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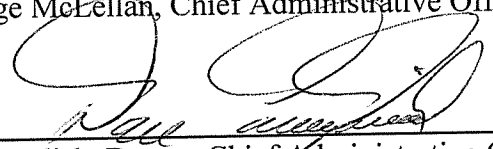
PO-Box 1749  
Halifax, Nova Scotia  
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**Halifax Regional Council**  
**July 5, 2005**

**TO:** Mayor Kelly and Members of Halifax Regional Council

**SUBMITTED BY:**

  
George McLellan, Chief Administrative Officer

  
Dan English, Deputy Chief Administrative Officer

**DATE:** June 27, 2005

**SUBJECT:** 2005-06 Area Rate for LWF Ratepayer's Association

### ORIGIN

Interim Area Rate Guidelines were adopted by Council in January 2000 to create a process to assist communities establish new area rates, ensure that all taxpayers have an opportunity to participate in setting a rate and ensure that rates are set only for valid municipal purposes and not for services already covered by the general rate.

The purpose of this report is to determine if the Interim Area Rate Guidelines have been satisfied thus far with regard to extending the catchment area for the LWF Ratepayer's Association area rate to include the St. Andrew's subdivision and the remainder of the Schwartzald subdivision not already in the catchment area.

### RECOMMENDATION

**It is recommended that :**

- 1. The catchment area for the LWF Ratepayer's Association area rate as depicted in the map in Appendix A remain unchanged from 2004-05 and an area rate of \$0.03 per \$100 of assessed value be approved to be applied against the properties within the mapped area in Appendix A for the 2005-06 fiscal year.**

## **BACKGROUND**

The Lakeview, Windsor Junction, Fall River (LWF) Ratepayer's Association through management agreements with HRM operates the Windsor Junction Community Centre and, in partnership with the Lakeview Homeowner's Association, Lakeview Park. The Association also manages and delivers recreation and leisure programs. Further details regarding the activities of the Association are provided in Appendices C and D of this report.

Funding for the Association and its activities is largely provided through an area rate established in 1983. Therefore, this area rate was in existence for some time before the Interim Area Rate Guidelines were established in January 2000. As such, Regional Council has never before been presented with a map outlining the boundaries for the area rate. The catchment area depicted in Appendix A is the area that the tax has been levied on in the past. It extends throughout most of the communities of Lakeview, Windsor Junction and Fall River.

The community boundary between Fall River and Fletcher's Lake once bisected Schwartzald subdivision. As a result, part of this subdivision fell outside the catchment area for the LWF Ratepayer's Association. The community boundary has been revised so that all of Schwartzald subdivision is now included in Fall River. St. Andrew's subdivision is a new residential development in Fall River. Residents of St. Andrew's subdivision and the section of Schwartzald subdivision formerly part of Fletcher's Lake have expressed an interest in being consulted with respect to inclusion in the catchment area for the LWF Ratepayer's Association.

## **DISCUSSION**

The current status of this proposed new area rate in terms of the Interim Area Rate Guidelines is as follows:

- 1. Area rates can only be used for the provision of services within the municipal mandate; services traditionally provided by the municipality.***

Section 65 (ag) of the Municipal Government Act states that "Council may expend money required by the municipality for playgrounds, trails, bicycle paths, swimming pools, ice arenas and other recreational facilities." The Halifax Regional Municipality and its predecessor municipal units have traditionally funded, either entirely or partially through partnerships, the construction and ongoing operating costs of recreation facilities.

- 2. Area rates are not to be used to provide different levels of a municipal service within urban and suburban areas where said service is covered by the general tax rate.***

The catchment area for the area rate is currently located primarily within the suburban area and would be extended to other parts of the suburban area. However, the Association is not intending to use the area rate to provide a higher level of service than what would be funded from the general

rate. LWF is one of the fastest growing areas of HRM and is currently under serviced for recreational resources.

- 3. In order for a proposed new area rate to move to the process as outlined in #4 below, it must have the support of the area's Councillor(s).**

The area to which the catchment area would be extended is entirely within District 2. The Councillor for the District, Krista Snow, conducted a mail-in vote of all households in St. Andrew's subdivision and the section of Schwartzald subdivision not currently in the catchment area to determine if there was support from a majority in each of the two areas for the area rate. The results of the vote are indicated below.

