

HALIFAX

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

Item No. 15.1.3 (ii)
Halifax Regional Council
November 26, 2019
January 14, 2020

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by 

Jacques Dubé, Chief Administrative Officer

DATE: September 20, 2019

SUBJECT: **Proposed By-Law S-448, an Amendment to By-Law S-400 Respecting Charges for Street Improvements**

ORIGIN

An amendment to By-law S-400, *the Street Improvement By-law*, is required to implement local improvement charges to recover the property owner's share of the cost of paving HRM owned and maintained gravel roads.

LEGISLATIVE AUTHORITY

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...."

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

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Approve the Local Improvement Charges as outlined in Table 1 to this report; and,
2. Adopt By-law S-448, amending By-law S-400, the Street Improvement By-law, as set out in Attachment 1 to this report.

BACKGROUND

By-law S-400, the Street Improvement By-law, deals with the recovery of costs where Council undertakes a project such as the paving of gravel roads. The paving of HRM owned subdivision gravel roads is cost shared between the municipality and the residents, with HRM paying 66.67% of the total construction costs, and the property owners paying the remaining 33.33%.

DISCUSSION

Local Improvement Charges (LICs) apply for the paving of HRM owned gravel roads as per By-law S-400. Regional Council approved the paving of Silver Court, Chalamont Drive, Northwood Road, Gardeners Walk, Old Annapolis Road, Carrie Crescent, and Raines Mills Road in the 2018/19 Capital Budget under Project No. CR180006 – New Paving of HRM Owned Roads. As per the process, staff reviewed construction costs for the paving of these streets and determined the LIC rate as outlined in Table 1 below and in attached By-law S-448. The proposed By-law S-448, Respecting Charges for Street Improvements, is an amendment of By-law S-400, the Street Improvement By-law, and will enable HRM to charge an LIC to 85 properties (refer to Maps 1-7) for the paving of the below streets.

**Table 1
 Lot Calculations for the 2018 HRM Owned Streets based on Final Actuals**

Street Name	Frontage (Feet)	Total Cost	HRM Share	LIC Recovery @ 33.33%
Silver Crt	1235.49	\$93,812.17	\$62,541.45	\$31,270.72
Chalamont Dr/Northwood Rd	1740.10	\$94,253.04	\$62,835.36	\$31,417.68
Gardeners Walk/Old Annapolis Rd/Carrie Cres	4216.21	\$283,689.91	\$189,126.61	\$94,563.30
Raines Mills Rd	2999.55	\$120,514.62	\$80,343.08	\$40,171.54
Total	10191.35	\$592,269.74	\$394,846.49	\$197,423.25
Net HST (4.286%):				\$8,461.56
Total Construction Costs to be recovered from Property Owners:				<u>\$205,884.81</u>
Construction cost per foot:				<u>\$20.20</u>
Bridge Financing:				<u>\$2,394.58</u>
Bridge Financing cost per foot:				<u>\$0.35</u>
Engineering Fee:				<u>\$10,294.24</u>
Engineering Fee cost per foot:				<u>\$1.01</u>
Total LIC per foot:				<u><u>\$21.56</u></u>

* Engineering Fee is 5% of Property Owner's Share of Construction Costs

Administrative Order 15, *Respecting License, Permit and Processing Fees*, provides for an engineering fee to be charged to property owners equal to 5% of the property owner's share of total construction costs. 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 for other purposes or to earn interest for the benefit of HRM taxpayers in general, so including a bridge financing fee 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. During the bridging periods for the projects in this report, the annualized interest rate ranged from 2.18% to 2.44%.

The proposed By-law S-448, Respecting Charges for Street Improvements, is an amendment of By-law S-400, the Street Improvement By-law, and will enable HRM to charge an LIC to the properties on these streets. As a note, pursuant to Administrative Order 32 a public hearing is not required on the enactment or amendment of a By-law unless specifically directed by Council.

FINANCIAL IMPLICATIONS

Upon Council's approval of By-law S-448, the Local Improvement Charges for the 2018/19 street projects described in this report will be levied to the applicable property owners. By ensuring that the charges reflect the actual cost of the projects, the revenue collected will offset the property owners share of the cost so that there is no net impact on the Approved Operating and Capital Budgets.

The paving program for HRM owned streets was approved in the 2018/19 Capital Budget under Project CR180006. The total budget approved for paving was \$1,035,000 for 8 streets; however, 7 streets ended up being paved, with Trinity Lane being carried forward into 2019/20. The total budget for the 7 remaining streets approved for paving was \$669,000. The estimated LIC portion identified was \$223,000 with the remaining \$446,000 to be paid from HRM general tax revenues. The actual total project construction costs were \$617,654 (including net HST). HRM's share of the total project cost was \$411,769, with the balance of \$205,885 to be recovered from LICs. Below provides the recovery breakdown:

Budget Summary:	CR180006: New Paving Streets – HRM Owned Roads	
	HRM (66.67%)	\$411,769
	Recoverable from LIC (33.33%)	<u>\$205,885</u>
	Total Project Cost	<u>\$617,654</u>

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. Local improvement charges are a property lien which mitigates the risk of repayment default.

COMMUNITY ENGAGEMENT

By-law S-400 no longer requires a survey of property owners on HRM owned streets. However, property owners on Silver Court, Chalamont Drive, Gardeners Walk, Carrie Crescent, and Raines Mills Road were surveyed before the By-law was changed to remove the requirement for surveys. The following table summarizes the charge estimates provided to the property owners.

	Silver Crt	Chalamont Dr	Gardeners Walk	Carrie Cres	Raines Mills Rd
Lot Charge	N/A	\$9175.00	\$4040.00	\$4534.00	\$2400
Frontage Charge	\$35.00 per foot	N/A	N/A	N/A	N/A
Survey Results	< 50%	< 50%	< 50%	< 50%	< 50%

Since these estimates were provided before By-law S-400 was changed, the charge estimates shown above were based on a 50/50 cost split between HRM and the property owners. After the by-law change, the property owners share dropped to 33.33% with HRM responsible for the remainder. Therefore, the LIC charges for these property owners would be much lower than the original estimates they were provided with.

Property owners on Silver Drive would be charged \$21.56 instead of \$35.00 per foot. While property owners on Chalamont Drive, Gardeners Walk, Carrie Crescent, and Raines Mill Road were only given the option of a lot charge (at the request of the Councillor), a majority were not in favour of paying an LIC for paving. Now that a survey is no longer required for HRM owned streets, a frontage charge of \$21.56 would apply instead of \$40.00 per foot for Chalamont Drive, Gardeners Walk, and Carrie Crescent. Moreover, a frontage charge of \$21.56 would apply for Raines Mill Road, as opposed to a lot charge of \$2400.

On February 27th, 2018, letters were sent to property owners advising that paving was slated for completion in 2018. Property owners were advised that surveys were no longer required prior to paving and the cost to the property owner was reduced to 33.33%. Additionally, property owners were provided with an estimated LIC rate based on frontage of \$24.00 per foot. The letters also noted that the final LIC rate would be calculated upon paving completion, subject to approval from Regional Council.

ENVIRONMENTAL IMPLICATIONS

No environmental implications were identified.

ALTERNATIVES

Council may choose not to adopt the proposed LICs for the paving completed in 2018. However, staff does not recommend this alternative as this paving program has been completed and not approving the charges would result in a budget shortfall of about \$205,800.

ATTACHMENTS

Attachment 1: By-Law S-448 including Maps 1,2,3,4,5,6 and 7
Attachment 2: 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: Joshua Ivey, Tax Resource Supervisor, Finance & Asset Management, 902.237.9163

HALIFAX REGIONAL MUNICIPALITY

BY-LAW NUMBER S-448

RESPECTING CHARGES FOR STREET IMPROVEMENTS

BE IT ENACTED by the Council of the Halifax Regional Municipality that By-Law Number S-400, 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 (26) and before section 3:

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

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

SCHEDULE "AA"

1. The Local Improvement Charges ("LIC") for properties abutting or properties that gain benefit of the street paving identified on "Map 1", dated April 29, 2019 attached hereto, shall be a frontage charge of \$20.20 per foot plus engineering fee of \$1.01 per foot and bridge financing of \$0.35 per foot for the asphalt paving of Silver Court, Cow Bay.

2. The Local Improvement Charges ("LIC") for properties abutting or properties that gain benefit of the street paving identified on "Map 2" to "Map 3", dated April 29, 2019 attached hereto, shall be a frontage charge of \$20.20 per foot plus engineering fee of \$1.01 per foot and bridge financing of \$0.35 per foot for the asphalt paving of Chalamont Drive, Hammonds Plains and Northwood Drive, Hammonds Plains.

3. The Local Improvement Charges ("LIC") for properties abutting or properties that gain benefit of the street paving identified on "Map 4" to "Map 6", dated April 29, 2019 attached hereto, shall be a frontage charge of \$20.20 per foot plus engineering fee of \$1.01 per foot and bridge financing of \$0.35 per foot for the asphalt paving of Gardeners Walk, Beaver Bank, Old Annapolis Road, Upper Hammonds Plains, and Carrie Crescent, Beaver Bank.

4. The Local Improvement Charges ("LIC") for properties abutting or properties that gain benefit of the street paving identified on "Map 7", dated April 29, 2019 attached hereto, shall be a frontage charge of \$20.20 per foot plus engineering fee of \$1.01 per foot and bridge financing of \$0. per foot for the asphalt paving of Raines Mills Road, Lakeside.

