

**Item No. 11.1.1**  
**Halifax Regional Council**  
**February 2, 2010**

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

**SUBMITTED BY:**



Dan English, Chief Administrative Officer



Wayne Anstey, Deputy Chief Administrative Officer - Operations

**DATE:** January 12, 2010

**SUBJECT:** **Case 01281 - Monarch Estates/Rivendale Subdivisions, Beaver Bank:  
Inclusion in Water Service Area Boundary and Local Improvement  
Charge**

**ORIGIN**

1. August 12, 2008 Motion of Regional Council directing staff to explore the feasibility of including the Rivendale Monarch Subdivision in the water service boundary area, including the Barrett lands off Windgate Drive.
2. May 5, 2009 Motion of Regional Council directing staff to explore the feasibility of including the Rivendale Monarch Subdivision and the approved plans for the new Raymar development (60 lots) at the top of the subdivision in the water service boundary area; and the feasibility of including the Barrett lands of Windgate Drive within the water service boundary area.

**RECOMMENDATION**

It is recommended that Halifax Regional Council:

1. Approve in principle and begin the process for adoption of Local Improvement By-law L-132, attached hereto as Attachment A, to set the charges for the installation of water servicing in the Monarch and Rivendale Subdivisions and adjoining lots along Windgate Drive in Beaver Bank;

**RECOMMENDATIONS CONTINUED ON PAGE 2**

2. Subject to approval of By-law L-132, authorize Halifax Water to be the contracting agency for the required installation of the water servicing;
3. Approve in principle the project budget for the Water Servicing Project in the amount of \$5,463,338 including net HST with the net residual amount funded from a Local Improvement Charge;
4. Give First Reading to amendments to the Regional Subdivision By-law and the Beaver Bank, Hammonds Plains, Upper Sackville Municipal Planning Strategy as provided in Attachments B and C of this report, and schedule a Public Hearing;
5. Approve amendments to the Regional Subdivision By-law and the Municipal Planning Strategy for Beaver Bank, Hammonds Plains and Upper Sackville as provided in Attachments B and C of this report;
6. Authorize staff to initiate a process to consider amending the Municipal Planning Strategy for Beaver Bank, Hammonds Plains and Upper Sackville to accommodate a discharge of the existing development agreement for Monarch Estates and Rivendale Subdivisions resulting from the provision of central water service, and apply zoning as deemed appropriate, and direct staff to follow the public participation program as approved by Council in February 1997; and
7. Not consider the extension of the Water Service Area Boundary to include the "Barrett Lands" off Windgate Drive, as shown on Map 2, at this time.

### **EXECUTIVE SUMMARY**

- Representatives of the Monarch/Rivendale Community Association have approached HRM to have piped water extended to that area, following concerns over inadequate well water supply at a number of properties.
- The subject area is situated outside the Water Service Area as delineated in the Regional Subdivision By-law and the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy (MPS).
- Council can extend the boundaries of the Water Service Areas if, among other things, there is a demonstrated problem with existing on-site water supply.
- Piped water can be provided to the area from the existing system located just west of Monarch/Rivendale at a cost of about \$5.5 million.
- To finance this project, it is recommended that Council approve a Local Improvement Charge By-Law applied to all property owners within the proposed Water Service Area extension.

- Two surveys of property owners have indicated the majority of respondents are in favour of piped water at the estimated cost of \$17,750 per lot.
- Provision can be made for a fair contribution from future development in the area.
- The North West Community Council, and possibly Regional Council, will need to consider changes to local planning documents to incorporate amendments related to the installation of central water service in Monarch/Rivendale.
- One large land holding, known as the “Barrett Lands” located east of Monarch Estates should not be considered for inclusion in the Water Service Area because doing so would be contrary to policies of the Regional Plan.

### **BACKGROUND**

Monarch Estates and Rivendale Subdivisions (Monarch/Rivendale) in Beaver Bank are located to the east of the Beaver Bank Road, just north of Windgate Dr. (See Map 1). The subdivisions comprise approximately 300 residential lots with on-site septic systems and wells. Amid concerns over lack of ground water supply, representatives of the Monarch/Rivendale Community Association approached the District Councillor, and staff of HRM and Halifax Water to investigate whether the area could be serviced with Municipal Water. Regional Council, on May 5, 2009, authorized staff to begin the process to enable the area to be serviced. Also being considered for water servicing are lots along Windgate Drive between the Beaver Bank Road and Rivendale. The “Barrett Lands” are a 149 hectare undeveloped landholding east of Monarch/Rivendale (See Map 2).

The area is designated in the Regional Plan as Rural Commuter and is located just east of the Urban Service District where central piped water and sewer services are available. Lots along Windgate Drive are already within the Water Service District but the water pipe does not extend to those lots (See Map 2). Earlier phases of Monarch/ Rivendale were developed as-of-right before 2001. Recent phases were developed through a development agreement within a Comprehensive Development District under the Beaver Bank, Hammonds Plains and Upper Sackville MPS.

### **Relevant Policies (Regional MPS)**

The Regional Municipal Planning Strategy (Regional Plan) designates those locations serviced with central piped water as Water Service Areas. Extensions to the central piped water system are not permitted outside the Water Service Areas. The Regional Plan does, however, provide opportunities for Council to consider establishing new water service areas (Policy SU-13) or the expansion of existing water service areas (Policy SU-14), under certain conditions, including that there is an identified problem with the existing on-site water supply. Similar policies (P-85 and P-86) are contained in the MPS, which have been in effect since 1993. (See Attachment 5)

## **DISCUSSION**

In addition to the actual construction of the water system, three legislative elements are required to enable this area to receive piped water supply:

1. Extending the Water Service Boundary to include this area;
2. Financing the project through a Local Improvement Charge By-law to allocate costs of servicing among property owners;
3. Amending the Development Agreement, the local Land Use By-law and the MPS to accommodate water servicing. (This part will be dealt with by the North West Community Council and Regional Council at a later date, and is only summarized in this report.)

### **1. Extending the Water Service Boundary**

With the exception of a few private water utilities, areas serviced with piped central water and sewer systems are included in a "Service Area" as delineated in the Regional Subdivision By-law. A Water Service Area covers areas serviced only with piped water and an Urban Service Area encompasses areas where there are both water and sewer pipes.

The Regional Plan contemplates the expansion of a Water Service Area Boundary in existing communities under certain conditions, including that there is evidence of water quality or quantity problems in the area. The Municipal Planning Strategy for the Beaver Bank area also delineates Service Districts but enables Council to consider expansion of these boundaries under similar conditions.

#### **a) Monarch/Rivendale**

The Monarch Estates and Rivendale Subdivisions (Monarch/Rivendale) contain both existing residential development and areas for which subdivision approvals have been granted. The extension of piped water can therefore be considered under Policy SU-14 of the Regional Plan (Attachment D). Of particular interest is criterion (b) of this policy, which refers to evidence of water quality or quantity issues within existing communities. In this regard, following reports from residents of lack of adequate well water supply, the Monarch/Rivendale Community Association commissioned Atlantic Water Investigations Ltd. to prepare a study of well logs which determined that, over time, wells in the area needed to be drilled deeper and produced progressively lower yields. As well, a study prepared for Ramar Developments Ltd indicated that the water table appears to be dropping in the area and that there are pockets of low yielding wells within the subdivisions. Low well capacity (resulting from lower water table) along with low yield result in wells with not enough capacity to meet average daily demands. These findings, coupled with reports from home owners through comments to the Community Association and at the public meetings demonstrate a water quantity problem in the area. While alternative supplies such as rain water harvesting may provide a solution in isolated cases, a reasonable community-wide solution would be to install piped water, given that the groundwater appears to be yielding less water. The other criteria of Policy SU-14 do not apply to the water servicing issues in Monarch/Rivendale.

Regarding Policy P-86 of the Beaver Bank, Hammonds Plains, Upper Sackville MPS, as indicated, numerous homes are experiencing problems of insufficient well water quantity. The subdivisions about a water service area boundary and Halifax Water indicates that water supply capacity exists in the system to accommodate the additional lots in Monarch/Rivendale. Finally, Halifax Water suggests that the extension of central water service to Monarch/Rivendale only would not, in itself, enhance water system reliability through looping. The extension would, however, be a phase of the system that might ultimately connect the Beaver Bank Road to the Capilano area to the east. Once this is achieved, this would complete the looping of the infrastructure system.

Policy P-86 (a) also makes reference to the financial and engineering implications of a proposed extension and the impact on existing infrastructure. Halifax Water advises that installing piped water to the area is within its capability and can be accommodated without affecting existing infrastructure. Since this area is already developed, there would be no impacts on the larger area or HRM (Policy P-86 (b)). Finally, because Monarch/Rivendale are newer developments with recent septic system approvals, there is no anticipated impact on existing septic systems (Policy P-86 (c) and SU-14 (c).)

**(b) Barrett Lands**

Regional Council also requested staff to investigate whether the “Barrett Lands” should be included in the Water Service District. The “Barrett Lands”, just east of Monarch Rivendale (see Map 2) , are undeveloped. No subdivision application has been received for this parcel. Therefore, any proposed piped water service for this area would have to be considered under Policy SU 13 of the Regional Plan (new Water Service Areas). The property fails to meet criterion (a) of Policy SU-13 since the area is not designated as a growth area under the Regional Plan and a secondary planning process has not been undertaken. The remaining criteria of this policy do not apply to the subject property. Since the Regional Plan takes precedence over the MPS, policies under that MPS regarding expansion of the Water Service District would not apply in this case. Staff concludes that central water service should not be considered for this parcel at this time.

**2. Financing the Project (Adopting a Local Improvement Charge By-law)**

An engineering assessment and preliminary design prepared for Halifax Water estimates that the cost of providing piped water services for this area is in the order of \$5.5 million. As Regional Council has not budgeted funds to finance this project, property owners would be responsible for covering the cost of this project, less any external funds that may be available. A Local Improvement Charge (LIC) would be applied to serve two purposes - to recover the costs from property owners and to allocate those costs among those included in the project. Before a Local Improvement Charge By-law is adopted, HRM conducts public information meetings and surveys property owners to gauge support for a proposed project, including whether they are willing to bear the estimated cost. The results of a survey helps guide Regional Council in its decision whether to adopt an LIC By-law.

**(a) Public Consultation**

Two public meetings were held in the community (see attached minutes). The purpose of the first meeting, held June 10, 2009, was to introduce the proposal to service the area with piped water and hear any concerns from residents. At that time it was estimated that the per-lot cost for piped water services would be about \$20,000. Following that meeting, surveys were mailed to each property owner to find out whether there was interest in proceeding to a more detailed assessment of the scope and cost of the project, given the estimated cost. Approximately 72% of the lots were represented in the responses, of which 86% were in favour and 14% were against the proposal (See Table 1). The positive response enabled Halifax Water to proceed to preliminary design work and to prepare a more detailed estimate of the cost of the project. A second meeting was held Oct. 29, 2009 to communicate the results of preliminary design work which projected an estimated cost of \$17,750 per lot. A second survey was sent out after that meeting asking whether property owners were still in favour of the project at the revised estimated price. The margin on the basis of ownership was three to one in favour of the servicing proposal and four to one in favour on the basis of the number of lots in the area (see Table 2).

