician
Project Planning & Design Services
P.O. Box 1749
Halifax, NS B3J 3A5

Hand Deliver: Ann Reid, LIC Technician
21 Mount Hope Ave.
Dartmouth, NS
Fax: (902) 490-4858
Email: reida@halifax.ca

Yours very truly,

Original Signed

David Hubley, P.Eng.,
Manager, Project Planning & Design Services
Transportation & Public Works
Tel: (902) 490-4845
E-mail: hubbleyd@halifax.ca

AR/su

cc: Councillor Steve Adams, District 11
Bruce Zvaniga, P.Eng., Director, TPW

Survey - Paving

Option # 1

I agree to pay the estimated lot charge of \$5,497.00 for the paving of Jarrett Drive.

Civic Address: _____

Date : _____

Signature: _____

Option # 2

I agree to pay the estimated charge of \$40.00 per foot of my property frontage for the paving of Jarrett Drive.

Civic Address: _____

Date : _____

Signature: _____

Option # 3

I am not in favour of paving Jarrett Drive.

Civic Address: _____

Date: _____

Signature: _____

Survey - Chip Sealing

Option # 1

I agree to pay the estimated lot charge of \$2,336.00 for the chip sealing of Jarrett Drive.

Civic Address: _____

Date : _____

Signature: _____

Option # 2

I agree to pay the estimated charge of \$17.00 per foot of my property frontage for the chip sealing of Jarrett Drive.

Civic Address: _____

Date : _____

Signature: _____

Option # 3

I am not in favour of chip sealing Jarrett Drive.

Civic Address: _____

Date: _____

Signature: _____

May 02, 2016

Dear Sir/Madam:

Re: Paving Upgrade of Shannon Road, Brookside

Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal (NSTIR) dated March 14, 2016, confirming that this street has been approved for paving under the 2016/17 Aid to Municipality Cost Sharing Program. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover Local Improvement Charges (LIC) from the property owners. The Province covers 50% of the construction costs, and HRM recovers the remaining 50% from the residents through the LIC process.

Shannon Road has been successfully surveyed at an estimated lot charge of \$7,897.00. The actual rate will be set once HRM receives the final invoice from NSTIR in the Spring 2017.

The Local Improvement Charge amount payable may, at the option of the property owner, be paid in equal annual installments for a period not exceeding ten (10) years. These installments are due on the anniversary date of the original billing, until the full debt is paid. This billing may also be paid in full at any time, without interest penalty, if the abutter so desires. The unpaid balance is subject to an interest charge at the rate of 2% above the Municipality's Bankers Prime Rate of Interest at the time the project is approved by Halifax Regional Council.

If you have any questions or concerns pertaining to this matter, please do not hesitate to call the undersigned at 902-490-6217 or e-mail: urquhas@halifax.ca.

Respectfully,

Original Signed *ur*

Sharon Urquhart
Project Planning and Design Services
Transportation and Public Works
Halifax Regional Municipality

cc: Stephen Adams, Councillor District 11
Bruce Zvaniga, P.Eng. Director, Transportation and Public Works
David Hubley, P.Eng. Manager, Project Planning and Design

HALIFAX

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halifax.ca

July 27, 2015

Dear Sir or Madam:

Re: Survey Result – Shannon Road – Brookside

This is to inform you of the survey result regarding the paving of Shannon Road, which is owned and maintained by Nova Scotia Department of Transportation Infrastructure Renewal (NSTIR).

Under the HRM Local Improvement Policy (LIC), By-Law Number S-400, and subject to budget considerations, street paving may be implemented provided there has been a successful survey of the property owners showing that 50% of the total recoverable frontage of the surveys returned is in favor of the project. Shannon Road has been successfully surveyed for paving with 53% in favor; the LIC's will be recovered via a lot charge. Shannon Road will be forwarded to NSTIR in October 2015 for consideration for paving under the 2016 Aid to Municipality Program.

NSTIR will notify HRM as to what streets have been approved for the 2016 paving program, the property owners will be notified in writing as to the status of the paving of Shannon Road.

Should you have any questions pertaining to this matter, please do not hesitate to contact me at 490-6849 or e-mail: reida@halifax.ca

Yours very truly,


Original Signed

ANN REID
LIC Technician\Records Management
Project Planning & Design Services
Transportation & Public Works

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June 22, 2015

Dear Sir/Madam:

Re: Paving – Shannon Road, Brookside

On January 13, 2015 Halifax Regional Council approved a Cost Sharing Agreement between the Nova Scotia Department of Transportation Infrastructure and Renewal (NSTIR) and the Municipality for the paving or chip sealing of provincially owned “J” class roads. In order to facilitate the process used to determine which “J” class streets are to be included in future Cost Sharing Programs for consideration by the Nova Scotia Department of Transportation Infrastructure and Renewal (NSTIR) and HRM Council, we are attaching a survey for your input.