The Local Improvement Charges 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 _____, 2019

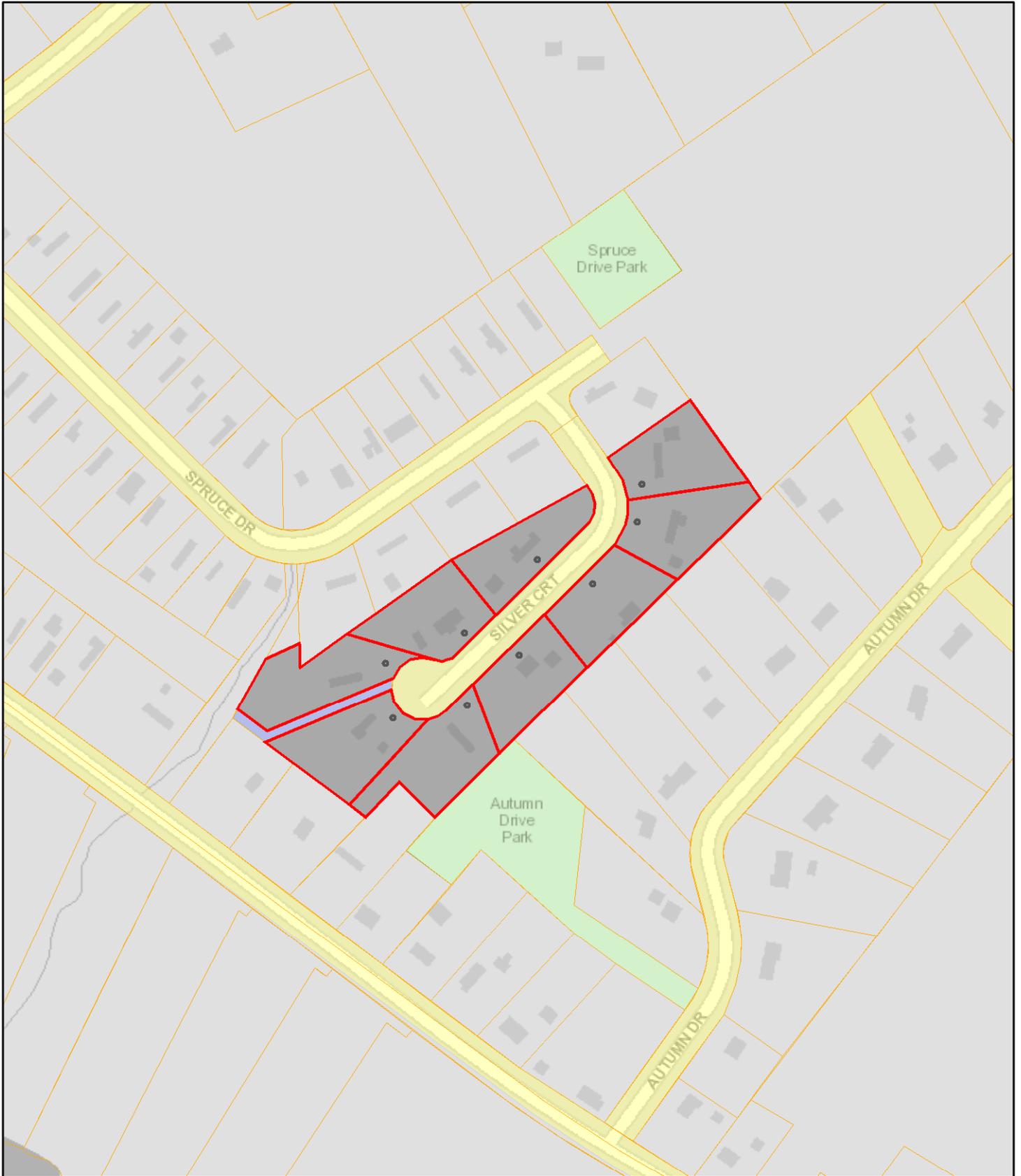
MAYOR

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 _____, 2019

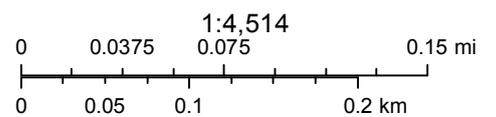
Kevin Arjoon
Municipal Clerk

PLAN SHOWING PROPERTIES FOR LIC VIA FRONTAGE CHARGE FOR PAVING OF SILVER COURT
BY-LAW S-448



2019-04-29

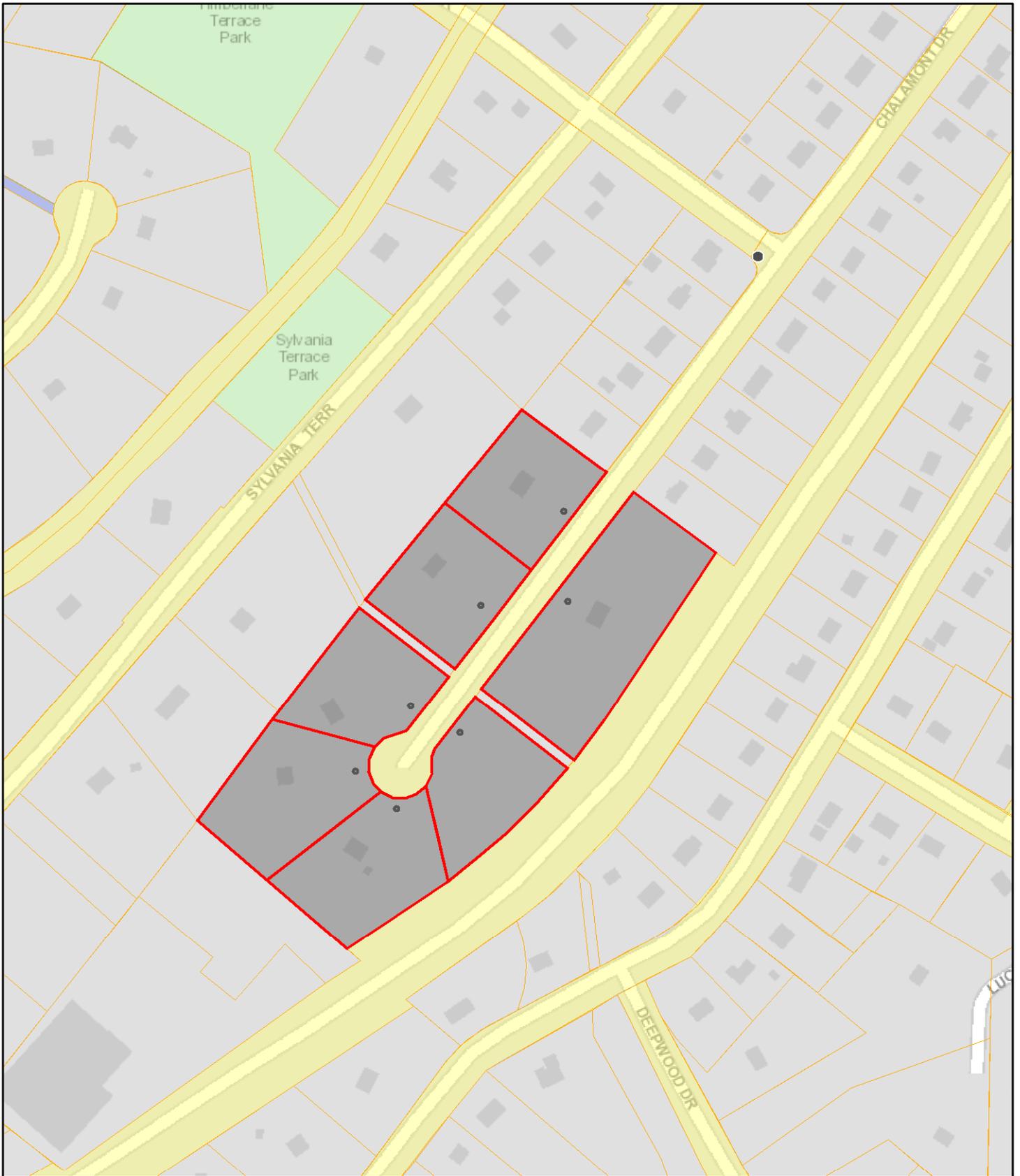
 HRM/NSTIR Exchange Boundary



HRM Owned Land by Classification

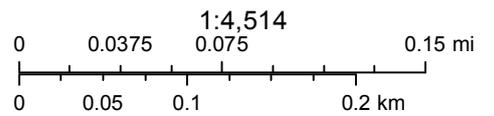
-  Drainage
-  Open Space Land
-  Right-of-Way Land
-  Property Charged