The response rate of the second survey is less than the first. Taken together and, given that the first survey indicated a higher cost estimate, the surveys show a clear majority of property owners are in favour (over those not in favour) of the proposal to service the area with piped water. In both surveys there was an even distribution of negative responses - there was no concentration of those not in favour of the project.

**Table 1 Results of LIC survey June 2009**

	Yes	No	No Response	Total
By owner	132 (53%)	30 (12%)	87 (35%)	249 (100%)
% of those returned	81%	19 %		
By Lots	191 (62%)	30 (10%)	87 (28%)	308 (100%)
% of those returned	86%	14%		

**Table 2 Results of LIC Survey November 2009**

	Yes	No	No Response	Total
By owner	111 (44%)	38 (15%)	103 (41%)	252 (100%)
% of those returned	75%	25%		
By Lots	155 (50%)	38 (12%)	115 (38%)	308 (100%)
% of those returned	80%	20%		

**(b) Allocating cost**

The Local Improvement By-law allows Regional Council to approve any appropriate method to allocate costs among property owners to cover the cost of a project, such as a frontage basis, by assessed value, on a per-lot basis or a combination of approaches. An LIC based on lot frontage is usually considered where there is the potential to further subdivide an existing parcel. Property owners with wide lots which could be further subdivided would pay a higher LIC than those with narrower lots, because of the potential extra value in the wider lots.

In the case of Monarch/Rivendale, existing building lots are unlikely to be further subdivided because of limitations on septic system approval. Staff, therefore, proposed at the community meetings and in the surveys to allocate costs on a per-lot basis, estimated at \$17,750 each property. The rationale behind allocating cost on a per-lot basis is two-fold: all existing houses have relied more or less equally on the common groundwater resource and all approved lots can benefit from the piped water supply if it is installed.

**i) Flag Lots**

Flag lots are parcels with long narrow access, widening out some distance from the street. Because of the shape of the lot, houses are usually located far from the public street, in some cases over 200 metres (650 ft.) from the road. Installing laterals from the water mains in the street to a house is the responsibility of the property owner. During public consultation, some (but not all) flag lot owners were concerned about the cost of installing the lateral to their houses. They felt there should be some reduction in the LIC to account for the greater cost to install laterals to their homes. In Monarch/Rivendale there are about 31 flag lots, 14 of which are owned by individual householders as opposed to the original developers. It can be argued that lots as yet unsold (those still owned by the original developers) should not be considered for a reduction since buyers of those lots would be aware of additional lateral costs.

Laterals required to service flag lots would range from about 65 metres to 217 metres (213 ft. to 712 ft.) to with an average of just over 100 metres (328 ft.) per lot. Other, non-flag lots in Monarch/Rivendale would require laterals averaging about 50 metres (164 ft.) in length, although some lots may require laterals longer than this because houses have been set back further from the street. Since all costs of the piped water system must be covered by property owners, any reduction of the per-lot cost based on the length of a lateral for flag lot owners would mean an increase in the cost to the non-flag lot owners. For example, every \$1000 reduction in the LIC for developed flag lots (those with houses) would require a \$47 additional contribution from each of the other lot owners within the subdivisions.

Some residents have suggested that the cost of laterals be included in the total project cost. However, Halifax Water does not have a mandate to install private laterals to individual houses and in any event, the Local Improvement Charge By-law L-100 cannot apply to privately owned infrastructure. The By-law also does not directly recognize the cost of laterals but enables Council to consider an

LIC based on frontage. A frontage charge would reduce the cost to flag lot owners but only at the expense of other lot owners. If costs are to increase from that presented in the survey and at public meetings, the community might need to have an opportunity to comment on a change in the estimated cost. Finally, property owners are not required to connect to a new water line, and it is possible that some owners will choose to remain on their own wells. However, because all properties have been drawing from the same ground water resource, it is logical that all contribute to the expense of supply piped water to the community.

In summary, staff recommends that all existing building lots (including flag lots) be allocated an equal share of the public costs of the water servicing project.

**ii) Larger, undeveloped parcels**

Within this area, there are seven larger undeveloped parcels of land totalling 27 hectares (67 acres). Subdivision approvals have been granted for four of these parcels, yielding about 30 lots, although the lots have not yet been created. Six of the seven parcels would require construction of new streets in order to create new lots. Therefore the land owners would need to install the water pipe, at roughly the same cost as Halifax Water's estimate, to provide servicing to any newly created lots. Because of this expense, it is unreasonable to expect an LIC contribution from new lots on new streets where servicing is installed at the developer's expense.

The remaining parcel has a large frontage on Windgate Drive. If only one LIC allotment is assigned to this parcel, the owner might be able to create serviced lots without incurring the LIC for the new lots. However, staff has been advised that the future lot potential is limited by the requirements for on-site septic systems (the area is low-lying and wet). If this is indeed the case, charging an LIC based on the potential for several new lots which might never be created would require an unbalanced contribution from this property owner. On the other hand, it would be unfair to allow a property owner to create new lots without paying the additional LIC. To resolve this, it is proposed that any future lots on existing road frontage would be assessed the local improvement charge. Because it would be difficult to redistribute additional funds to other property owners after the initial allocation of costs, any future LICs would be provided to Halifax Water for on-going maintenance and capital improvements.

In summary, staff recommends the following:

- All existing lots would be allocated one LIC share per lot.
- Any additional parcels created on new streets would not be required to pay an LIC, since the developer is responsible for installing the services on new streets.
- Any future new lots created on existing streets would be required to pay an LIC equal to one share per new lot at the time the lot is created. Such future LICs would be provided to Halifax Water for ongoing maintenance and capital improvements.



**(c) External funds**

Staff is exploring two possible sources of external funds for this project. Halifax Regional School Board has been approached to determine their interest in connecting the Beaver Bank - Monarch Drive School to the proposed system. Negotiations are still ongoing and any contribution to the project could reduce the cost to other property owners. As well, HRM and the Monarch Rivendale Community Association has applied for funding assistance under the Provincial Capital Assistance Program. Again, any funds received would reduce contributions required from home owners.

**3. Amendments to local planning documents**

Much of Monarch and Rivendale Subdivisions were developed subject to a development agreement negotiated with the developers and approved by the Marine Drive, Valley and Canal Community Council in 2005. One requirement in the agreement is that all lots must be serviced by on-site wells and septic systems. Since the development agreement applies to all subsequent owners of lots in the subdivisions, this provision would need to be changed to enable property owners to connect to a piped water supply. The simplest approach to deal with this matter is to discharge the Development Agreement and apply an appropriate zone to the area. Depending upon the type of zone and its specific provisions, an amendment to the MPS may be required. Changes to development agreements are considered by Community Councils and amendments to the MPS require approval by Regional Council. Staff will prepare appropriate reports and recommendations for the North West Community Council and Regional Council in the near future, as necessary.

**Conclusion**

Because of identified water quantity problems in on-site wells, it is proposed to install a piped water system in the Monarch/Rivendale area. A Local Improvement Charge must be levied on property owners to cover the cost of the installation. As well, the Water Service Area boundaries need to be extended to include the area. Other appropriate amendments to planning documents will be dealt with at a later date. Finally, a large, neighbouring, undeveloped parcel should not be considered for inclusion in the Water Service Area.

**BUDGET IMPLICATIONS**

There are no net budget implications for HRM as the project would be fully funded from Local Improvement Charges.

The HRM costs associated with processing the planning application portion can be accommodated within the approved operating budget for C310.

**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**

1. Council could choose to not approve the Local Improvement Charge By-law. This is not recommended since residents have identified an issue of inadequate water supply and the majority have indicated their willingness to pay for piped water.
2. Council could choose to reduce the LIC for developed flag lots (those with existing dwellings) relative to other lots. Every \$1000 reduction for these flag lots would result in an increase of about \$47 in the LIC for each of the other lots in the subdivisions.

**ATTACHMENTS**

Map 1: Rivendale and Monarch Estates Water Servicing Proposal: LIC Area

Map 2: Proposed amendments to the Regional Subdivision By-law and the Beaver Bank, Hammonds Plains, Upper Sackville Municipal Planning Strategy

Attachment A: Local Improvement By-Law L-132

Attachment B: Amendments to the Regional Subdivision By-Law

Attachment C: Amendments to the Beaver Bank, Hammonds Plains, Upper Sackville Municipal Planning Strategy

Attachment D: Relevant Policies of the Regional Plan and the Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy

Attachment E: Minutes of Public Information Meeting, June 11, 2009

Attachment F: Minutes of Public Information Meeting, October 29, 2009

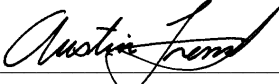
Attachment G: Letter to property owners and survey form, June 15, 2009


Attachment H: Letter to property owners on Windgate Drive and survey form, July 8, 2009