The purpose of this survey is to ascertain if there is sufficient support from property owners regarding the proposed paving of Shannon Road or have it remain as a gravel road. The results of this survey will be considered by NSTIR and Halifax when deciding how to proceed. If NSTIR and HRM Council approve this project, paving will be subject to Local Improvement Charges as stated in By-Law Number S-400. Under this bylaw property owners are responsible for paying 50% of the total construction costs while the province pays for the remaining 50% of costs. The Local Improvement Charges will be based on 50% of the actual cost invoiced by NSTIR in the year the project is tendered and constructed. Therefore, the charge will vary from year to year. The estimated per lot charge for the paving of Shannon Road is \$7,897.00 and the estimated per foot charge for paving is \$40.00.

Final billings are **payable over a 10 year period**, with the first installment due 30 days after the billing date. Installments are due on the anniversary date of the original billing, until the full debt is paid. This billing may also be paid in full at any time, if the abutter so desires. The unpaid balance is subject to an interest charge at the rate of 2% above the Municipality’s bankers Prime Rate of Interest at the time the project is approved by Halifax Regional Council.

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It is important that you return the survey to ensure that your vote is recorded. Surveys that are not returned will imply you have no preference and will not be included in the final survey vote.

Please sign and return the attached survey by **July 10, 2015**.

Mail: Ann Reid, LIC Technician
Project Planning & Design Services
P.O. Box 1749
Halifax, NS B3J 3A5

Hand Deliver: Ann Reid, LIC Technician
21 Mount Hope Ave.
Dartmouth, NS
Fax: (902) 490-4858
Email: reida@halifax.ca

Yours very truly,

Original Signed

David Hubley, P.Eng.,
Manager, Project Planning & Design Services
Transportation & Public Works -
Tel: (902) 490-4845
E-mail: hubbleyd@halifax.ca

AR/su

cc: Councillor Steve Adams, District 11
Bruce Zvaniga, P.Eng., Director, TPW

Survey Paving

Option # 1

I agree to pay the estimated lot charge of \$7,897.00 for the paving of Shannon Road.

Civic Address: _____

Date : _____

Signature: _____

Option # 2

I agree to pay the estimated charge of \$40.00 per foot of my property frontage for the paving of Shannon Road.

Civic Address: _____

Date : _____

Signature: _____

Option # 3

I am not in favour of paving Shannon Road.

Civic Address: _____

Date: _____

Signature: _____

May 02, 2016

Dear Sir/Madam:

Re: Paving Upgrade of Meadowbrook Drive, Beaver Bank

Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal (NSTIR) dated March 14, 2016, confirming that this street has been approved for paving under the 2016/17 Aid to Municipality Cost Sharing Program. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover Local Improvement Charges (LIC) from the property owners. The Province covers 50% of the construction costs, and HRM recovers the remaining 50% from the residents through the LIC process.

Meadowbrook Drive has been successfully surveyed at an estimated lot charge of \$5,617.00. The actual rate will be set once HRM receives the final invoice from NSTIR in the Spring 2017.

The Local Improvement Charge amount payable may, at the option of the property owner, be paid in equal annual installments for a period not exceeding ten (10) years. These installments are due on the anniversary date of the original billing, until the full debt is paid. This billing may also be paid in full at any time, without interest penalty, if the abutter so desires. The unpaid balance is subject to an interest charge at the rate of 2% above the Municipality's Bankers Prime Rate of Interest at the time the project is approved by Halifax Regional Council.

If you have any questions or concerns pertaining to this matter, please do not hesitate to call the undersigned at 490-6217 or e-mail: urquhas@halifax.ca.

Respectfully,

Original Signed 

Sharon Urquhart
Project Planning and Design
Transportation and Public Works
Halifax Regional Municipality

cc: Brad Johns, Councillor District 14
Bruce Zvaniga, P.Eng. Director, Transportation and Public Works
David Hubley, P.Eng. Manager, Project Planning and Design

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July 27, 2015

Dear Sir or Madam:

Re: Survey Result – Meadowbrook Drive - Beaver Bank

This is to inform you of the survey result regarding the paving of the Meadowbrook Drive, which is owned and maintained by Nova Scotia Department of Transportation Infrastructure Renewal (NSTIR).