PLAN SHOWING PROPERTIES FOR LIC VIA FRONTAGE CHARGE FOR PAVING OF CHALAMONT DRIVE
BY-LAW S-448



2019-04-29

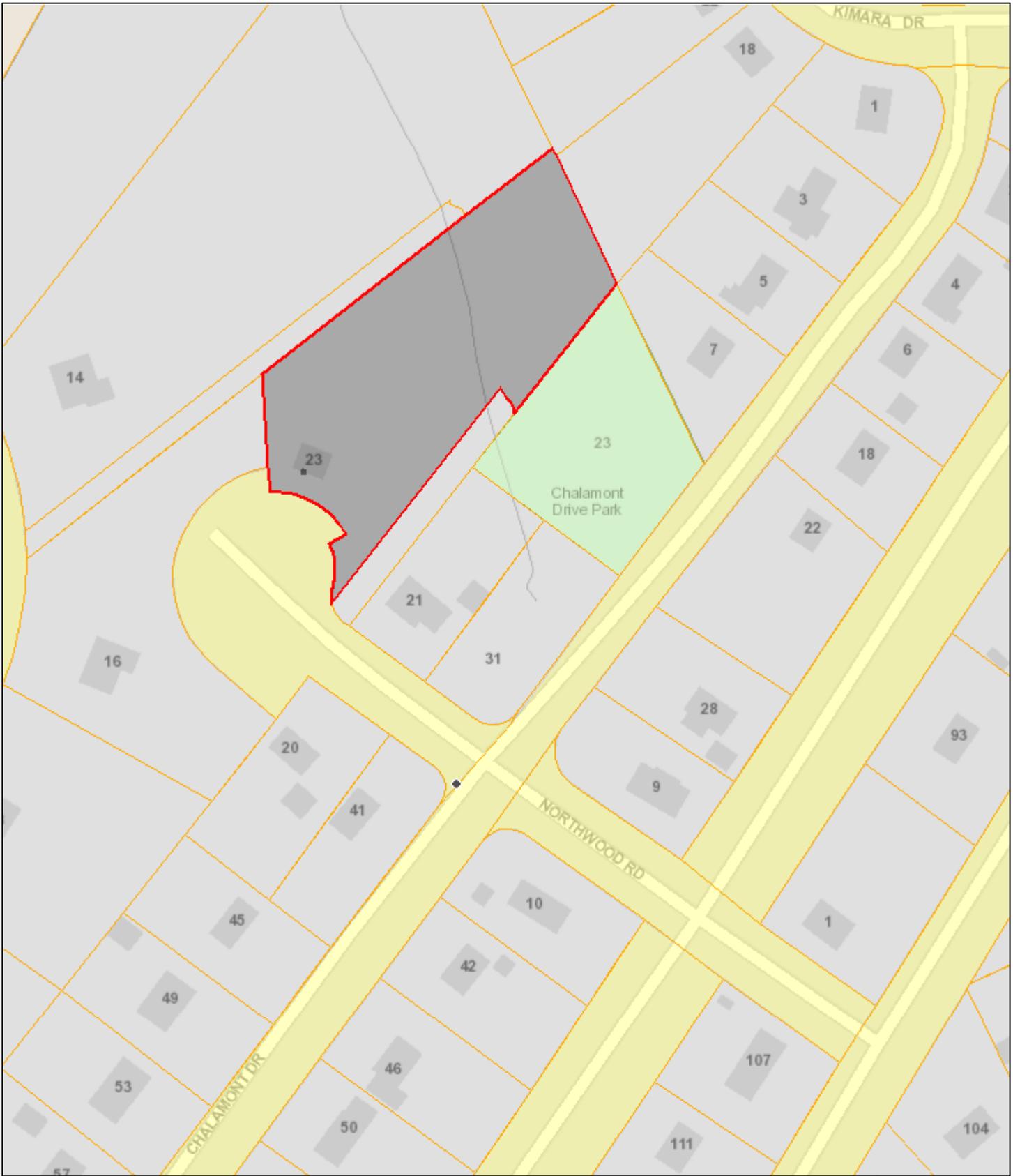
 HRM/NSTIR Exchange Boundary



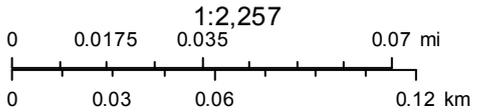
HRM Owned Land by Classification

-  Drainage
-  Open Space Land
-  Right-of-Way Land
-  Property Charged

PLAN SHOWING PROPERTIES FOR LIC VIA FRONTAGE CHARGE FOR PAVING OF NORTHWOOD ROAD
BY-LAW S-448



2019-04-29

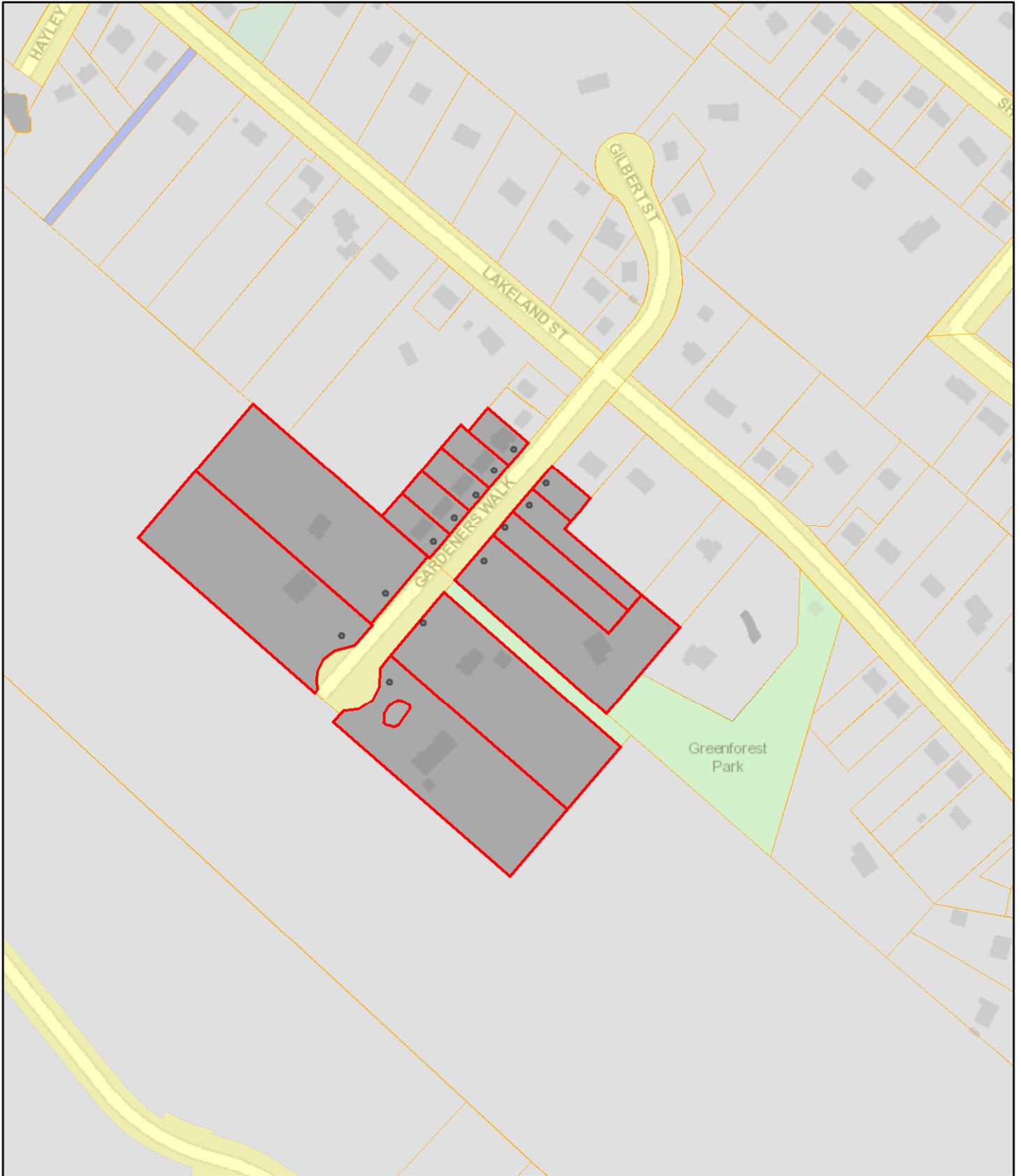


 HRM/NSTIR Exchange Boundary

HRM Owned Land by Classification

-  Other
-  Open Space Land
-  Right-of-Way Land
-  Property Charged

PLAN SHOWING PROPERTIES FOR LIC VIA FRONTAGE CHARGE FOR PAVING OF GARDENERS WALK
BY-LAW S-448

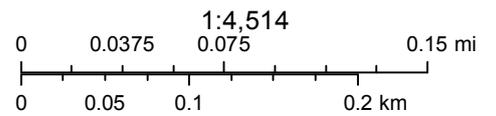


2019-04-29

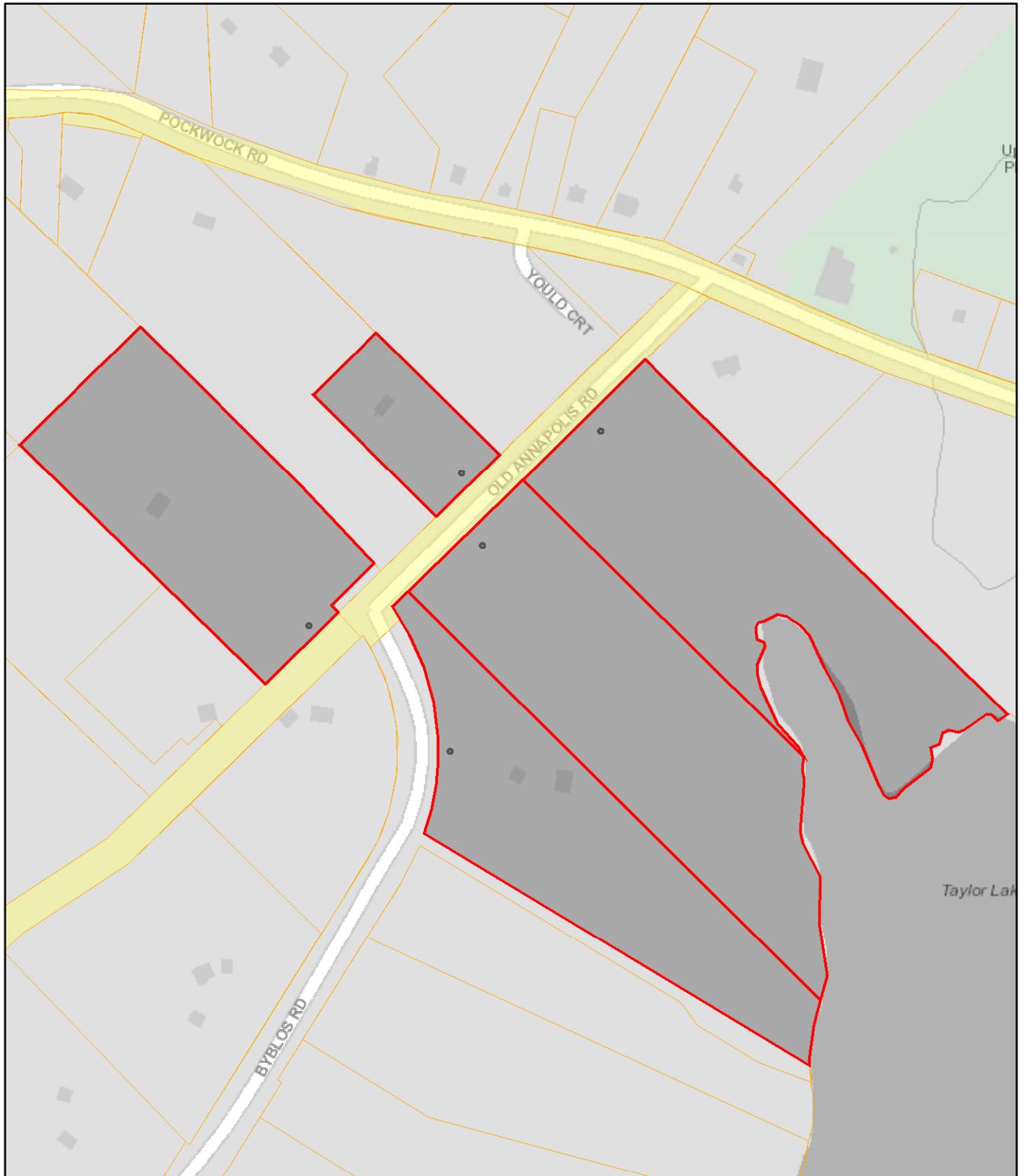
 HRM/NSTIR Exchange Boundary

HRM Owned Land by Classification

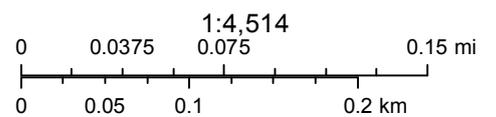
-  Drainage
-  Open Space Land
-  Right-of-Way Land
-  Property Charged