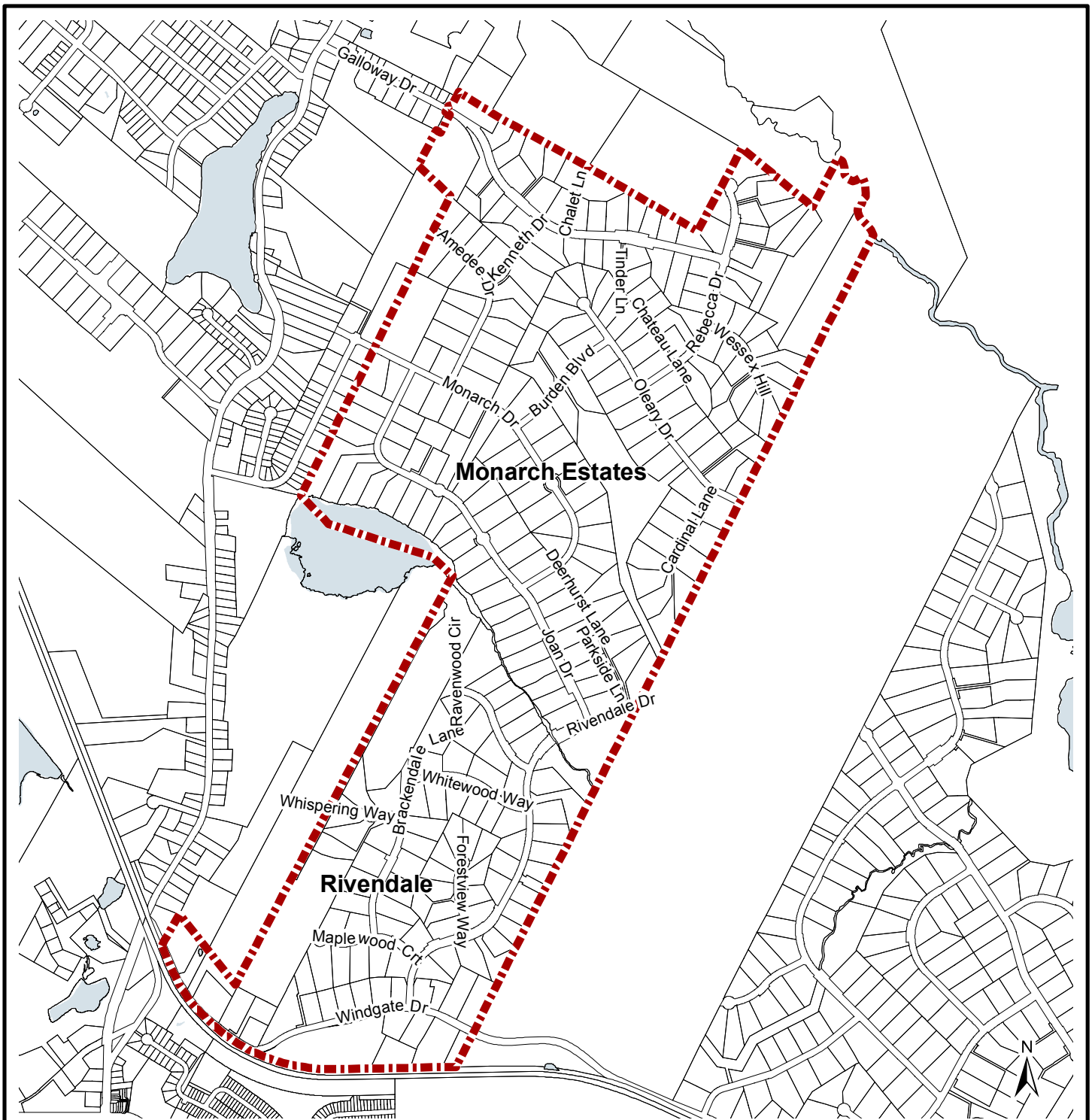
Attachment I: Letter to property owners and survey form, November 6, 2009

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: Fred Wendt, Planner, Regional and Community Planning 490-3971

Report Approved by:   
Austin French, Manager, Planning Services, 490-6717

Report Approved by:   
Paul Dunphy, Director, Community Development



**Map 1**  
Monarch/Rivendale  
Water Servicing Proposal

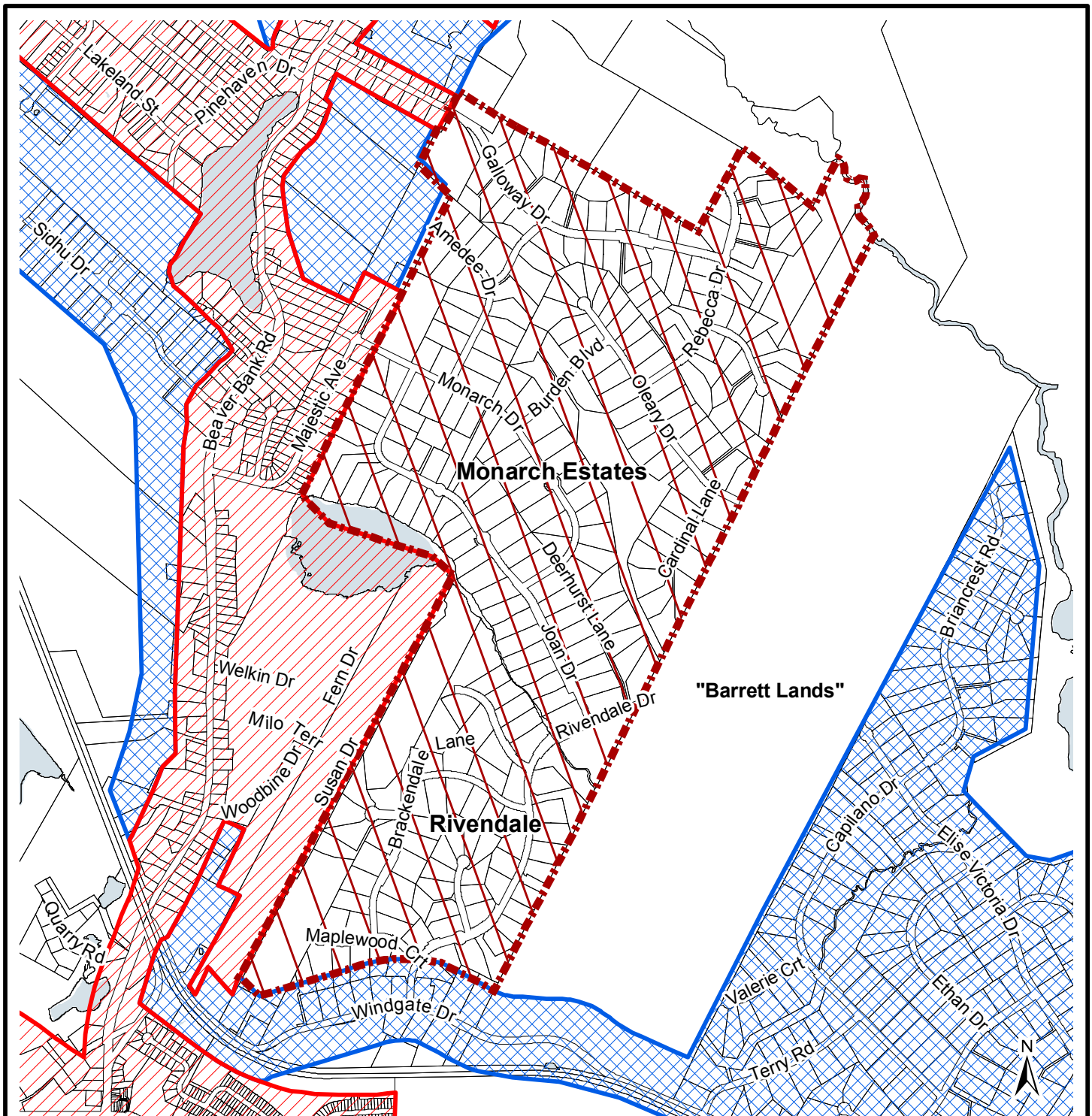
 Proposed Local Improvement Charge Area

**HALIFAX**  
REGIONAL MUNICIPALITY  
REGIONAL AND COMMUNITY  
PLANNING SERVICES

0 250 500  
m




Beaver Bank/Hammonds Plains/Upper Sackville  
Plan Area

HRM does not guarantee the accuracy of any  
representation on this plan.



## Map 2

Monarch/Rivendale Proposed Amendments  
to Regional Subdivision Bylaw and  
Beaver Bank/Hammonds Plains/Upper Sackville MPS

-  Urban Service Area
-  Water Service Area
-  Area to be included in Water Service Area  
on Schedule B of the Regional Subdivision  
Bylaw and Map 5 of the Beaver Bank,  
Hammonds Plains, Upper Sackville  
Municipal Planning Strategy

**HALIFAX**  
REGIONAL MUNICIPALITY  
REGIONAL AND COMMUNITY  
PLANNING SERVICES

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Beaver Bank/Hammonds Plains/Upper Sackville  
Plan Area

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**Attachment A**

**HALIFAX REGIONAL MUNICIPALITY  
BY-LAW NUMBER L-132  
RESPECTING CHARGES FOR LOCAL IMPROVEMENT PROJECTS**

Be It Enacted that Council for the Halifax Regional Municipality that the By-Law L-100, the Local Improvement By-Law, be amended as follows:

1. Schedule "A" of By-Law L-100 is amended by adding the following:

- (a) The Monarch Rivendale Water Servicing Project is a project to install a public water system in the area, known as the Servicing Area, shown on the attached Map 1.
- (b) The estimated cost for the Project is \$5,463,338 and will be funded by Local Improvement Charge.
- (c) An interim charge of \$17,750 per lot, less any external funding, shall be levied on all parcels shown within the Servicing Area, that currently abut a public street existing at the effective date of this Bylaw.
- (d) An interim Charge of \$17,750 shall be levied for each of the following parcels:  
PID #41077652  
PID #40014052
- (e) Any future lots created which abut a public street existing at the effective date of this Bylaw shall be levied an interim charge of \$17,750
- (e) Any monies levied under clause (d) shall be provided to Halifax Water to be used for future operating and maintenance costs of the water system.
- (f) The final charge applied in clauses (c), (d) and (e) shall be calculated following the completion of the work, based on the actual cost of the project.

Done and passed by Council on this                      day of                      , 2010.

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MAYOR

\_\_\_\_\_  
MUNICIPAL CLERK

I, \_\_\_\_\_, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above noted by-law was passed at a meeting of the Halifax Regional Council held on \_\_\_\_\_, 2010.

\_\_\_\_\_  
Municipal Clerk

**Attachment B: A By-Law to Amend the Regional Subdivision By-Law**

The Regional Subdivision By-Law is hereby amended by including the lands shown on the attached Map 2, in the “Water Service Area” under Schedule B: Service Map Requirements.

I HEREBY CERTIFY that the amendment to the Regional Subdivision By-Law was passed by a majority vote of Council of Halifax Regional Municipality at a meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Given under the hand of the Municipal Clerk and under the corporate seal of the Halifax Regional Municipality, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
Municipal Clerk



**Attachment C: A By-Law to amend the Beaver Bank, Hammonds Plains, Upper Sackville  
Municipal Planning Strategy**

The Beaver Bank, Hammonds Plains, Upper Sackville Municipal Planning Strategy is hereby amended by including the lands shown on the attached Map 2, in the “Water Service District” under Map 5: Beaver Bank Service Boundary.

I HEREBY CERTIFY that the amendment to the  
Beaver Bank Hammonds Plains, Upper Sackville  
Municipal Planning Strategy was passed by a  
majority vote of Council of Halifax Regional  
Municipality at a meeting held on the \_\_\_\_\_  
day of \_\_\_\_\_, 2010.

Given under the hand of the Municipal Clerk and  
under the corporate seal of the Halifax Regional  
Municipality, this \_\_\_\_\_ day of \_\_\_\_\_,  
2010.