- 4. Proposals for new area rates must be advertised publicly, clearly identifying affected areas, the purpose for the rate, rate information and the duration the rate is expected to be charged. A public meeting will be held and those attending the meeting will be informed of the rationale for the rate and consulted on its appropriateness.**

On June 9, 2005, a ballot (Appendix B) along with information regarding the services provided by the LWF Ratepayer's Association (Appendix C) was mailed out to all property owners in St. Andrew's subdivision and the section of Schwartzald subdivision not currently in the catchment area. Information was provided on the ballot form as to the purpose of the vote, the voting process, how ballots could be submitted, the deadline for submission, the amount of the area rate, and the date, time and location of an information meeting. The ballot requested that the property owner chose between whether or not they were in favour of joining the catchment area for the LWF Ratepayer's Association and paying an area rate of \$0.03 per \$100 of assessed value.

The information meeting was held on Thursday, June 23, 2005 at 7:00 p.m. at the LWF Firehall, 843 Fall River Road, Fall River. Councillor Snow gave a brief talk on the purpose of the meeting and answered questions.

The results of the voting process was as follows:

<b>St. Andrew's Subdivision</b>	<b>Totals</b>	<b>%s</b>
<b>Ballots Mailed</b>	<b>447</b>	
<b>Ballots Returned</b>	<b>130</b>	<b>29.1% of Ballots Mailed</b>
<b>Votes in Favour</b>	<b>48</b>	<b>36.9% of Ballots Returned</b>
<b>Votes Against</b>	<b>82</b>	<b>63.1% of Ballots Returned</b>

Schwartzald Subdivision	Totals	%s
Ballots Mailed	108	
Ballots Returned	14	13.0% of Ballots Mailed
Votes in Favour	3	21.4% of Ballots Returned
Votes Against	11	78.6% of Ballots Returned

A majority of those who voted from each of the two areas were against joining the catchment area for the LWF Ratepayer's Association and paying the area rate.

- 5. With the concurrence of the Councillor, the request is forwarded to the Community Council for review and a recommendation to Halifax Regional Council. Where a Community Council does not exist, the request will go directly to Halifax Regional Council.*

Because the majority of those who voted from each of the two areas were against joining the catchment area for the LWF Ratepayer's Association and paying the area rate, the process was terminated, and no request was forwarded to the Marine Drive, Valley, and Canal Community Council.

- 6. Any proposed new area rates recommended by a Community Council (or, in the absence of a Community Council, the Councillor for the area) will be submitted to Halifax Regional Council through a staff report with a recommendation from the Chief Administrative Officer. The staff report will identify the implications to the Municipality along with the results of any public meeting.*

Staff is recommending to Regional Council in this report that the area rate not be extended to St. Andrew's subdivision and the section of Schwartzald subdivision not currently paying the area rate. The results of the vote were outlined previously in this report, and the implications to the Municipality are identified under the Budget Implications section which follows.

- 7. Halifax Regional Council is responsible for approving all area rates.*

Completion of this step is contingent on Regional Council approving the recommendation contained in this report.

## **BUDGET IMPLICATIONS**

As the recommendation deals with an area rate and not the general tax rate, there are no budget implications for the 2005-06 Operating and Capital Budget previously approved by Council.

**FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN**

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

**ALTERNATIVES**

Council may choose to extend the area rate catchment boundary to include only St. Andrew's subdivision, or only the remainder of Schwartzald subdivision, or both sub-divisions. None of these alternatives are recommended as the majority of property owners from both subdivisions who voted have indicated that they are not willing to pay the area rate in order to participate in the LWF Ratepayer's Association.

**ATTACHMENTS**

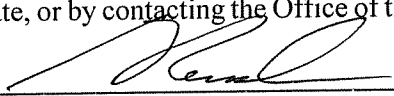
**Appendix A:** Map of current catchment area for the LWF Ratepayer's Association area rate

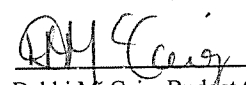
**Appendix B:** Ballot mailed to property owners

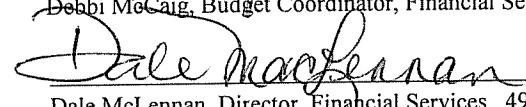
**Appendix C:** Information mailed to property owners regarding services offered by LWF Ratepayer's Association.