PLAN SHOWING PROPERTIES FOR LIC VIA FRONTAGE CHARGE FOR PAVING OF OLD ANNAPOLIS ROAD
BY-LAW S-448

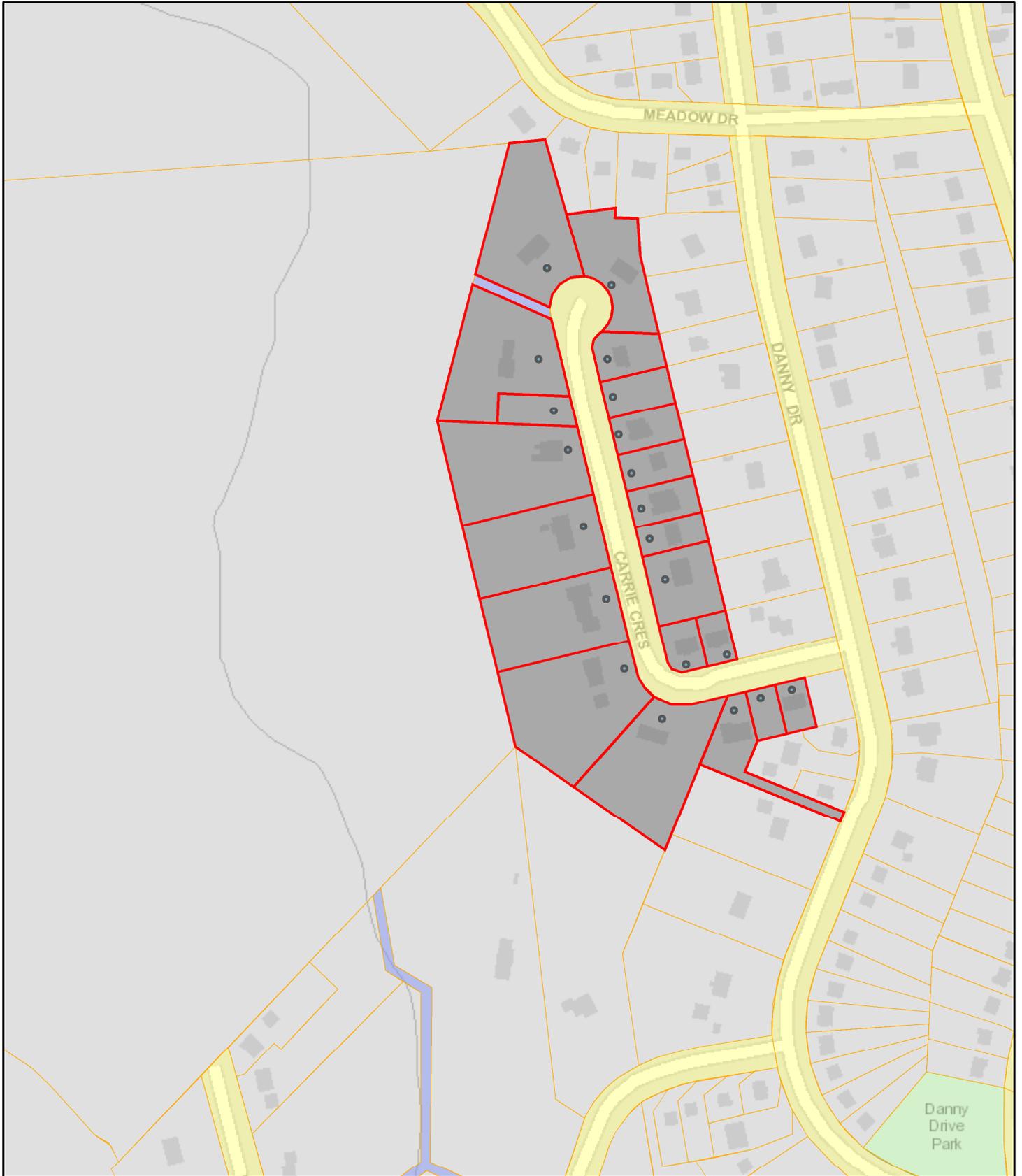


2019-04-29



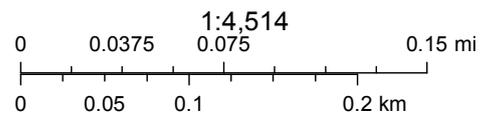
HRM Owned Land by Classification

-  Right-of-Way Land
-  Property Charged
-  HRM/NSTIR Exchange Boundary



2019-04-29

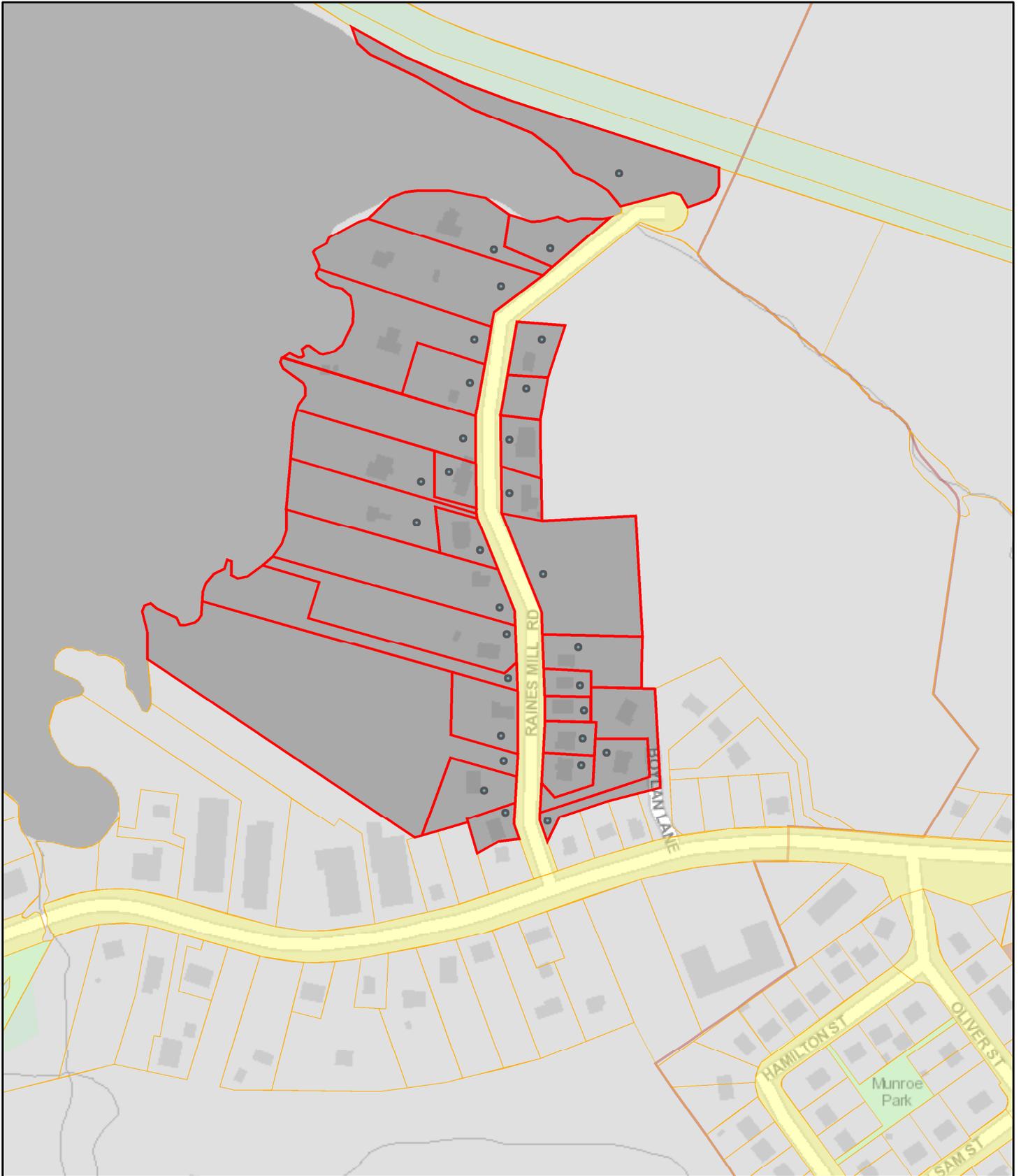
 HRM/NSTIR Exchange Boundary



HRM Owned Land by Classification

-  Drainage
-  Open Space Land
-  Right-of-Way Land
-  Property Charged

PLAN SHOWING PROPERTIES FOR LIC VIA FRONTAGE CHARGE FOR PAVING OF RAINES MILLS ROAD
BY-LAW S-448

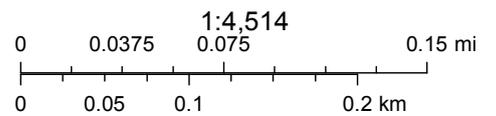


2019-04-29

 HRM/NSTIR Exchange Boundary

HRM Owned Land by Classification

-  Open Space Land
-  Right-of-Way Land
-  Vacant
-  Property Charged



Halifax Regional Municipality

February 27, 2018

ATTACHMENT 2

Dear Sir/Madam:

Re: Paving – Silver Court, Eastern Passage

The Halifax Regional Municipality's (HRM) proposed 2018/2019 Capital Budget provides for the paving of Silver Court and it is anticipated this street will be paved in 2018 (subject to Regional Council approval). In June 2016, Halifax Regional Council granted approval to pave or chip seal all existing HRM owned gravel roads. The paving or chip sealing of gravel roads is subject to Local Improvement Charges (LIC) as stated in By-Law Number S-400. Prior to 2016, property owners were surveyed to ascertain if there was interest to pave the street. If there was sufficient interest, the project would be considered for paving through the Capital Budget process, and if approved by Council, the gravel road would be upgraded accordingly. Under Bylaw S-400 both the property owners and HRM would equally cost share (50/50) on the total costs of the project. Pursuant to the new program property owners will no longer be surveyed, and the cost to the property owner will be reduced from 50% of the total costs to 33.33%. HRM will pay 66.66% of the total costs, and the property owner's portion will be recovered through the LIC process.

The **estimated** rate for the paving of Silver Court is \$24.00 per foot (which includes estimated construction costs plus engineering/administration fees) of street frontage abutting your property. This estimated rate is subject to change, and the final rate will be calculated when the actual cost of the project has been determined (at the end of construction). The actual LIC rate will then be presented to Regional Council for their approval prior to the billing process. The billing process generally begins within 12 months after the completion of the construction phase. As a note if your property has been assessed for paving on a previous project, you will be exempt from the LIC for the paving of Silver Court.

Final billings for all Local Improvement projects 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. Billings may also be paid in full at any time if the abutter so desires. The interest is set at a rate equal to the prime rate of the Municipality's banker plus two percentage points on the date that notification of the local improvement project is issued.

Pending final project approval, the proposed construction work may result in adjustments to some driveways and lawn slopes, but it is anticipated that the majority of the work will be limited to HRM's right-of-way. Please be advised as per HRM By-Law S-300 that pavement cuts shall not be permitted for two years after the paving is complete. If you have a project requiring a pavement cut, please make arrangements to apply for a permit, and have the work completed prior to the street paving.

All efforts will be taken to minimize disruptions to your property during construction, and a follow-up notice will be sent to all property owners prior to the construction start-up of the project. Please contact the HRM Call Center number (311) if you have any questions regarding the local improvement charge process and/or construction related questions, or if you are aware of any existing problems with the street.

Respectfully,

BJ Watson
Tax Analyst
Finance and Asset Management

cc Councillor Bill Karsten, District 3
Jerry Blackwood, Manager of Revenue, Treasurer
David Hubley, P.Eng., Manager, Project Planning and Design
Anne Sherwood, P.Eng., Senior Design Engineer
Jeff MacEwen, P.Eng., Construction Supervisor
Ed Surette, P.Eng., Pavement Management Supervisor
Training & Development Lead - Citizen Contact Centre (311)
Client Relationship & Process Lead - Citizen Contact Centre (311)



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

October 17, 2007

Dear Sir/Madam:

Re: Paving -Silver Crt - Eastern Passage
Limit Spruce Drive to Cul de sac

In order to facilitate the development of a list of paving projects for future Capital Budget consideration, we are attaching a survey for your review.