\_\_\_\_\_  
Municipal Clerk

**Attachment D  
Relevant Policies of the Regional Plan and the  
Beaver Bank, Hammonds Plains and Upper Sackville Municipal Planning Strategy**

**Regional Plan**

- SU-13 HRM may consider establishing new Water Service Areas, subject to the financial ability of HRM to absorb any related costs, provided a wastewater management plan is also considered in accordance with Policy SU-20, if:
- (a) the area is within a Rural Commuter, Rural Resource or Agricultural centre and it has been determined through a secondary planning process that new growth is to be encouraged in this area;
  - (b) an Open Space Design development is proposed within a Rural Commuter, Rural Resource or Agricultural centre pursuant to Policy S-16 [dealing with Enfield and Dutch Settlement]
  - (c) the lands are adjacent to an existing Water Service Area and an Open Space Design development is proposed within an Urban Reserve designation pursuant to Policies IM-18 and S-16; or
  - (d) a study has been prepared by a qualified person verifying that there is a water quality or quantity problem in an existing community that cannot reasonably be rectified by an alternative means.
- SU-14 HRM may consider expanding existing Water Service Areas to existing communities, subject to the financial ability of HRM to absorb any costs related to the expansion, if:
- (a) the lands are in proximity to a trunk water main planned or constructed by the Water Commission to improve the performance of the water distribution system;
  - (b) a study has been prepared by a qualified person verifying that there is a water quality or quantity problem that cannot reasonably be rectified by an alternative means; or
  - (c) there are environmental concerns related to the long-term integrity of on-site sewage disposal systems and a wastewater management plan is also considered in accordance with Policy SU-20.

**Beaver Bank, Hammonds Plains Upper Sackville MPS**

- P-85 It shall be the intention of Council to establish Water Service Districts for those areas to which central municipal water services only have or may be extended in the future, as

shown on the Water Service District Maps (Maps 4 and 5). It shall be the policy of Council that the extension of central municipal water services shall not be permitted outside of designated Water Service Districts. It shall further be the policy of Council that within the Water Service Districts, central municipal water services shall be provided to all subdivisions adjacent to existing municipal water services and which propose to provide a new or extended public street or highway.

- P-86 Notwithstanding Policy P-85, Council may consider amending this planning strategy and the Municipal Subdivision By-law to permit the expansion of existing or the establishment of new Water Service Districts. When considering new or expanded Water Service Districts, priority shall be given to:
- (1) areas identified as experiencing problems related to insufficient quality and/or quantity of existing sources of supply;
  - (2) existing communities within a reasonable distance of the central water supply system where there is a demonstrated need and conditional upon the availability of water supply capacity; and
  - (3) areas which would provide looping of existing infrastructure thereby enhancing reliability of the water system in the local area.

In addition to the priority criteria outlined above, it shall also be the policy of Council when considering the establishment of new or expanded Water Service Districts, to have regard to the following:

- (a) the engineering and financial implications of such extensions as identified by the Master Infrastructure Plan, Implementation Plan and Financial Plan carried out pursuant to Municipal Services General Specifications;
- (b) the potential scale of development and the effects which this may have on existing and future levels of services, as well as the development pattern which is desired and deemed appropriate within this plan area as well as the larger Municipality; and
- (c) environmental considerations related to the long term integrity of on-site sewage disposal systems as well as natural drainage systems.

**Attachment E**

**HALIFAX REGIONAL MUNICIPALITY  
NOTES FROM PUBLIC INFORMATION MEETING  
CASE NO. 01281 - Monarch/Rivendale Water Servicing Request**

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**7:00 p.m. Thursday, June 11, 2009  
Beaver Bank Kinsac Community Centre**

**STAFF IN**

**ATTENDANCE:** Fred Wendt, Planner, HRM Planning Services  
Scott LeBlanc, Planning Technician, HRM Planning Services  
Alana Hines, Planning Controller, HRM Planning Services  
Roger Wells, Supervisor, Regional & Community Planning  
Samantha Butler, Community Developer  
Gordon Roussell, HRM Financial Consultant  
Jamie Hannam, Director, Engineering and Information Services, Halifax Water

**ALSO IN**

**ATTENDANCE:** Councillor Barry Dalrymple, District 2

**PUBLIC IN**

**ATTENDANCE:** Approx. 152 people

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The meeting commenced at approximately 7:00 p.m.

**1. Opening Remarks/Introductions/Purpose of Meeting**

Councillor Barry Dalrymple, District 2, welcomed everyone for coming and introduced himself as the area Councillor and Chair of the meeting. Councillor Dalrymple identified the purpose of the meeting was to review a water servicing request for Monarch/Rivendale.

**2. Application/ Presentation of Proposal**

Fred Wendt, Planner, gave a presentation on background information, the process, and next steps.

**3. Questions/Comments**

Sheldon Collins, Chair of the Water Committee Association for Monarch/Rivendale, said cost is important, but that while servicing Monarch/Rivendale is approximately \$20,000, it can cost between \$4,000 to \$20,000 for a drilled well depending on the number of times it has to be repeated to get good water quality and quantity. Mr. Collins has two wells, both in excess of 500

feet deep, and has had them hydrofractured a total of 3 times between the two of them, with no change in the recovery rate; his family is living off one well with less than 10 gallons per hour. He estimates that he has spent over \$20,000 trying to get water into his residence with no change in the problem. He has experienced water issues for approximately 20 months. He joined the community association in July 2008 and over the past number of years water quality and quantity problems have been expressed to the association, with concerns increasing dramatically. Due to this, the Association has made getting city water its top priority. The volunteer association is working with all levels of government and other stakeholders including the Developer, Councillor Dalrymple, and HRM and Halifax Water staff.

Mr. Collins made the following points:

- The expert's advice: As years pass, wells have been progressively drilled deeper producing less water, indicating the water table is diminishing.
- As the community grows there will be less water available to residents in the community.
- Approximately 1 in 4 homes have already had their wells hydrofractured in Monarch and Rivendale. This is a method of temporarily increasing well yield by injecting water under pressure into the wells to force open water bearing fractures.

Mr. Collins said there is no proven technology used to find water before drilling. A 600 foot deep hole costs approximately \$20,000, whether any water is found. Residents will decide the next step in the process. He felt that if the process does not move forward, it will be years before the issue is considered again. If successful, pipe could be going in the ground next spring. He indicated he has heard of 11 new water issues in the past few days. He is in favour of the project and the Local Improvement Charge and asked if there is anything the Community can do to further expedite the process.

Pam Clarke said she moved to O'Leary Drive 2 years ago and has 4 children. Although she had lots of water when they first moved in, they ran out of water at the end of March and continually lost water week after week. When she has her well filled, there is brown water for a week and a half. She has to conserve water. She stated she is definitely for City water.

One resident asked whether HRM will benefit from increased taxes if water is installed. This resident said currently the residents are paying extremely high taxes for not having services.

Gordon Roussell, HRM Financial Consultant said increased assessment will depend on a number of factors like recent resale values in the neighbourhood. It is possible that the houses with piped water will be more marketable, but that is difficult to say how this will affect property values. If homes are now difficult to sell because they don't have adequate water, it is possible that piped water will increase market values, and subsequently increase assessment. The upside is that properties may be more marketable with piped water. This resident questioned the need to

have HRM involved in this process and that he could have a contractor do this work significantly less than what it will cost him through HRM.

Paul Williams said he personally hasn't had water issues, but water problems are getting closer to his property and it is only a matter of time before he will be affected. He listed benefits of City water: no water softeners, no pumps, warranties on pumps are not being warranted in this area because of all the problems. Mr. Williams said with respect to real estate, your house is worth nothing without water. Real estates values will be higher with piped water and homes will be a lot more attractive to buyers if there is water. He supports the initiative.

Stephen Hilton said he currently doesn't have water problems. He doesn't want to pay \$20,000 right now, but felt it was necessary.

Lori Kent said her family moved into their house in August 2004 and within a few weeks had no water. The first well was drilled 600 feet without finding water and a second well at 680 feet also did not have water and was eventually dynamited. She indicated they have no water again, which is stressful. She said she can try hydrofracting but this may have limited success for a lot of money. Both of her wells yield an estimated 0.08 gals/min or 5 gallons per hour. She said her family needs a solution. She doesn't want to pay \$20,000 right now, but there is no other choice or option at the moment.

Bill Trask, Co-Chair of the Community Association, said he moved into his house in late 2007 and has not had water quantity or quality issues. Given that he has invested a significant amount of money to drill a well, he doesn't look forward to paying \$20,000 to put water in. He does know a number of residents who are experiencing problems. He believes the problem is widespread and not restricted to one house or one street. Many residents lived in the subdivision for several years with no problems whatsoever but without warning they found themselves without water. Judging by the number of people who have come forward with water problems, the issue is far worse than anyone had expected. He said he has seen the well reports and expert opinions and there is undeniable evidence that the water table has dropped. There is also indication that the situation is going to get worse over time. To him, the only logical choice is to support this initiative at this time. He further stated that he is extremely concerned that if this opportunity is missed it will be years before it gets addressed again. He also said he has no plans on selling his house now. However, if he needs to sell his house he doesn't want to be trapped without water. He asked how long it would take to get the issues raised again if there is not enough support now for the proposal.

Councillor Dalyrmple said a significant amount of time and effort has been put into this initiative over the last six months. There are many areas in his district waiting for water service, so if this proposal is turned down it would be a significant number of years before HRM would revisit the issue.

Someone asked if there is a certain percentage of the community that would have to agree to wanting city water.

Councillor Dalrymple said that is not defined but that the problem is significant.

Kelly Zwicker said she has a family of four. She gets a gallon and a half an hour and has hydrofracted twice. She lost equipment both inside the home and in the ground because of having no water. She said suggested residents live in her house to experience the problem.

Brad Conner indicated he reviewed an expert opinion and the water table is diminishing. He said most people in the community have about 0.5 gallons a minute and quite a few homes are getting less. CHMC requires 4 gallons per minute for a mortgage. In the last 7 days, there were 11 cases of people without water, everywhere in the community, not just on one street. Cost is a concern to most people. He indicated there are bankers at the meeting to help residents with financing options.

Ed Peck read a letter he wrote on June 1<sup>st</sup> in support of water. On June 8<sup>th</sup> he had no water and again on June 9<sup>th</sup>. He replaced the pump and got water back. He supports this initiative and asked what the specific time lines are for getting water.

Roger Wells, Regional & Community Planning Supervisor, said following this meeting, staff will send out a preliminary survey to all the property owners within Monarch and Rivendale with a response requested by July 1st. HRM will then spend the next month or so analyzing the results of the survey, by mapping responses (which will remain confidential) to determine where residents are in favour of the piped water proposal. Based on this analysis, a determination will be made whether to proceed with more detailed cost estimates and a preliminary engineering design. A second public meeting would be held in the fall, where the results will be explained. Another, formal survey, with the refined cost included, will go out, with a couple of weeks for a response back from property owners. A staff report will be prepared for Regional Council after which a public hearing would be held, hopefully by early fall. Regional Council will then make a decision whether or not to change the Water Service Boundary and to approve a Local Improvement Charge (LIC). Immediately after that decision, Halifax Water will tender the project and get actual construction costs.