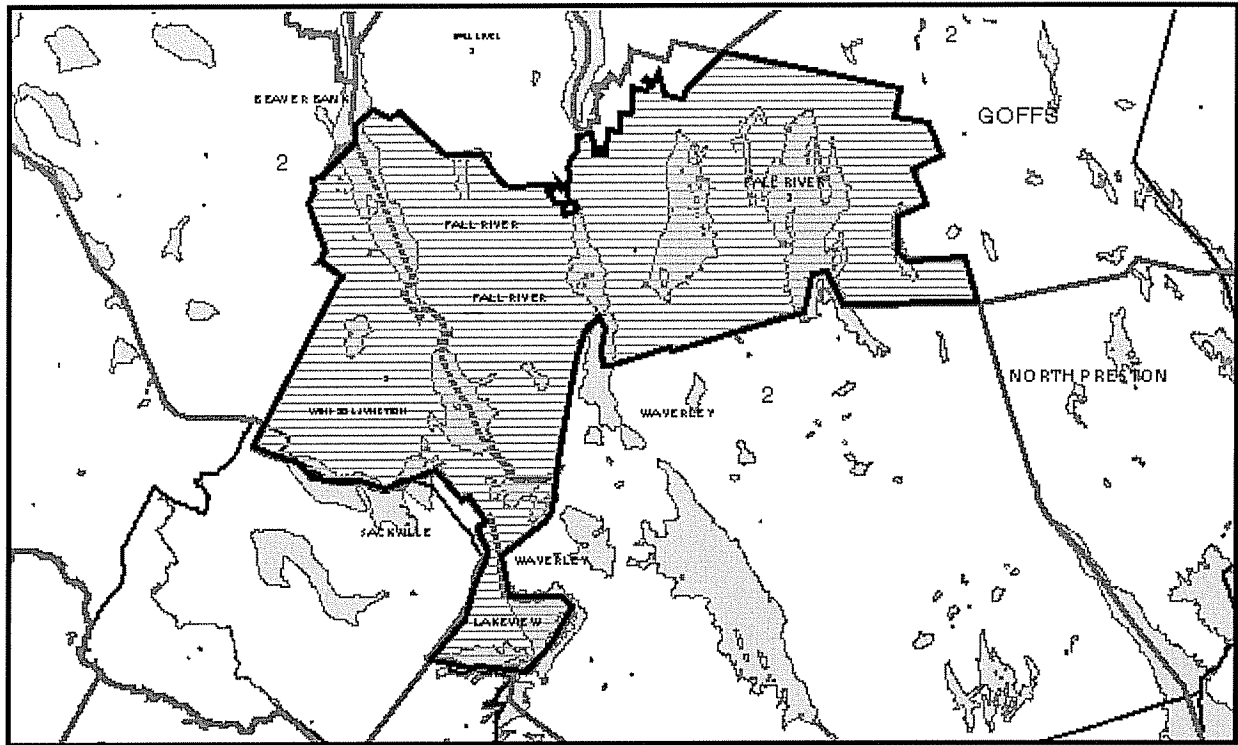
**Appendix D:** 2005-06 Business Plan and Budget for LWF Ratepayer's Association.

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by:   
Gordon Roussel, Financial Consultant, Financial Services 490-6468

Financial Review:   
Debbi McCaig, Budget Coordinator, Financial Services 490-4280

Report Approved by:   
Dale McLennan, Director, Financial Services 490-6308



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AREA TAX RATE BALLOT

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June 9, 2005

DOE SUSAN AND GEORGE  
123 ANYWHERE ST  
FALL RIVER NS CA B2T 1P6

Assessment # 01234567  
123 ANYWHERE ST  
LOT 123 FALL RIVER

Dear Resident:

Interest has been expressed by the residents of St. Andrews subdivision and a section of Schwarzwald sub-division to be included in the catchment area serviced by the LWF Ratepayers Association. The purpose of this ballot is to determine whether the majority of residents in these two areas wish to join the catchment area in order to participate in the services offered by the Association. There will be two separate vote counts, one for each of the two areas. Inclusion in the catchment area will be determined by a simple majority amongst those who submit ballots.