The purpose of this survey is to ascertain if there is sufficient support from property owners regarding the proposed paving of Silver Crt. If Regional Council approves this project, paving will be subjected to Local Improvement Charges (LIC) as stated in By-Law Number S-400. Each year the LIC is determined and presented to Regional Council for their approval. As the rate is determined on an annual basis, the charge is subject to change. For the purpose of this survey an interim rate of \$35 per linear foot is being used. This is an estimated amount and it is unknown at this point in time as to when the paving of the street will be approved in the capital budget.

Final billings for all Local Improvement Projects 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. 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.

If you are in agreement to pay the interim frontage rate of \$35.00 per foot of your property for paving, please sign and return the attached agreement by **November 10, 2007** to:

Mail: Ms. Ann Reid, LIC Clerk
Design & Construction Services
P.O. Box 1749
Halifax, NS B3J 3A5

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

Residents will be notified in writing if the Local Improvement Rate exceeds the interim rate of \$35.00. If you require further clarification, please call Ms. Ann Reid at (902) 490-6849.

Sincerely,

Original Signed

Clary White
Supervisor Drafting and Plan Record Services

cc: David Hubley, P.Eng., Manager Design & Construction Services
Cathie O'Toole, Director Infrastructure & Asset Management
Lynn Matheson, Councillor Support District 8

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INFRASTRUCTURE & ASSET MANAGEMENT, Design and Construction

Facilities Planning
Capital Projects

Regional Transportation Planning

Real Property

Sustainable Environmental

Parks Planning

Management Office (SEMO)

Tel: (902) 490-4865

Fax: (902) 490-4858

E-mail: whitec@halifax.ca

Website: www.halifax.ca

AGREEMENT

I agree to pay the interim rate of \$35.00 per linear foot frontage of my property for paving on Silver Crt.

Name _____

Signature _____

Lot # _____ Street Address: _____

CW/pm

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INFRASTRUCTURE & ASSET MANAGEMENT, Design and Construction

*Facilities Planning/
Capital Projects*

Regional Transportation Planning

*Real Property/
Parks Planning*

*Sustainable Environmental
Management Office (SEMO)*

Tel: (902) 490-4865

Fax: (902) 490-4858

E-mail: whitec@halifax.ca

Website: www.halifax.ca



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

November 26, 2007

All Property Owners

Dear Sir/Madam:

Re: Survey results - Silver Court - Cow Bay

This is to inform you of the results of the survey that closed on November 10th regarding the paving of Silver Court.

Under the HRM Local Improvement Policy & By-Law Number S-400, street paving may be considered subject to budget considerations, provided there is a successful survey from the property owners that 50% of the total frontage are in favour of the project. Your street has not met the required 50% approval. Staff is recommending that this project not proceed at this time.

If you have any question pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849.

Yours very truly,

Original Signed

Ann Reid
LIC Technican

AR/pm

cc Lynn Matheson, Councillor Support District 8
David Hubley, Manager Design and Construction Services
Cathie O'Toole, Director Infrastructure and Asset Management

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February 27, 2018

Dear Sir/Madam:

Re: Paving – Chalamont Dr, Hammonds Plains

The Halifax Regional Municipality's (HRM) proposed 2018/2019 Capital Budget provides for the paving of Chalamont Drive and it is anticipated this street will be paved in 2018 (subject to Regional Council approval). In June 2016, Halifax Regional Council granted approval to pave or chip seal all existing HRM owned gravel roads. The paving or chip sealing of gravel roads is subject to Local Improvement Charges (LIC) as stated in By-Law Number S-400. Prior to 2016, property owners were surveyed to ascertain if there was interest to pave the street. If there was sufficient interest, the project would be considered for paving through the Capital Budget process, and if approved by Council, the gravel road would be upgraded accordingly. Under Bylaw S-400 both the property owners and HRM would equally cost share (50/50) on the total costs of the project. Pursuant to the new program property owners will no longer be surveyed, and the cost to the property owner will be reduced from 50% of the total costs to 33.33%. HRM will pay 66.66% of the total costs, and the property owner's portion will be recovered through the LIC process.