Jamie Hannam, Director of Engineering, Halifax Water said that the preliminary survey will gauge whether the whole community is interested or if there is a sub-area which should be serviced. With that information, Halifax Water will engage a consultant to first do a preliminary design. From this, a detailed cost estimate will be prepared and the information will be brought back to the fall meeting. Then another survey will go out asking homeowners whether they are in favour of the proposal given the cost estimate. Results of the survey will be presented to Regional Council along with a staff recommendation. Council makes a decision whether the

project moves forward or not. Once Council makes a decision, Halifax Water will go to detailed design and prepare tender documents, and the tender will be called. If prices are close to the estimate the project continues but if the price comes in over the target estimate, then there will be another public consultation to see if everyone is still interested. Everyone will pay the share of the public system being built into the street, whether or not you decide to hook up at that time. If you chose not to hook up, you do not incur the cost of the lateral and the on-going cost of a water bill, but you will still pay the LIC. All properties within the scope of the project will pay the LIC.

Someone asked whether the initiative would end if the survey did not show enough interest. Mr. Hannam said it would be challenging but suggested to do the preliminary engineering work where it looks like there may be interest. Once the preliminary design is in place and brought back to the second meeting, it can be tailored a bit to go forward to Council in the fall.

Regarding the time line, Councillor Dalrymple said there are other things going on at the same time and that homeowners need to be prepared to bear the full cost. He further stated that he had this area put on the federal infrastructure assistance list, but that there are 200 HRM projects on that list. There will also be an application made to the province for assistance, but it's no guarantee it will be approved..

Someone asked if the residents will be paying for hydrants. Jamie Hannam said the standard for water system extensions is to include fire protection.

Mr. Peck asked about the comparison between the cost in Beaver Bank of \$70/ft and the \$20,000 per lot quoted for Monarch Rivendale.

Jamie Hannam said that Beaver Bank was fortunate at the time to get some significant federal/provincial infrastructure funding, so the \$70 was the net cost to the homeowner after the funding was applied; the actual cost to install and for infrastructure was much higher.

Norm Hanley moved in three years ago and had no water problems. He had to replace the pump in April and he cannot turn on the outside tap for any longer than 2 to 5 minutes. He was concerned that there would be no water during power outages. City water would be available even in the event of a power failure. As well a fire hydrant in front of the house would be a benefit.

Dave Reid said bought a lot in Monarch in 1999. In the spring of 2000 he drilled a well and after considerable work on the well, eventually got perhaps 1/4 gallon per minute. They had quality issues and went through a series of things to get the water to pass. Three years later they had no water and hydrofractured the well, which lead to his neighbour having water issues. He is currently on his 3<sup>rd</sup> pump. He has had 8 years of water problems and runs out of water regularly. Last November, his in-laws moved in with him and he uses water from his pool to do laundry. He



collects rain water from the roof. They often have to shower elsewhere and have to take the laundry to the Laundromat. His family can't use their dishwasher or jet tub (which hasn't been used in 3 years). He can't sell his house nor have guests as there is not enough water. He said this is a quality of life issue and it is not that he wants City water, but he needs City water. On the street where he lives there are 12 residences and 10 have low water quantity problems; 6 have hydrofracted with short term or no improvement at all; 7 pumps have been replaced; 3 have had their wells drilled deeper; 2 have dynamited their wells and 2 are living off 2 wells. The other two who consider themselves as having no water issues tried to sell their home a few months ago but the sale didn't go through. He said he not concerned about paying \$20,000 since he has probably spent that amount already trying to resolve the on-going water issue he has. He is in favour of City water.

Gary Andrews said this is his second home in the subdivision and has lived in the subdivision for about 10 years. Within the last year he has had several water issues and finds it extremely frustrating. He no longer runs the filtration system, no longer does laundry at home, does not use the dishwasher; and his family has limited use of the shower. He finds that the only thing that will give consistent quality water is City water. He said that he pays a significant amount of property taxes with no services. He wanted to know what portion is HRM supporting.

Councillor Dalrymple said HRM will not pay part of the water costs. Councillor Dalrymple further said he does not think it fair especially in rural districts and has made that case for some time.

Someone asked whether only part of the neighbourhood could be serviced if the entire community is not in favour of the proposal. Would there be a significant increase in cost to those homeowners who do get water?

Jamie Hannam said the cost is a unit rate and didn't anticipate a significant difference in the price whether the whole area or part is done.

Councillor Dalrymple said some rural councillors argued at Regional Council recently that some of the infrastructure money should be spent on water expansion and rural transit but were unsuccessful. The community must therefore be prepared to pay the entire cost of the extensions.

Noreen Stymest said she has had to take a number of water saving measures in her household and have experienced no water in the well. They hydrofracted when they lost water. Within the last week they have experienced no water; they had to order water. Now they are having pump problems. She said that they have reached a crisis situation and is in favour of the proposal.

Shawn Wajdylak said he doesn't have a problem with his water. He asked about the cost to hook up to city water, since he lives on a flag lot, 600 feet from the main street.

Jamie Hannam said he was not able to provide an accurate cost of the lateral. He said Regional Council, when deciding on a Local Improvement Charge, historically have used frontages, assessments, and a combination of methods. The goal is to equitably share the cost of the water system within the community. In some communities, like Beaver Bank Road, frontage was appropriate. Often in a subdivision where there are similar size lots and because of the on-site septic systems there is no opportunity to further subdivide a lot, everyone basically gets the same benefit. Halifax Water believes it is equitable in this particular subdivision to share on a per-lot basis, but he welcomes input on this.

Mr. Wajdylak asked about the cost per foot of the lateral. Mr. Hannam said it might be \$50/foot or \$100/foot, but didn't want to give an estimate because it could be incorrect. It would be better for Mr. Wajdylak to contact some local contractors.

Brian Matthews, lives in Truro but owns the first lot on Galloway Drive, just outside of the service boundary, and asked who approves building permits because there are 6 houses under construction on Galloway Drive, some with drilled wells. He feels HRM is contributing to the water supply problem in this area and therefore HRM should be contributing to this situation. Roger Wells said that on-site water supply is the responsibility of the provincial government in Nova Scotia. HRM has no say in the approval of septic tanks or wells. The developer of Monarch went through all the proper channels to get proper subdivision approval and he had a number of approved building lots that he can develop. It's up to him or the new property owner to pay for the well to be drilled. The well driller supplies a report directly to the province and HRM has no say on that.

Brain Matthews said perhaps the blame was targeted at the wrong people, and the Province has a responsibility to monitor this. He said he doesn't blame the developer for any of this. The developer got approvals but someone should be looking at the well drillers reports.

Councillor Dalrymple said the process needs to be fixed. HRM and the Province are working together to try to identify the problem areas before they occur.

Jason Williams said he moved into his house and the very next day he didn't have water. For two years he has done everything everyone else has said, drilled deeper, hydrofracted, and the next day on both occasions his neighbour lost water. He currently has water now, and completely supports this.

Peter Belliveau said he and his wife moved into the neighbour in 2000 and for 6 years had no water issues. They had their first problem in spring 2006. Three and a half years later and a number of initiatives, they had no water again. To date he has spent \$8,000 on solutions that are not working and anticipates having to spend more money without a guaranteed solution. He said he fully supports this initiative.

A resident said they are experiencing water problems. He asked if this goes ahead, who gets the benefit of increased tax revenue if property values go up by \$50-60,000. He asked whether it wouldn't be fair for HRM to give a percentage of increased tax revenue back to help pay for the project. Councillor Dalrymple said he agrees there should be municipal participation in rural water solutions and will make a request.

Juanita MacKenzie said she currently has no water issues but she is five homes away from neighbours who are experiencing problems. She said her biggest fear is that the residents will not vote for this or HRM will only do some streets, leaving her without a water connection. She asked the audience to consider home values: - her home is now on the market and it won't sell due to the water issues in the area.

Mr. McDow moved in 2005 and said he hasn't had major water problems but is on his third pump. He has run out of water and hopes people vote for this. He asked what effect the high chlorine content of City water would have on septic fields.

Jamie Hannam said it has been Halifax Water's experience that the level of chlorine has very limited impact with no recorded incidents of septic problems. Roger Wells suggested that residents take care of their septic systems if water service is provided to Monarch/Rivendale. Mr. Hannam said generally this would be sustainable.

Mr. McDow asked if water does come into the community, could people get better pricing.

Someone said that the Community Association is looking into this.

Mr. McDow said he is in support of city water.

Councillor Dalrymple said he encourages people to get pricing. He also said he gets calls each week from at least one person but usually three or four from all around the world about moving to this area and the very first question is what is the water situation. He said he never will identify publically a particular subdivision as having water problems but added this does impact real estate.

Sheldon Collins said he moved in the community in 2004 and had no issues for 3 years. Twenty-one months ago his water problems started and he is still having issues. This means no overnight guests and limited water use, including not using his water softener. He had roughly 0.5 gal per minute but now has 9 gallons per hour. If he runs out, he would board up his house and move to an apartment and wait. Looking for water is expensive and risky, he said and is in favour of city water.

Kevin Marchand, Ramar Group of Companies said currently Ramar Group of Companies is associated with approximately 10 unserviced communities and has always been able to resolve water issues, expect here. Ramar takes great pride in this community and asked HRM staff and Council to help. He further said Ramar has slowed down operations here and hopes the process can be expedited as this is a serious issue. Ramar is in favour of this solution with 50 votes.

Councillor Dalrymple thanked everyone for coming. He thanked Percy Paris, Local MLA for coming, Victor from the Beaver Bank Awareness Association, HRM Staff and Jamie Hannam from Halifax Water for coming to the meeting. He reminded people to send back the survey forms.

Someone asked whether not returning a survey would be considered a “No”.

Jamie Hannam said they would document the information, but since this is not a vote, they are looking for input from the community that can be shared with Regional Council so that Council can make a decision.

Someone asked if Council would say no.

Councillor Dalrymple said if there are 20 people on a street and 19 send back a no, water lines will probably not be put in on that street. Someone said all it takes is for one person to be out of water and that one person’s whole life is in ruins.

Councillor Dalrymple said we will try to resolve the situation in a fair and equitable manner. Someone asked about the time lines. Councillor Dalrymple said if it proceeds there would be a spring tender with fall of 2010 as the anticipated date when the taps would be turned on. Someone asked why there was no concern over the well drillers reports and questioned the need for them. Councillor Dalrymple said there is no formal process to review the reports and said HRM is trying to rectify this process right now with the Province. Councillor Dalrymple again thanked everyone for coming out .