Enclosed with this ballot are details of the various services and activities offered by the LWF Ratepayers Association. Those residents who are currently within the catchment area pay an area rate of 3 cents per \$100 of assessed value on their property tax bills for this service. This equates to \$30.00 per year for every \$100,000 in assessed property value.

To address any questions or concerns which you have, an information meeting will be held:

Thursday, June 23, 2005 @ 7:00 p.m.  
LWF Fire Hall  
843 Fall River Rd, Fall River

**Completed ballots may be dropped off at the meeting, faxed to 490-4122, or mailed to:**

Councillor's Support Office  
Halifax Regional Municipality  
PO Box 1749  
Halifax, NS B3J 3A5

**Please note that all ballots must be received by June 24, 2005 (NO EXCEPTIONS!).** So please allow adequate time for delivery if you are mailing. The results of the balloting will be provided on Councillor Snow's website at [www.kristasnow.ca](http://www.kristasnow.ca).

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- YES**, I am in favour of joining the catchment area for the LWF Ratepayer's Association and paying an area rate of 3 cents per \$100 of assessed value on my property tax bill.
  - NO**, I am not in favour of the joining the catchment area for the LWF Ratepayer's Association.

Assessment # 01234567

**NOTE:** Only one vote per assessment number will be counted. Ballots with written-in, typed-in, or altered assessment numbers will not be accepted.

## **LWF Ratepayers Association**

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LWF Ratepayers Association (LWF) manages the Community concerns for the Ratepayers of Lakeview, Windsor Junction, and Fall River. LWF, through management agreements operates Community Centres. A Management agreement with the Windsor Junction Community Centre (Incorporated under the Societies Act of Nova Scotia, April 01, 1949) sets up management for the Windsor Junction Community Centre. A second management agreement with Halifax Regional Municipality and Lakeview Homeowners Association allows the management of the Lakeview Park. Our area rate, established in 1983, allows us to offer summer programs at our facilities at minimal cost to our members.

### **Windsor Junction Community Centre & Lakeview Park**

#### **Our Mission**

LWF Ratepayers Association manages dynamic recreation facilities that provide multifaceted supervised safe recreation and leisure experiences, for our membership, in positive and energetic settings.

#### **Our Vision**

LWF's vision is to operate a progressive summer recreation program, which provides positive experiences for our membership. LWF is committed to increasing the number of our facilities to match the outward growth of our community.

#### **Our values**

The personal behaviors that our organization attempts to foster in its employees in our daily dealings with the membership include; respect, fairness, honesty, integrity, flexibility, responsibility, pride, openness and transparency, and waterfront sensibilities. In addition, our organization values the work ethics that support the success of our enterprise, including volunteerism, leadership, teamwork, initiative, individual strengths, diversity, innovation, and creativity, commitment, professionalism, and bias for action.

### **Our programs (WJCC Campus)**

#### **Daycamp**

Annually our Daycamp has been host to over two hundred children ages five to twelve.

We open at 7:30 AM (earlier if necessary) for drop off and are on site until 5:30 PM (later if necessary). Our day is full of different activities, crafts, games, playground and waterfront.

#### **Swim Lessons (WJCC Campus)**

We offer swimming lessons every morning from 9:00AM until 12:30 pm on the beach and in Third Lake. Over the last two summers we successfully taught 200 children in each of our four week sessions. Our fully qualified Red Cross and Lifesaving Society Instructors teach Red Cross Levels 1-12, Aqua Tots, Aqua Adults, Rookie Ranger Star Patrol Bronze Star, Bronze Medallion, Bronze Cross, and Aqua Leaders. We have been rewarded 6 of the last 10 years with the Best Beach as Awarded by the Lifesaving Society.

### **Extended Programs (WJCC Campus)**

#### **Junior Guards**

Kids aged 12 and up are invited to join our Junior Guard Team. The team meets twice a week, for first aid, physical and life guard training and life guard shadowing, in preparation for the competitive beach trials held numerous times throughout the summer. The team travels the Province for these competitions. The WJCC team was the Canadian National Champion Junior Guard team in 2000 and our Junior team the "Matarays" captured the coveted title again in 2004.