The **estimated** rate for the paving of Chalamont Drive is \$24.00 per foot (which includes estimated construction costs plus engineering/administration fees) of street frontage abutting your property. This estimated rate is subject to change, and the final rate will be calculated when the actual cost of the project has been determined (at the end of construction). The actual LIC rate will then be presented to Regional Council for their approval prior to the billing process. The billing process generally begins within 12 months after the completion of the construction phase. As a note if your property has been assessed for paving on a previous project, you will be exempt from the LIC for the paving of Chalamont Drive.

Final billings for all Local Improvement projects 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. Billings may also be paid in full at any time if the abutter so desires. The interest is set at a rate equal to the prime rate of the Municipality's banker plus two percentage points on the date that notification of the local improvement project is issued.

Pending final project approval, the proposed construction work may result in adjustments to some driveways and lawn slopes, but it is anticipated that the majority of the work will be limited to HRM's right-of-way. Please be advised as per HRM By-Law S-300 that pavement cuts shall not be permitted for two years after the paving is complete. If you have a project requiring a pavement cut, please make arrangements to apply for a permit, and have the work completed prior to the street paving.

All efforts will be taken to minimize disruptions to your property during construction, and a follow-up notice will be sent to all property owners prior to the construction start-up of the project. Please contact the HRM Call Center number (311) if you have any questions regarding the local improvement charge process and/or construction related questions, or if you are aware of any existing problems with the street.

Respectfully,

BJ Watson
Tax Analyst
Finance and Asset Management

cc Councillor Matt Whitman, District 13
Jerry Blackwood, Manager of Revenue, Treasurer
David Hubley, P.Eng., Manager, Project Planning and Design
Anne Sherwood, P.Eng., Senior Design Engineer
Jeff MacEwen, P.Eng., Construction Supervisor
Ed Surette, P.Eng., Pavement Management Supervisor
Training & Development Lead - Citizen Contact Centre (311)
Client Relationship & Process Lead - Citizen Contact Centre (311)

October 18, 2011

Dear Sir/Madam:

Re: Paying –Chalamont Drive – Hammonds Plains

In order to facilitate the development of a list of paving projects for future Capital Budget consideration, we have attached a survey for your review and comments.

The purpose of this survey is to ascertain if there is sufficient support from property owners regarding the proposed paving of Chalamont Drive. If Regional Council approves this project, paving will be subject to Local Improvement Charges (LIC) as stated in By-Law Number S-400. Each year the LIC is determined and presented to Regional Council for their approval. The rate is determined on an annual basis and is subject to change. Upon reviewing the properties that abut Chalamont Drive the frontages range from 100 to 494 feet with an estimated LIC frontage charge of between \$4,000 and \$19,798 based on the estimated rate of \$40 per foot. The district councillor has requested that the LIC be charged via a lot charge at the estimated cost of \$9,175 for the 7 properties abutting Chalamont Drive. The reason for this request is that he feels that everyone benefits from having the road paved; therefore the cost should be shared equally. This is an estimated amount and it is unknown at this point in time as to when the paving of the street will be approved in the capital budget.

Final billings for all Local Improvement Projects 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. 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 be considered that you have no preference and will be okay with whatever option is approved. If you are in agreement to pay the interim lot charge of \$9,174 for paving or are not in agreement, please sign and return the attached agreement by **November 4, 2011** to:

Mail: Ann Reid
Design & Construction Services
P.O. Box 1749
Halifax, NS B3J 3A5

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

If you require further clarification, please call Ann Reid at (902) 490-6849.

Respectfully,

Original Signed

Clary White
Supervisor Drafting and Plan Record Services

CW/pm

cc: Peter Lund, Councillor, District 23

H:\ENG\word\Local Improvements\2011 Letters\Survey Letter District 23\Chalamont Drive - Hammonds Plains.doc

AGREEMENT

Option # 1

I agree to pay the estimated lot charge of \$9,174 for paving of Chalamont Drive.

Civic Address:

Date:

Signature:

Option # 2

I am not in favour of the paving of Chalamont Drive.

Civic Address:

Date:

Signature:

November 17, 2011

Dear Sir or Madam:

Re: Paving Survey Results – Chalamont Drive – Hammonds Plains

This is to inform you of the result of the survey that closed on, November 4 regarding the paving of the above noted street.

Under this program, HRM Local Improvement Policy & By-Law Number S-400 is used in determining the survey results. Street paving may be considered subject to budget considerations, provided there is a successful survey from the property owners that 50% of the total recoverable frontage are in favour of the project. Your street has not met the required 50% approval. Staff is recommending that this project not proceed at this time.

If you have any question pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849.

Yours very truly,

Original Signed

Ann Reid,
LIC Technician

AR/pm

cc Peter Lund, Councillor District 23

H:\ENG\word\Local Improvements\2011 Letters\Survey Letter District 23\Chalamont Dr - Hammonds Plains Results.doc

February 27, 2018

Dear Sir/Madam:

Re: Paving – Northwood Rd, Hammonds Plains

The Halifax Regional Municipality's (HRM) proposed 2018/2019 Capital Budget provides for the paving of Northwood Road and it is anticipated this street will be paved in 2018 (subject to Regional Council approval). In June 2016, Halifax Regional Council granted approval to pave or chip seal all existing HRM owned gravel roads. The paving or chip sealing of gravel roads is subject to Local Improvement Charges (LIC) as stated in By-Law Number S-400. Prior to 2016, property owners were surveyed to ascertain if there was interest to pave the street. If there was sufficient interest, the project would be considered for paving through the Capital Budget process, and if approved by Council, the gravel road would be upgraded accordingly. Under Bylaw S-400 both the property owners and HRM would equally cost share (50/50) on the total costs of the project. Pursuant to the new program property owners will no longer be surveyed, and the cost to the property owner will be reduced from 50% of the total costs to 33.33%. HRM will pay 66.66% of the total costs, and the property owner's portion will be recovered through the LIC process.

The **estimated** rate for the paving of Northwood Road is \$24.00 per foot (which includes estimated construction costs plus engineering/administration fees) of street frontage abutting your property. This estimated rate is subject to change, and the final rate will be calculated when the actual cost of the project has been determined (at the end of construction). The actual LIC rate will then be presented to Regional Council for their approval prior to the billing process. The billing process generally begins within 12 months after the completion of the construction phase. As a note if your property has been assessed for paving on a previous project, you will be exempt from the LIC for the paving of Northwood Road.

Final billings for all Local Improvement projects 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. Billings may also be paid in full at any time if the abutter so desires. The interest is set at a rate equal to the prime rate of the Municipality's banker plus two percentage points on the date that notification of the local improvement project is issued.

Pending final project approval, the proposed construction work may result in adjustments to some driveways and lawn slopes, but it is anticipated that the majority of the work will be limited to HRM's right-of-way. Please be advised as per HRM By-Law S-300 that pavement cuts shall not be permitted for two years after the paving is complete. If you have a project requiring a pavement cut, please make arrangements to apply for a permit, and have the work completed prior to the street paving.

All efforts will be taken to minimize disruptions to your property during construction, and a follow-up notice will be sent to all property owners prior to the construction start-up of the project. Please contact the HRM Call Center number (311) if you have any questions regarding the local improvement charge process and/or construction related questions, or if you are aware of any existing problems with the street.

Respectfully,

BJ Watson
Tax Analyst
Finance and Asset Management

cc Councillor Matt Whitman, District 13
Jerry Blackwood, Manager of Revenue, Treasurer
David Hubley, P.Eng., Manager, Project Planning and Design
Anne Sherwood, P.Eng., Senior Design Engineer
Jeff MacEwen, P.Eng., Construction Supervisor
Ed Surette, P.Eng., Pavement Management Supervisor
Training & Development Lead - Citizen Contact Centre (311)
Client Relationship & Process Lead - Citizen Contact Centre (311)

February 27, 2018

Dear Sir/Madam:

Re: Paving – Gardeners Walk, Beaver Bank

The Halifax Regional Municipality's (HRM) proposed 2018/2019 Capital Budget provides for the paving of Gardeners Walk and it is anticipated this street will be paved in 2018 (subject to Regional Council approval). In June 2016, Halifax Regional Council granted approval to pave or chip seal all existing HRM owned gravel roads. The paving or chip sealing of gravel roads is subject to Local Improvement Charges (LIC) as stated in By-Law Number S-400. Prior to 2016, property owners were surveyed to ascertain if there was interest to pave the street. If there was sufficient interest, the project would be considered for paving through the Capital Budget process, and if approved by Council, the gravel road would be upgraded accordingly. Under Bylaw S-400 both the property owners and HRM would equally cost share (50/50) on the total costs of the project. Pursuant to the new program property owners will no longer be surveyed, and the cost to the property owner will be reduced from 50% of the total costs to 33.33%. HRM will pay 66.66% of the total costs, and the property owner's portion will be recovered through the LIC process.