Under the HRM Local Improvement Policy, By-Law Number S-400, and subject to budget considerations, street paving may be implemented provided there has been a successful survey of the property owners showing that 50% of the total recoverable frontage of the surveys returned is in favor of the project. Meadowbrook Drive has been successfully surveyed for paving with 61% in favor; the LIC's will be recovered via a lot charge. Meadowbrook Drive will be forwarded to NSTIR in October 2015 for consideration for paving under the 2016 Aid to Municipality Program.

NSTIR will notify HRM as to what streets have been approved for the 2016 paving program, the property owners will be notified in writing as to the status of the paving of Meadowbrook Drive.

Should you have any questions pertaining to this matter, please do not hesitate to contact me at 490-6849 or e-mail: reida@halifax.ca

Yours very truly,

Original Signed

ANN REID
LIC Technician\Records Management
Project Planning & Design Services
Transportation & Public Works

HALIFAX

PO BOX 1749
HALIFAX NS B3J 3A5
T. 902 490 6849
F. 902 490 4859

cc Brad Johns, Councillor District 14
Bruce Zvaniga, P.Eng., Director, TPW
David Hubley, P.Eng. Manager Project Planning and Design

HALIFAX

Halifax Regional Municipality
PO Box 1749, Halifax, Nova Scotia
Canada B3J 3A5

halifax.ca

11 June 2015

Dear Sir/Madam:

Re: Paving – Meadowbrook Drive – Beaver Bank

On January 13, 2015 Halifax Regional Council approved a Cost Sharing Agreement between the Nova Scotia Department of Transportation Infrastructure and Renewal (NSTIR) and the Municipality for the paving or chip sealing of provincially owned "J" class roads. In order to facilitate the process used to determine which "J" class streets are to be included in future Cost Sharing Programs for consideration by the Nova Scotia Department of Transportation Infrastructure and Renewal (NSTIR) and HRM Council, we are attaching a survey for your input.

The purpose of this survey is to ascertain if there is sufficient support from property owners regarding the proposed paving of Meadowbrook Drive, or have it remain as a gravel road. The results of this survey will be considered by NSTIR and Halifax when deciding how to proceed. If NSTIR and HRM Council approve this project, paving will be subject to Local Improvement Charges as stated in By-Law Number S-400. Under this bylaw property owners are responsible for paying 50% of the total construction costs while the province pays for the remaining 50% of costs. The Local Improvement Charges will be based on 50% of the actual cost invoiced by NSTIR in the year the project is tendered and constructed. Therefore, the charge will vary from year to year. The estimated per lot charge for the paving of Meadowbrook Drive is \$5,617.00.

Final billings are payable over a 10 year period, with the first instalment due 30 days after the billing date. Instalments are due on the anniversary date of the original billing, until the full debt is paid. This billing may also be paid in full at any time, if the abutter so desires. The unpaid balance is subject to an interest charge at the rate of 2% above the Municipality's bankers Prime Rate of Interest at the time the project is approved by Halifax Regional Council.

It is important that you return the survey to ensure that your vote is recorded. Surveys that are not returned will imply you have no preference and will not be included in the final survey vote.

HALIFAX

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PO Box 1749, Halifax, Nova Scotia
Canada B3J 3A5

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Please sign and return the attached survey by July 10, 2015

Mail: Ann Reid, LIC Technician
Project Planning & Design Services
P.O. Box 1749
Halifax, NS B3J 3A5

Hand Deliver: Ann Reid, LIC Technician
21 Mount Hope Ave.
Dartmouth, NS
Fax: (902) 490-4858
Email: reida@halifax.ca

Yours very truly,

Original Signed

David Hubley, P.Eng.,
Manager, Project Planning & Design Services
Transportation & Public Works
Tel: (902) 490-4845
E-mail: hubbleyd@halifax.ca

AR/rch.

cc: Councillor Brad Johns , District 14
Bruce Zvaniga, P.Eng., Director, TPW

R: TPW/D&C Design Local Improvements 2015 Paving outside core Meadowbrook Drive - Beaver Bank.docx

Survey - Paving

Option # 1

I agree to pay the estimated lot charge of \$5,617.00 for the paving of Meadowbrook Drive.

Civic Address: _____

Date : _____

Signature: _____

Option # 2

I am not in favour of paving of Meadowbrook Drive.

Civic Address: _____

Date: _____

Signature: _____