#### **4. Adjournment**

The meeting adjourned at approximately 9:00 pm

**Attachment F  
HALIFAX REGIONAL MUNICIPALITY  
PUBLIC MEETING  
PROJECT NO. 01281 - Monarch/Rivendale Subdivision**

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**Thursday, October 29, 2009**

**7:00 p.m.**

**Peace Lutheran Church  
971 Windgate Drive, Beaver Bank**

**STAFF IN**

**ATTENDANCE:** Fred Wendt, Senior Planner, HRM Regional Planning  
Roger Wells, Supervisor, HRM Regional Planning  
Scott LeBlanc, Planning Technician, HRM Regional Planning  
Cara McFarlane, Planning Controller, HRM Planning Services

**ALSO IN**

**ATTENDANCE:** Councillor Barry Dalrymple, District 2  
Jamie Hannam, Halifax Regional Water Commission

**PUBLIC IN**

**ATTENDANCE:** Approximately 130

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The meeting commenced at approximately 7:05 p.m.

**1. Opening Remarks/Introductions - Councillor Dalrymple**

Councillor Dalrymple thanked everyone for taking the time to attend the meeting. He introduced himself as the councillor for the area; Fred Wendt, Roger Wells and Scott LeBlanc, HRM Regional Planning; Gordon Roussel, HRM Financial Services; Jamie Hannam, Halifax Regional Water Commission (HRWC); and Cara McFarlane, HRM Planning Services.

Councillor Dalrymple thanked the people at the church for providing the venue for the meeting as the Beaver Bank Kinsac Community Centre was unavailable due to a fire just over a month ago.

**2. Presentation of Proposal**

**Presentation - Fred Wendt**

As a result of direction from Regional Council, HRM staff has been looking at the possibility of supplying a water system in the Monarch/Rivendale Subdivision. Tonight's meeting is a follow up of the meeting held in June, 2009.

The agenda was reviewed.

The Monarch/Rivendale Subdivision was shown. There are approximately 300 lots in the subdivision and along Windgate Drive. All the lots are serviced by well and septic systems. There have been reports of water depletion in areas within the subdivision. Regional Council has requested staff to investigate piped water into the area. In order to do this, there would have to be some planning documents amended and amendments to the service boundary.

Regional Council would have to expand the water service district to include Monarch/Rivendale. They also would have to approve a Local Improvement Charge (LIC) By-law that allocates a series of costs for that water system to the residents. At the same time, community council would need to do some administrative changes to the planning documents in order to accommodate the water installation.

Following the June meeting, a survey was sent to the residents asking, "Are you in favour of a proposal to install central water pipe at an estimated cost of \$20,000?" This was sent to owners representing 308 lots. From that survey, 221 residents responded with 191 approving and 30 disapproving of the proposal (ratio of 6 yes:1 no). The responses were fairly evenly distributed over the entire area. The results from this survey allowed us to do some preliminary design work and scoping out the nature of the project.

**Presentation - Jamie Hannam, Director of Engineering and Information Services, HRWC**

HRWC, acting as an agent for HRM, has undertaken a preliminary engineering design for a water supply system for Monarch/Rivendale Subdivision. Mac Williams Engineering was asked to undertake a design in accordance with all of the HRWC standards as if they were to design a new subdivision water system. A system is needed that will provide an operating water pressure somewhere between 40 and 80 psi to the homes. This is the typical normal operating pressure for all your regular fixtures and components in the home to work well. The system also needs to provide domestic fire protection flows to the fire hydrants in the area.

The system should have an eight inch diameter water main up and down every street in the subdivision. A slightly larger twelve inch main to take care of the larger volume flow. The mains would be able to accommodate domestic and fire flows to every property. The prime delivery area for water to this subdivision would be from the reservoir behind the school at the top of the subdivision. The pressure in the system is dictated by the height of water in that tank. Because of the relatively low elevation of the land in the subdivision, we need a pressure reducing valve at the beginning of the system. Along each street, there will be operating valves to control the water pressure at each entrance and fire hydrants at standard spacing so all municipal fire fighting requirements are met. There will be a service lateral from the main to the property line of each home.

A map was shown. The blue lines are the indications schematically of the water mains up and down every street in the subdivision and the red points are the spacing of the fire hydrants. There will be a valve at every intersection to control the flow and a pipe running down every street.

The subdivision streets have fairly wide shoulders with ditches. The water main would generally be installed within that shoulder area. A five foot trench would be dug and the pipe laid within that trench. Any laterals would be bored under the road. All disturbed surfaces (including driveways and landscaping) would be restored to their original condition. The fire hydrants would generally be placed at the back of the ditches and on a common property line (400 to 500 foot spacing). If everything goes as planned and the proposal is approved, the design should go out to public tender for winter and ready for spring 2010 for construction.

A detailed cost estimate, dated October 13, 2009, has been done based on the preliminary design. There is just under 11 Km of water main pipe required for this project.

Construction:

- Public main components	\$3,404,967
- Public portion of laterals (3925m @ 150/m)	\$ 588,750

Sub-total	<u>\$3,992,717</u>
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Additional Project Costs

- Engineering design @ \$150,000	\$ 150,000
- Const. inspection/Project administration @ 7%	\$ 279,490

Sub-total	<u>\$4,422,207</u>
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- Project contingency @ 15%	\$ 663,331
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Sub-total	<u>\$5,085,538</u>
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- Net HST @ 3.4289%	\$ 174,378
- Financing (Overhead and Interest @ 4%)	\$ 203,422

<b>Total Project Cost Estimate</b>	<b><u>\$5,463,338</u></b>
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Assuming there are about 300 lots (+/-), the estimated cost per lot would be \$18,200. It is important to note that the final billing will be based on the actual cost of the project.

There are some other costs associated with the project. The \$18,200 is the cost to buy a resident's share of the public portion of the system. If the property owner wishes to hook up to the system, the

private portion of the lateral to the house is extra. HRWC's consultant has offered a conservative (high end) estimate @ \$150/m. The overall cost depends on the contractor and variables when putting the lateral in. The other cost comes from converting your plumbing. The well would have to be disconnected from the house and the plumbing rearranged inside. We cannot allow a public water supply to be connected to a well water supply. Another cost would be the quarterly water bill: Water service - \$37 flat rate + \$0.413/m<sup>3</sup>; Stormwater - \$0.3286/m<sup>3</sup> @ average 60 m<sup>3</sup> per quarter. The quarterly water bill for an average four family household would be around \$81.50.

### **Presentation - Fred Wendt**

The property owners are responsible for all of the associated costs. HRM does however have a mechanism to finance those costs. Regional Council adopts a Local Improvement Charge (LIC) By-law in which all those costs would be allocated. The LIC forms a lien on the property. The owners have up to 20 years to pay off the loan with an interest calculated at prime plus 2%. The property owner could pay the LIC off at one time or put money down on the principle at any time. There is also a provision in the HRM by-law for low-income households to defer the payment of the LIC. HRM is proposing that the total cost is allocated on a per-lot basis.

HRM staff is investigating two possibilities for external funding. The Provincial government has a funding program called the Provincial Capital Assistance Program (PCAP). This is aimed at high priority infrastructure program assisting in existing environmental and health problems. Regional Council, at the October meeting, approved a staff recommendation to submit a letter to the Province requesting consideration for PCAP funding for this project. This request was put forth by the community association's application for PCAP. Staff also approached the Halifax Regional School Board (HRSB) to investigate if they would contribute to the funds for the school share of this water service. It would be safe to say that any contribution from the school board would be relatively small in relation to the overall project.

There are some amendments that must occur to the planning documents in order to include the Monarch/Rivendale Subdivision into the Service District Boundary. The Service District Boundary extension would mean an amendment to the Regional Subdivision By-law and the Municipal Planning Strategy (MPS) for Beaver Bank, Hammonds Plains and Upper Sackville plan area. At the same time, the local community council will examine some of the administrative amendments to the local regulations.

Another survey will be sent to residents asking if they are interested in pursuing this project for the community. The results of the survey, along with other relevant information, will be presented to Regional Council in a staff report. There will be a formal public hearing allowing people to speak on the proposal. Regional Council then decides whether to adopt the by-law and make those changes to the Service District Boundary and MPS. If approved, the project goes to tender and HRWC will follow through. Following completion of the construction, the LIC is adjusted to reflect the actual



cost and then the charges are applied to the properties. Community Council, at the same time, will deal with the administrative requirements to the planning documents.

Staff is looking at sending out the second survey this Fall. The council approval process will happen during the Winter 2009/10. The tender call and design in late Winter of 2010 and the construction can begin (if everything goes as planned) in Spring/Summer 2010.

### **3. Questions/Comments**

Sheldon Collins, O'Leary Drive, Chair of the Water Committee for Monarch/Rivendale Community Association, thanked everyone for coming to the meeting. Unfortunately the meeting was unable to be held in the Beaver Bank Community Centre which was destroyed by a fire. The firefighters in Beaver Bank currently get their water from Tucker Lake. Six fire trucks were connected with hoses to provide water on-site at the fire. If the community centre and Fire Hall had water, would it have made a difference? Perhaps a sprinkler system could have helped save the structure. Perhaps a city water supply would have expedited the process in getting water on the fire ultimately saving our community centre. He acknowledged the professionalism and quick response for the volunteer firefighters. Although, having vast and readily available access to a reliable city water source would definitely help in reducing the time it takes to get water on these fires. Firefighters need the best equipment and resources that can be provided to better protect families and households. This event was viewed in the media as a major tragedy for residents of Beaver Bank. Fire protection is one of the benefits provided by city water solution. He is confident the community centre will be rebuilt and perhaps will be able to serve the future needs of the community. He hopes that access to city water is on the radar for that area and that they don't have to endure the same time consuming process Monarch/Rivendale Subdivision is going through.

Mr. Collins mentioned that the water committee received e-mails from people via the community website. There is a lot of interest and support for the community acquiring city water. A number of these e-mails are real estate related regarding the selling and purchasing of land and building of homes in the area. One of the largest concerns is the number of water issues residents are experiencing. A city water solution will eliminate these concerns and increase saleability and the value of investments. General consensus, based on these e-mails, is that it is not a matter of if, but when the subdivision will get the safety and security that city water solution provides. Although their enthusiasm is appreciated, they are advised that there is no guarantee of getting city water as there are still a number of steps to determine the final outcome. Ultimately, the decision to move forward with the piped water solution will be decided by the community and HRM council.

Mr. Collins asked, how do we make this happen? In the last fifteen months, the community association has doubled a steep learning curve. Dozens of meetings have been attended, many letters have been sent to all levels of government advising of our situation and the possibility of acquiring funding. Hundreds of e-mails have been sent and the association has had to face many decision

processes that could have resulted in off-ramps and failure. These have all been done on a volunteer basis to maintain lifestyle and enjoy the community.