The **estimated** rate for the paving of Gardeners Walk is \$24.00 per foot (which includes estimated construction costs plus engineering/administration fees) of street frontage abutting your property. This estimated rate is subject to change, and the final rate will be calculated when the actual cost of the project has been determined (at the end of construction). The actual LIC rate will then be presented to Regional Council for their approval prior to the billing process. The billing process generally begins within 12 months after the completion of the construction phase. As a note if your property has been assessed for paving on a previous project, you will be exempt from the LIC for the paving of Gardeners Walk.

Final billings for all Local Improvement projects 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. Billings may also be paid in full at any time if the abutter so desires. The interest is set at a rate equal to the prime rate of the Municipality's banker plus two percentage points on the date that notification of the local improvement project is issued.

Pending final project approval, the proposed construction work may result in adjustments to some driveways and lawn slopes, but it is anticipated that the majority of the work will be limited to HRM's right-of-way. Please be advised as per HRM By-Law S-300 that pavement cuts shall not be permitted for two years after the paving is complete. If you have a project requiring a pavement cut, please make arrangements to apply for a permit, and have the work completed prior to the street paving.

All efforts will be taken to minimize disruptions to your property during construction, and a follow-up notice will be sent to all property owners prior to the construction start-up of the project. Please contact the HRM Call Center number (311) if you have any questions regarding the local improvement charge process and/or construction related questions, or if you are aware of any existing problems with the street.

Respectfully,

BJ Watson
Tax Analyst
Finance and Asset Management

cc Lisa Blackburn, Beaver Bank, District 14
Jerry Blackwood, Manager of Revenue, Treasurer
David Hublely, P.Eng., Manager, Project Planning and Design
Anne Sherwood, P.Eng., Senior Design Engineer
Jeff MacEwen, P.Eng., Construction Supervisor
Ed Surette, P.Eng., Pavement Management Supervisor
Training & Development Lead - Citizen Contact Centre (311)
Client Relationship & Process Lead - Citizen Contact Centre (311)



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

November 16, 2011

Dear Sir/Madam:

Re: Paving – Gardeners Walk – Beaver Bank

In order to facilitate the development of a list of paving projects for future Capital Budget consideration, we have attached a survey for your review and comments.

The purpose of this survey is to ascertain if there is sufficient support from property owners regarding the proposed paving of Gardeners Walk. If Regional Council approves this project, paving will be subject to Local Improvement Charges (LIC) as stated in By-Law S-400. Each year the LIC is determined and presented to Regional Council for their approval. The rate is determined on an annual basis and is subject to change. Upon reviewing the properties that abut Gardeners Walk the frontages range from 60 to 175 feet with an estimated LIC frontage charge of between \$2,400 and \$7,000 based on the estimated rate of \$40 per foot. The district councillor has requested that the LIC be charged via a lot charge at the estimated cost of \$4,040 for the 10 properties abutting Gardeners Walk. The reason for this request is that he feels everyone benefits from having the road paved, therefore the cost should be shared equally. This is an estimated amount and it is unknown at this point in time as to when the paving of the street will be approved in the capital budget.

Final billings for all Local Improvement Projects 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. 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 be considered that you have no preference and will be okay with whatever option is approved. If you are in agreement to pay the interim lot charge of \$4,040 for paving or are not in agreement, please sign and return the attached agreement by

Mail: Ann Reid
Design & Construction Services
P.O. Box 1749
Halifax, NS B3J 3A5

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

If you require further clarification, please call Ann Reid at (902) 490-6849.

Respectfully, 
Original Signed

Clary White
Supervisor Drafting and Plan Record Services

CW/pm

cc: Barry Dalrymple, Councillor, District 2

H:\ENG\word\Local Improvements\2011 Letters\Survey Letters District 2\Gardeners Walk - Beaver Bank.doc

AGREEMENT

Option # 1

I agree to pay the estimated lot charge of \$4,040 for paving of Gardeners Walk.

Civic Address:

Date:

Signature:

Option # 2

I am not in favour of the paving of Gardeners Walk.

Civic Address:

Date:

Signature:

January 10, 2012

Dear Sir or Madam:

Re: Paving Survey Results – Gardeners Walk – Beaver Bank

This is to inform you of the result of the survey that closed on, **December 9, 2011** regarding the paving of the above noted street.

Under this program, HRM Local Improvement Policy & By-Law Number S-400 is used in determining the survey results. Street paving may be considered subject to budget considerations, provided there is a successful survey from the property owners that 50% of the total recoverable frontage are in favour of the project. Your street has not met the required 50% approval. Staff is recommending that this project not proceed at this time.

If you have any question pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849.

Yours very truly,

Original Signed

Ann Reid,
LIC Technician

AR/pm

cc Barry Dalrymple, Councillor, District 2

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February 27, 2018

Dear Sir/Madam:

Re: Paving – Old Annapolis Rd, Upper Hammonds Plains

The Halifax Regional Municipality's (HRM) proposed 2018/2019 Capital Budget provides for the paving of Old Annapolis Road and it is anticipated this street will be paved in 2018 (subject to Regional Council approval). In June 2016, Halifax Regional Council granted approval to pave or chip seal all existing HRM owned gravel roads. The paving or chip sealing of gravel roads is subject to Local Improvement Charges (LIC) as stated in By-Law Number S-400. Prior to 2016, property owners were surveyed to ascertain if there was interest to pave the street. If there was sufficient interest, the project would be considered for paving through the Capital Budget process, and if approved by Council, the gravel road would be upgraded accordingly. Under Bylaw S-400 both the property owners and HRM would equally cost share (50/50) on the total costs of the project. Pursuant to the new program property owners will no longer be surveyed, and the cost to the property owner will be reduced from 50% of the total costs to 33.33%. HRM will pay 66.66% of the total costs, and the property owner's portion will be recovered through the LIC process.

The **estimated** rate for the paving of Old Annapolis Road is \$24.00 per foot (which includes estimated construction costs plus engineering/administration fees) of street frontage abutting your property. This estimated rate is subject to change, and the final rate will be calculated when the actual cost of the project has been determined (at the end of construction). The actual LIC rate will then be presented to Regional Council for their approval prior to the billing process. The billing process generally begins within 12 months after the completion of the construction phase. As a note if your property has been assessed for paving on a previous project, you will be exempt from the LIC for the paving of Old Annapolis Road.

Final billings for all Local Improvement projects 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. Billings may also be paid in full at any time if the abutter so desires. The interest is set at a rate equal to the prime rate of the Municipality's banker plus two percentage points on the date that notification of the local improvement project is issued.

Pending final project approval, the proposed construction work may result in adjustments to some driveways and lawn slopes, but it is anticipated that the majority of the work will be limited to HRM's right-of-way. Please be advised as per HRM By-Law S-300 that pavement cuts shall not be permitted for two years after the paving is complete. If you have a project requiring a pavement cut, please make arrangements to apply for a permit, and have the work completed prior to the street paving.

All efforts will be taken to minimize disruptions to your property during construction, and a follow-up notice will be sent to all property owners prior to the construction start-up of the project. Please contact the HRM Call Center number (311) if you have any questions regarding the local improvement charge process and/or construction related questions, or if you are aware of any existing problems with the street.

Respectfully,

BJ Watson
Tax Resource Supervisor
Finance and Asset Management

cc Councillor Matt Whitman, District 13
Jerry Blackwood, Manager of Revenue, Treasurer
David Hubley, P.Eng., Manager, Project Planning and Design
Anne Sherwood, P.Eng., Senior Design Engineer
Jeff MacEwen, P.Eng., Construction Supervisor
Ed Surette, P.Eng., Pavement Management Supervisor
Training & Development Lead - Citizen Contact Centre (311)
Client Relationship & Process Lead - Citizen Contact Centre (311)

February 27, 2018

Dear Sir/Madam:

Re: Paving – Carrie Cres, Beaver Bank

The Halifax Regional Municipality's (HRM) proposed 2018/2019 Capital Budget provides for the paving of Carrie Crescent and it is anticipated this street will be paved in 2018 (subject to Regional Council approval). In June 2016, Halifax Regional Council granted approval to pave or chip seal all existing HRM owned gravel roads. The paving or chip sealing of gravel roads is subject to Local Improvement Charges (LIC) as stated in By-Law Number S-400. Prior to 2016, property owners were surveyed to ascertain if there was interest to pave the street. If there was sufficient interest, the project would be considered for paving through the Capital Budget process, and if approved by Council, the gravel road would be upgraded accordingly. Under Bylaw S-400 both the property owners and HRM would equally cost share (50/50) on the total costs of the project. Pursuant to the new program property owners will no longer be surveyed, and the cost to the property owner will be reduced from 50% of the total costs to 33.33%. HRM will pay 66.66% of the total costs, and the property owner's portion will be recovered through the LIC process.

The **estimated** rate for the paving of Carrie Crescent is \$24.00 per foot (which includes estimated construction costs plus engineering/administration fees) of street frontage abutting your property. This estimated rate is subject to change, and the final rate will be calculated when the actual cost of the project has been determined (at the end of construction). The actual LIC rate will then be presented to Regional Council for their approval prior to the billing process. The billing process generally begins within 12 months after the completion of the construction phase. As a note if your property has been assessed for paving on a previous project, you will be exempt from the LIC for the paving of Carrie Crescent.

Final billings for all Local Improvement projects 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. Billings may also be paid in full at any time if the abutter so desires. The interest is set at a rate equal to the prime rate of the Municipality's banker plus two percentage points on the date that notification of the local improvement project is issued.