#### **Leadership Crew (WJCC Campus)**

Kids, again aged 12 and up are invited to join our Leadership Crew. The Crew will attract kids that are interested in volunteering in their community. Crew will muster twice weekly for activities such as games and projects. The activities will include First Aid Training, shadow life guarding, volunteering at the day camp or swimming lessons and at community functions such as Keloose.

### **Children's Programs (Lakeview Park Campus)**

We have staff onsite daily to supervise the park for safe play, and have over the last two years, begun some daily childrens' programming.

Both of our facilities are patrolled by private security nightly and have staff members on- site throughout the day.

### **Financial**

Our annual budget of \$107,801 is raised by our enhanced area rate. The rate is 3 cents on \$100 of assessed value. Details of the budget is available on the Councillor Snow's Web Site at <http://www.kristasnow.ca/lwf.html>



**Appendix D: 2005-06 Business Plan & Budget for**

Name of Association or Society:	LWF Ratepayers Association
Registry of Joint Stock Companies ID#:	1348703

	Primary Signing Authority	Secondary Signing Authority
Name & Title:	Cheryl Newcombe	Jamie Duncan
Phone number:	861-1033 or 433-0857 ext 114	860-2301
Mailing Address:	38 Community Centre Lane Windsor Jct, NS B2T 1G2	135 Third Lake Ave Lakeview, NS B4C 4C9

Business Plan & Budget approved at Annual General Meeting held on:	December 5, 2004
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**Mission and Description of Services Provided**

(including who the services are provided to)

LWF Ratepayers Association manages dynamic recreation facilities that provide multifaceted supervised safe recreation and leisure experiences, for our membership, in positive and energetic settings.

**Accomplishments**

(What has your organization accomplished in the past year?)

1. 206 participants in the Day Camp program
2. 561 registrants for swim lessons
3. Junior Lifeguard program grew to 25 Junior Guards.
4. The Mantarays are the 2004 Canadian National Surf Junior Lifeguarding Champions
5. Leadership Crew, ages 12 to 15, assisted with Day Camp and Playground

**Goals for 2005-06**

(What does your organization plan to accomplish between April 1, 2005 and March 31, 2006)

1.	Swimming lessons
2.	Junior Lifeguard Program (ages 13 to 15)
3.	Junior Leadership Program (ages 10 to 12)
4.	Day Camp
5.	Baseball facilities for LWF Baseball
6.	
7.	
8.	
9.	
10.	

**Area Rate Information**

Purpose of Area Rate:	To provide funding for ongoing operations
Will the Purpose <u>or</u> Amount of the Area Rate change in 2005/06?	No
If so, how and why has it changed, and have the majority of homeowners voted to approve the change?	n/a
Amount of Area Rate for 2005/06:	\$0.03 per \$100 of assessed value
Area subject to Area Rate:	Lakeview, Windsor Junction and Fall River
Year Area Rate to Expire (if applicable):	n/a
Do you anticipate a surplus or a deficit at the end of this year (2004/05)? How much?	No
If a surplus exists at the end of the fiscal year, how is it to be applied?	Carry forward to next year.

**Revenue Budget for 2005-06**  
(include all revenues sources)

Description of Revenue Source	Amount (\$)
Area Rate Revenue to be collected from Property Tax bills:	\$ 107,800
<b>Total Revenues (must equal total expenditures):</b>	<b>\$ 107,800</b>

**Expenditure Budget for 2005-06**

(Include all planned expenditures. If the use of Area Rate revenue is restricted to certain types of expenditures, write "from Area Rate" after the description of those expenditures.)

Description of Planned Expenditures	Amount (\$)
Playground	\$ 23,000
Swim Program	\$ 23,000
Utilities	\$ 5,000
Office	\$ 850
Insurance	\$ 5,350
Garbage Dumpster	\$ 3,000
Equipment Repairs	\$ 500
Grounds & Maintenance	\$ 5,750
Security	\$ 3,500
Senior Watchkeeper	\$ 3,000
Capital Improvements	\$ 15,000
Off Campus Funding	\$ 16,150
Newsletter	\$ 700
Keloose	\$ 3,000
<b>Total Planned Expenditures (must equal total revenues):</b>	<b>\$ 107,800</b>