Mr. Collins explained that in order to move forward from here, residents will have to decide if agreeing to the LIC on the next survey is in the best interest of their families, neighbours and community. He will be voting yes. If this project goes before council, the residents will be allowed to address council in a session similar to this one. Ultimately, council will decide if we go to the final steps including tender and infrastructure installation. If the survey is less than positive, other options will have to be explored which could include bypassing streets or entire areas which will further delay the process or even failure of the project. How will bypassing serve the needs of residents with current water quantity issues? Those residents will experience new water issues in the future. Without a city water solution, what will they do to provide water into their households?

Mr. Collins said that drilling new wells on your property is very expensive and a risky proposition. What impact will this have on the real estate values and flexibility to sell homes in the future? A city water solution is a no-risk solution. A delay in the project will ultimately impact the time lines bringing this request to council. If council approves, this impacts the date of the release of the tender. It is understood that a tender release in late winter will probably be cheaper than one released in the summer; therefore, timing is critical. How will a negative result meet the needs of our community, our families and our neighbours? The water issues are growing.

Mr. Collins seeks merit in maintaining a positive attitude. The opportunity may not be available for another ten years if the survey results are negative. In the future, if the project has revitalized, you will have to compete with other water projects in HRM and the cost will be higher. Are you willing to wait? Do what is best for families, neighbours and residents of the community.

Pam Clarke, O'Leary Drive, has a family of four. The family moved here two years ago. When it comes to water, they used as much as they wanted until March of this year. Suddenly the water ran out in late March. Did they use too much water? The fear of losing water again was actually worse than losing it. They never know how much water can be used and not flushing the toilet results in smelly house. In July, the water ran out a Friday night until Monday morning when the water truck came to fill them up. The water did not recover and they were only able to flush one toilet all weekend. The water that was delivered discolored everything. A home a block away did a hydrofract. They lost water completely and had no recovery at all. It's expensive to have city water pumped into the well. They use 60 to 70 gallons of water a day and in a two month period, spent over \$500 on city water. She would much rather spend less money and get city water with unlimited amount as opposed to conserving 60 or 70 gallons a day. She wanted people to realize, especially those who have yet to lose their water, that the natural level of water on her property has dropped over 100 feet in six months.

Arnie Lively, Windgate Drive, has water problems as well. They currently have two wells. He feels that since the project isn't being funded by anyone, the sewer service boundary should be moved at the same time the water service boundary is changed. Homes are getting older and septic systems don't work as well. He believes the residents should have some input on the costs such as materials. Plastic would reduce the overall cost and ease serviceability. There are commercial and industrial buildings on Windgate Drive. Some of them have been serviced. Mr. Hannam said this area cannot technically be provided with wastewater service because of the infrastructure required to take wastewater away and treat it. It is not a practical alternative. With respect to the materials, the consultant has priced the job using pvc pipe.

Nadine Zwicker, Monarch Drive, asked if the \$150 to connect to the house is a standard price. Mr. Hannam said it is the unit price at any given time. He suggested residents check with local contractors. HRWC does not control that cost. There is no group rate being offered through the public process. The community association has talked to a number of contractors all over HRM. Their contact information and pricing will be posted on the website. Ms. Zwicker asked that if there are people that choose not to hook up to city water, will salt or sand be used on the roads during the winter. Mr. Hannam said they would sand until 95% of the subdivision is on city water. Ms. Zwicker asked if the water will sustain enough for those homes that choose not to hook up to city water. Mr. Hannam said there is no way to know. Brad Conrad said that it would take over 100 years for the water table to regenerate. Councillor Dalrymple said the water problem is wide spread and it is safe to say that it is getting worse everywhere.

Valerie Wojdylak, Chateau Lane, is concerned as she has a flag lot. She has a 500 foot lane that leads to her house. She is going to have to pay \$16,500 on top of the \$18,500. Why can't the cost be done by road frontage? The lot itself was slightly cheaper to buy but other things cost more. Roger Wells, Supervisor of HRM Regional Community Planning, said this discussion happened at the last public meeting. The fairest way for all seems to be if the charge is allocated on a per lot basis as opposed to frontage basis. Ms. Wojdylak said she knew it would cost her more to clear the lot, but when she took the lot, she knew she was on well and septic. She didn't realize that she would be into these type of expenses. Her cost is going to be doubled.

Brad Conrad, Burden Boulevard, Co-Chair Monarch/Rivendale Community Association, has been involved in this process from the beginning. There are so many issues in the community. He and his neighbours have water problems. A lot of people in the subdivision don't think they have water problems or what problems they have are temporary. Experts have said that the water problems will only get worse. He can't sell his home (as well as many others). It is very stressful on a family. If city water is not pursued at this time, he will have to board up his home. In his opinion, he has no choice, he is 100% onboard for the project. The community association took it upon itself to do some research regarding external funding. The association submitted an application for PCAP on August 12, 2009. The minister responsible responded positively and the application is still being considered. The association asked for \$6 million to cover the entire cost. HRM is now onboard and is supporting

the application for PCAP funding. They will be sending additional letters and supporting information on the association's behalf. The association has also asked for \$6 million from the Federal government. If the cost is done on 308 lots, it is actually \$17,700. There are additional lots that were not shown. There are 12 in a new section, the school itself maybe two lots and a few others. If you add those up the cost will be lower. There is also a contingency fund. He believes \$18,200 is a high number. Councillor Dalrymple explained that figures have been estimated on the high side as well as at the first meeting. External funding is not guaranteed. He doesn't believe that staff has missed any possible opportunity at applying for funding in any way, shape or form.

Mr. Wells praised the community association for all the work it has done throughout this process. Association members have been very professional and cooperative and have done tremendous amount of lay work to bring this to the forefront. Staff is very grateful and appreciates the mutual respect that they have received throughout this process. The pricing is considered conservative. If one or all of the three mentioned funding opportunities come through, this will serve to drop the price per property. The three opportunities are: a) PCAP from province; b) Staff will be meeting again with the school board representatives of the department of education to try and get them to contribute what would be an equitable share to service the school with central water; and c) there are a few undeveloped parcels of lands. Staff is consulting with the property owners to reach an equitable situation regarding what that might look like in terms of an LIC contribution for development of the remainder of those undeveloped lands. If successful, this will bring down the cost. The only other variable is the actual tender cost.

Paul Williams, Cardinal Lane, currently does not have water problems but the static level has dropped 100 feet over the summer. He can expect in the near future that he will be without water. He can see the water problem getting worse and the only solution is city water.

Robin Barrett, Maplewood Court, said it would be beneficial for everyone to contact the local MLA, Minister of Economic Development, and suggest that it would be a good investment of funds. Mr Barrett considers himself very lucky that he does not have any water problems. He voted for the water because of the people whom he heard from at the last meeting that did have water problems. Since then, a couple of people have approached him who don't have water problems but are very concerned. Is it at all possible to see what the situation is on a street by street basis? What would happen if people that are not having problems decide to not go ahead with supporting city water? Can the water still be put in the areas where it is really needed? Mr. Hannam said some reduction could be done in the overall phasing although there would have to be some connectivity in the water main systems. If it is determined that it is not practical to do a particular side street or leave the bottom few streets off, we can consider it and revise the boundary. This could be attempted based on the survey results. If this was encountered on the next survey, we would be able to provide continuity of water service to a certain area. This would not impact the cost per lot. There is some flexibility but it will be a challenging decision making process. It won't be the right decision for everyone. With the first survey, it was quite broad and not one particular area answered yes or no.

Mr. Barrett asked if it is possible to see the numbers on a street by street basis. Councillor Dalrymple said that according to the results of the initial survey, every street passed.

Mr. Conrad mentioned that the community association has written letters to the Minister of Health, Minister of Service Nova Scotia, the Premier's office, our local MLA (Minister of Economic Development), and the Minister of Environment. He will put the templates on-line on their website for the residents to use. Councillor Dalrymple also suggested writing to the Federal government. Juanita MacKenzie, O'Leary Drive, hopes everyone votes yes. Who said flag lots are of equal value? Mr. Wells explained that where HRM has gone through this process in other areas, it was the consensus of the community and ultimately of council (who makes the decision) that there would be no special concessions for flag lots versus regular lots. Ms. MacKenzie is hoping that the Monarch/Rivendale community will reconsider. Can't the decision be left up to the community? Councillor Dalrymple mentioned that ultimately it is Regional Council who decides. He encouraged people to bring the issue up at the public hearing.

Eddie LeBlanc, Joan Drive, asked if the residents will have any input on where the laterals are placed. Will this affect the cost? Mr. Hannam explained that the construction process provides the home owner full input on the location of the lateral. Suggestions are given and decisions are made collectively.

Karin Harrison, Joan Drive, said that flag lots have not been forgotten. Mr. Conrad said the information was provided to the design engineers. Ms. Harrison said that the association was always concerned about the flag lots right from the beginning. Mr. Wells said that the flag lot issue will be raised again. Staff will recount the number of flag lots and maybe do an alternative to bring back to the association. In essence, the bottom line would be some sort of mechanism where perhaps the lot cost would be reduced for those who own flag lots and would be raised for everyone else.

One resident suggested bringing the lateral within 100 feet of every house. Mr. Hannam said the LIC only deals with local infrastructure. If done this way, the cost of the whole project would increase. It is something they will look into. Councillor Dalrymple does not believe they have the legislative authority, or by law, the ability to go on private property to do this.

Ms. Coker, Cardinal Lane, is not on a flag lot; however, her house sits 250 feet from the road. She suggested adding the following question to the next survey: Are you in favour of frontage? Councillor Dalrymple said in all fairness this project is way beyond that stage to try to switch gears now. The project would be delayed for months. It would mean a complete change to what has been presented thus far. More public meetings would have to be held.

One resident, who has lived in the subdivision for ten years, bought a flag lot. They have been very fortunate in that they have never had any major water issues. That said, she will vote yes as the problems are within the community and is willing to pay the money to have security that the water

is there. She bought her lot with the assumption that everything went on a frontage basis. It needs to be an equitable cost for everyone. The property value will increase only if it is hooked up to city water.

Jason Simpson, Whispering Way, wondered if a person could hook up into the pipe a year down the road. Are there any specifications that have to be met? Mr. Hannam said the laterals need to be inspected to make sure it is all in good working order before it is backfilled and pressurized. It may be possible but it is not the norm and would be a challenge. Mr. Simpson said the foundation has just been put in on his lot and this would be the time to put the lateral in. Mr. Hannam explained that his situation is unique. He should followup with HRWC about doing the lateral now with the understanding that it would be done at Mr. Simpson's own risk.

**4. Closing Comments**

Councillor Dalrymple thanked everyone for coming to the meeting. He encouraged the residents to reply to the second survey that will be circulated.

**5. Adjournment**

The meeting adjourned at approximately 8:50 p.m.



**Attachment G: Letter to Property Owners Jun. 15, 2009**

**Regional and Community Planning**

June 15, 2009

Re: Water Servicing Proposal - Monarch Estates/Rivendale Subdivision

Dear Property Owner;

Halifax Regional Council has directed staff to investigate the possibility of installing a piped water system connected to Halifax Water's central system in all or part of Monarch Estates and Rivendale Subdivision. A public meeting was held on June 11, 2009 at which the idea of supplying piped water was discussed. **The purpose of this letter is to determine community interest in this proposal.**

Part of the requirements before water pipes can be installed is for Regional Council to amend the water service district boundary to include Monarch/Rivendale and to adopt a Local Improvement Charge (LIC) Bylaw which establishes the amount each property owner would contribute to the total cost of installing the system.

The first step in the process to receive piped water is a preliminary survey of property owners to determine interest in this proposal. Depending on the results of the survey, staff from Halifax Water would prepare detailed design work which would be presented to the community at another public meeting. A formal survey with more detailed information and cost estimates would then be sent to owners. After holding a public hearing, Regional Council would then make a decision on whether to amend the servicing boundary and adopt an LIC Bylaw. If the Bylaw is adopted, Halifax Water will prepare a tender call for construction work. Once the work is completed, the actual costs would be applied to the properties as a Local Improvement Charge.

**It is important that you compete and return the attached survey not later than July 3, 2009,** so that we can gauge interest in this proposal. If you need more information or have any questions, please do not hesitate to contact me.

Yours truly,

Fred Wendt  
Planner  
Regional and Community Planning

cc     Councillor Barry Dalrymple  
       Jamie Hannam, Halifax Water

enc.   Preliminary survey of property owners



**Attachment G: Survey Form June 15, 2009**

**Water Servicing Project - Monarch Rivendale**

Halifax Regional Council has directed HRM and Halifax Water staff to investigate extending piped water services to all or a portion of Monarch Estates and Rivendale Subdivision in Beaver Bank. To provide these services, subject to the approval of Regional Council, it is proposed that Halifax Water install the water system. The estimated cost of the project is \$20,000 per lot as the property owners' share of the required public water infrastructure. This cost would be charged to each property owner as a Local Improvement Charge (LIC) which forms a lien on the property. The LIC can be paid off over a maximum of twenty years, plus interest on the outstanding balance at the rate of prime plus 2%. The LIC requires a bylaw amendment to be approved by Regional Council. The final cost to property owners will be determined once the project is completed. The scope of the project includes the water main, fire hydrants, main valves and laterals to each property line. Owners wishing to hook up to the water system would be responsible for all costs of extending the lateral to their house and conversion of the existing well supply.

Are you in favour of this proposal?

Yes                      No                      (Circle one)

Name of Property Owner \_\_\_\_\_

Civic Address of Property \_\_\_\_\_

or Property Identification Number (PID) \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Please return by July 3, 2009 to**

Fred Wendt, Planner, Regional and Community Planning

By Mail:            Regional and Community Planning,  
                         Halifax Regional Municipality,  
                         PO Box 1749,  
                         Halifax, NS B3J 3A5

By Hand:      Regional and Community Planning,  
                    2<sup>nd</sup> Floor, 40 Alderney Dr.,  
                    Dartmouth, NS

By Fax:        (902) 490-3976

By email:      [wendtf@halifax.ca](mailto:wendtf@halifax.ca)



**Attachment H: Letter to Property Owners on Windgate Drive**

**Regional and Community Planning**

July 8, 2009

Re: Water Servicing Proposal - Monarch Estates/Rivendale Subdivision

Dear Property Owner;

Halifax Regional Council has directed staff to investigate the possibility of installing a piped water system connected to Halifax Water's central system in all or part of Monarch Estates and Rivendale Subdivision, and possibly along a portion of Windgate Drive. A public meeting was held on June 11, 2009 at which the idea of supplying piped water was discussed. **The purpose of this letter is to determine community interest in this proposal.**

Part of the requirements before water pipes can be installed is for Regional Council to adopt a Local Improvement Charge (LIC) Bylaw which establishes the amount each property owner would contribute to the total cost of installing the system.

The first step in the process to receive piped water is a preliminary survey of property owners to determine interest in this proposal. Depending on the results of the survey, staff from Halifax Water would prepare detailed design work which would be presented to the community at another public meeting. A formal survey with more detailed information and cost estimates would then be sent to owners. After holding a public hearing, Regional Council would then make a decision on whether to adopt an LIC Bylaw. If the Bylaw is adopted, Halifax Water will prepare a tender call for construction work. Once the work is completed, the actual costs would be applied to the properties as a Local Improvement Charge.

**It is important that you compete and return the attached survey not later than July 29, 2009**, so that we can gauge interest in this proposal. If you need more information or have any questions, please do not hesitate to contact me.

Yours truly,

Fred Wendt  
Planner  
Regional and Community Planning

cc Councillor Barry Dalrymple  
Jamie Hannam, Halifax Water

enc. Preliminary survey of property owners

**Attachment H: Survey Form for Property Owners on Windgate Drive**

**Water Servicing Project - Monarch Rivendale**

Halifax Regional Council has directed HRM and Halifax Water staff to investigate extending piped water services to all or a portion of Monarch Estates and Rivendale Subdivision, including portions of Windgate Drive in Beaver Bank. To provide these services, subject to the approval of Regional Council, it is proposed that Halifax Water install the water system. The estimated cost of the project is \$20,000 per lot as the property owners' share of the required public water infrastructure. This cost would be charged to each property owner as a Local Improvement Charge (LIC) which forms a lien on the property. The LIC can be paid off over a maximum of twenty years, plus interest on the outstanding balance at the rate of prime plus 2%. The LIC requires a bylaw amendment to be approved by Regional Council. The final cost to property owners will be determined once the project is completed. The scope of the project includes the water main, fire hydrants, main valves and laterals to each property line. Owners wishing to hook up to the water system would be responsible for all costs of extending the lateral to their house and conversion of the existing well supply.

Are you in favour of this proposal?

Yes                      No                      (Circle one)

Name of Property Owner \_\_\_\_\_

Civic Address of Property \_\_\_\_\_

or Property Identification Number (PID) \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Please return by July 29, 2009 to**

Fred Wendt, Planner, Regional and Community Planning

By Mail:        Regional and Community Planning,  
                    Halifax Regional Municipality,  
                    PO Box 1749,  
                    Halifax, NS B3J 3A5

By Hand:     Regional and Community Planning,  
                 2<sup>nd</sup> Floor, 40 Alderney Dr.,  
                 Dartmouth, NS

By Fax:        (902) 490-3976

By email:     [wendtf@halifax.ca](mailto:wendtf@halifax.ca)



**Attachment I: Survey Letter Nov 6, 2009**

**Regional and Community Planning**

November 6, 2009

**Re: Central Water Servicing Proposal -  
Monarch Estates/Rivendale Subdivisions and a portion of Windgate Drive**

Dear Property Owner;

Halifax Regional Council has directed staff to investigate the possibility of installing a piped water system in Monarch Estates and Rivendale Subdivisions and along a portion of Windgate Drive. The system would be connected to the central system owned and operated by Halifax Water.

A public meeting was held on June 11, 2009 at which the idea of supplying piped water was discussed. Following this meeting a letter (survey) was sent to all property owners to gauge the level of interest in further pursuing this project. The results of the responses led staff to proceed to the next step in the process - preliminary design and detailed cost estimate. With that work complete, a second public meeting was held on Oct 29, 2009 to review the project design and its estimated costs.

**The purpose of this letter (survey) is to again determine your interest in this proposal based on the more detailed cost estimate. Please return the attached survey no later than November 27, 2009.**

The proposal is to install piped water services to Halifax Water standards for domestic water supply and public fire protection in the area outlined on the attached map. The total estimated cost of the public portion of this project is \$5,465,000 and would be shared among all property owners on the basis of one share per lot or about \$17,750 per property. In addition, property owners would be responsible for installation of the lateral from the property line to their house. If the piped water system project is approved and installed, it would not be mandatory to connect to it but every owner would pay their share of the public portion of the system.

The cost of this central water service can be financed by the property owner through a Local Improvement Charge (LIC) Bylaw adopted by Regional Council. This bylaw specifies the amount to be allocated to each property owner. The LIC forms a lien on a property and can be paid off over a twenty year period. The outstanding balance accrues interest at the rate of prime

plus 2 % and can be paid off at any time. Attached is a sample payment schedule at an interest rate of 4.25% which reflects the current prime rate. Please note that the final LIC will be based on the actual construction cost of the project. As well, the interest rate to be applied is set at the time the project is complete and the final costs are known, and is fixed until it is fully re-paid.

**It is important that you compete and return the attached survey not later than November 27, 2009.** The final decision to proceed with this project rests with HRM Regional Council and your response to the survey will help gauge interest in the proposal. If you need more information or have any questions, please do not hesitate to contact me.

Yours truly,

Fred Wendt  
Planner  
Regional and Community Planning  
Phone: 490-3971  
E-mail: [wendtf@halifax.ca](mailto:wendtf@halifax.ca)

cc     Councillor Barry Dalrymple  
       Jamie Hannam, Halifax Water

enc.   Survey Form  
       Map of proposed LIC area  
       Sample Payment Schedule



**Attachment I: Survey Form, Nov 6, 2009**

**Water Servicing Project - Monarch Rivendale  
November 6, 2009**

Halifax Regional Municipality (HRM) Regional Council has directed HRM and Halifax Regional Water Commission (Halifax Water) staff to investigate extending central water services to Monarch Estates and Rivendale Subdivisions, and along a portion of Windgate Drive from the Beaver Bank Road to just east of 740 Windgate Drive, in Beaver Bank (see attached map). To provide these services, subject to the approval of Regional Council, it is proposed that Halifax Water install the water line at an estimated cost of approximately \$17,750 per lot. The final cost would be determined once the project is completed. This cost would be charged to all property owners within the area shown on the attached map as a Local Improvement Charge (LIC), which forms a lien on the property that can be paid off over a maximum of twenty years, plus interest on the outstanding balance at the rate of Prime plus 2%. Property owners would also be responsible for the cost of installing the lateral from the property line to their house. The LIC requires a bylaw adopted by Regional Council.

Are you in favour of this proposal?

Yes                      No                      (Circle one)

Name of Property Owner \_\_\_\_\_

Civic Address of Property \_\_\_\_\_

or Property Identification Number (PID) \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Please return by November 27, 2009 to:**

Fred Wendt, Planner

By Mail:                      Regional and Community Planning,  
   Halifax Regional Municipality,  
   PO Box 1749,  
   Halifax, NS B3J 3A5

By Hand: Regional and Community Planning,  
2<sup>nd</sup> Floor, 40 Alderney Dr.,  
Dartmouth, NS

By Fax: (902) 490-3976

By email: [wendtf@halifax.ca](mailto:wendtf@halifax.ca)