Pending final project approval, the proposed construction work may result in adjustments to some driveways and lawn slopes, but it is anticipated that the majority of the work will be limited to HRM's right-of-way. Please be advised as per HRM By-Law S-300 that pavement cuts shall not be permitted for two years after the paving is complete. If you have a project requiring a pavement cut, please make arrangements to apply for a permit, and have the work completed prior to the street paving.

All efforts will be taken to minimize disruptions to your property during construction, and a follow-up notice will be sent to all property owners prior to the construction start-up of the project. Please contact the HRM Call Center number (311) if you have any questions regarding the local improvement charge process and/or construction related questions, or if you are aware of any existing problems with the street.

Respectfully,

BJ Watson
Tax Analyst
Finance and Asset Management

cc Councillor Lisa Blackburn, District 14
Jerry Blackwood, Manager of Revenue, Treasurer
David Hubley, P.Eng., Manager, Project Planning and Design
Anne Sherwood, P.Eng., Senior Design Engineer
Jeff MacEwen, P.Eng., Construction Supervisor
Ed Surette, P.Eng., Pavement Management Supervisor
Training & Development Lead - Citizen Contact Centre (311)
Client Relationship & Process Lead - Citizen Contact Centre (311)



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

November 16, 2011

Dear Sir/Madam:

Re: Paving – Carrie Crescent – Beaver Bank

In order to facilitate the development of a list of paving projects for future Capital Budget consideration, we have attached a survey for your review and comments.

The purpose of this survey is to ascertain if there is sufficient support from property owners regarding the proposed paving of Carrie Crescent. If Regional Council approves this project, paving will be subject to Local Improvement Charges (LIC) as stated in By-Law S-400. Each year the LIC is determined and presented to Regional Council for their approval. The rate is determined on an annual basis and is subject to change. Upon reviewing the properties that abut Carrie Crescent the frontages range from 37 to 298 feet with an estimated LIC frontage charge of between \$1,466 and \$11,921 based on the estimated rate of \$40 per foot. The district councillor has requested that the LIC be charged via a lot charge at the estimated cost of \$4,534 for the 18 properties abutting Carrie Crescent. The reason for this request is that he feels everyone benefits from having the road paved, therefore the cost should be shared equally. This is an estimated amount and it is unknown at this point in time as to when the paving of the street will be approved in the capital budget.

Final billings for all Local Improvement Projects 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. 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 be considered that you have no preference and will be okay with whatever option is approved. If you are in agreement to pay the interim lot charge of \$4,534 for paving or are not in agreement, please sign and return the attached agreement by December 9, 2011

Mail: Ann Reid
Design & Construction Services
P.O. Box 1749
Halifax, NS B3J 3A5

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

If you require further clarification, please call Ann Reid at (902) 490-6849.

Respectfully, /

Original Signed

Supervisor Drafting and Plan Record Services

CW/pm

cc: Barry Dalrymple, Councillor, District 2

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AGREEMENT

Option # 1

I agree to pay the estimated lot charge of \$4,533 for paving of Carrie Crescent.

Civic Address:

Date:

Signature:

Option # 2

I am not in favour of the paving of Carrie Crescent.

Civic Address:

Date:

Signature:

January 10, 2012

Dear Sir or Madam:

Re: Paving Survey Results – Carrie Crescent – Beaver Bank

This is to inform you of the result of the survey that closed on, **December 9, 2011** regarding the paving of the above noted street.

Under this program, HRM Local Improvement Policy & By-Law Number S-400 is used in determining the survey results. Street paving may be considered subject to budget considerations, provided there is a successful survey from the property owners that 50% of the total recoverable frontage are in favour of the project. Your street has not met the required 50% approval. Staff is recommending that this project not proceed at this time.

If you have any question pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849.

Yours very truly,

Original Signed

Ann Reid,
LIC Technician

AR/pm

cc Barry Dalrymple, Councillor, District 2

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February 27, 2018

Dear Sir/Madam:

Re: Paving – Raines Mill Rd, Lakeside

The Halifax Regional Municipality's (HRM) proposed 2018/2019 Capital Budget provides for the paving of Raines Mill Road and it is anticipated this street will be paved in 2018 (subject to Regional Council approval). In June 2016, Halifax Regional Council granted approval to pave or chip seal all existing HRM owned gravel roads. The paving or chip sealing of gravel roads is subject to Local Improvement Charges (LIC) as stated in By-Law Number S-400. Prior to 2016, property owners were surveyed to ascertain if there was interest to pave the street. If there was sufficient interest, the project would be considered for paving through the Capital Budget process, and if approved by Council, the gravel road would be upgraded accordingly. Under Bylaw S-400 both the property owners and HRM would equally cost share (50/50) on the total costs of the project. Pursuant to the new program property owners will no longer be surveyed, and the cost to the property owner will be reduced from 50% of the total costs to 33.33%. HRM will pay 66.66% of the total costs, and the property owner's portion will be recovered through the LIC process.

The **estimated** rate for the paving of Raines Mill Road is \$24.00 per foot (which includes estimated construction costs plus engineering/administration fees) of street frontage abutting your property. This estimated rate is subject to change, and the final rate will be calculated when the actual cost of the project has been determined (at the end of construction). The actual LIC rate will then be presented to Regional Council for their approval prior to the billing process. The billing process generally begins within 12 months after the completion of the construction phase. As a note if your property has been assessed for paving on a previous project, you will be exempt from the LIC for the paving of Raines Mill Road.

Final billings for all Local Improvement projects 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. Billings may also be paid in full at any time if the abutter so desires. The interest is set at a rate equal to the prime rate of the Municipality's banker plus two percentage points on the date that notification of the local improvement project is issued.

Pending final project approval, the proposed construction work may result in adjustments to some driveways and lawn slopes, but it is anticipated that the majority of the work will be limited to HRM's right-of-way. Please be advised as per HRM By-Law S-300 that pavement cuts shall not be permitted for two years after the paving is complete. If you have a project requiring a pavement cut, please make arrangements to apply for a permit, and have the work completed prior to the street paving.

All efforts will be taken to minimize disruptions to your property during construction, and a follow-up notice will be sent to all property owners prior to the construction start-up of the project. Please contact the HRM Call Center number (311) if you have any questions regarding the local improvement charge process and/or construction related questions, or if you are aware of any existing problems with the street.

Respectfully,

BJ Watson
Tax Analyst
Finance and Asset Management

cc Councillor Richard Zurawski, District 12
Jerry Blackwood, Manager of Revenue, Treasurer
David Hubley, P.Eng., Manager, Project Planning and Design
Anne Sherwood, P.Eng., Senior Design Engineer
Jeff MacEwen, P.Eng., Construction Supervisor
Ed Surette, P.Eng., Pavement Management Supervisor
Training & Development Lead - Citizen Contact Centre (311)
Client Relationship & Process Lead - Citizen Contact Centre (311)



January 19, 2015

Dear Sir or Madam:

Re: Survey Results Raines Mill Road, Lakeside

This is to inform you of the result of the survey that closed on **December 16** regarding the paving of Raines Mill Road.

Under this program, HRM Local Improvement Policy & By-Law Number S-400 is used in determining the survey results. Street paving may be considered subject to budget considerations, provided there is a successful survey from the property owners that 50% of the total recoverable frontage are in favour of the project. Your street has not met the required 50% approval. Staff is recommending that this project not proceed at this time.

If you have any question pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849.

Yours very truly,

Original Signed

ANN REID
LIC Technician\Records Management
PROJECT PLANNING AND DESIGN, TPW

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

AR\rch.
cc: Reg Rankin, Councillor District 12

R:\TPWD&C\Design\Local Improvements\2015 paving inside core\Raines Mill Road-Lakeside results.docx

HALIFAX

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

halifax.ca

25 November 2014

Dear Sir/Madam:

Re: **Paving – Raines Mill Road – Lakeside.**

In order to facilitate the development of a list of paving projects for future Capital Budget considerations, we have attached a survey for your review and action.

The paving of gravel roads is subject to Local Improvement Charges (LIC) as stated in By-Law Number S-400, and pursuant to the Local Improvement Policy. Under this Bylaw the total construction costs for the paving of the Halifax Regional Municipality (HRM) owned gravel roads are equally cost shared between the property owners and HRM. The property owners share is recovered through the LIC process, and the rate is presented to Regional Council for their approval. The rate is determined on an annual basis and is subject to change. The District Councillor has requested the LIC be recovered via a lot charge at the estimated cost of \$2,400 per lot for the 34 properties abutting Raines Mill Road. If the survey is successful Raines Mills Road will be submitted for future Capital Budget consideration.

Final billings for all Local Improvement Projects 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. This billing may also be paid in full at any time if the abutter so desires. Interest shall accrue on charges outstanding from the first payment due date forward at a rate equal to the prime rate of the Municipality's banker plus two percentage points.

It is important you return the survey to the undersigned to ensure 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 agreement by **December 16, 2014.**

Mail: Ms. Ann Reid
Project Planning and Design Services
P.O. Box 1749
Halifax, NS B3J 3A5

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

HALIFAX

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

halifax.ca

AGREEMENT

Option # 1

I agree to pay the estimated lot charge of **\$2,400** for the asphalt paving of Raines Mill Road.

Civic Address:

Date:

Signature:

Option # 2

I am not in favour of the asphalt paving of Raines Mill Road.

Civic Address:

Date:

Signature:
