
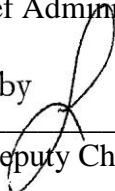


Item No. 11.1.8
Halifax Regional Council
July 5, 2011

TO: Mayor Kelly and Members of Halifax Regional Council

Original signed by 

SUBMITTED BY: _____
Richard Butts, Chief Administrative Officer

Original Signed by 

Mike Labrecque, Deputy Chief Administrative Officer, Operations

DATE: May 30, 2011

SUBJECT: **Approval of By-Law S-432, an Amendment to By-Law S-400
Respecting Local Improvement Charges, New Paving Projects
Outside the Core Area – 2010**

ORIGIN

This report originates from staff.

RECOMMENDATION

It is recommended that Halifax Regional Council approve in principle the adoption of By-Law S-432, an amendment to By-Law S-400, Respecting Charges for Street Improvements, relating to New Paving of Subdivision Streets Outside the Core Area – 2010, and to give notice of motion to begin the formal adoption process.

BACKGROUND

On February 9, 2009, Halifax Regional Council approved the Nova Scotia Transportation and Infrastructure Renewal (NSTIR) Aid-to-Municipality Construction Agreement 2009-2012. The Aid-to-Municipality Program is an agreement between NSTIR and other Nova Scotia municipalities (including HRM) to upgrade provincially owned and maintained gravel roads to asphalt. With respect to roads located within the HRM boundaries (outside the core area), it is the Province's responsibility under this program to create a construction agreement and to design, tender and construct the work. HRM's role is to identify the streets to be paved and to facilitate the Local Improvement Charge (LIC) process. The program is cost-shared between the Province and the Municipality, each paying 50% of the total construction costs. HRM's portion is recovered in its entirety by levying LIC's to the abutting properties on the relevant streets.

It is also noted that in a Council report dated August 17, 2010, HRM staff requested four streets that are owned by HRM be included in the Aid-to-Municipality Program tender in order to be more cost effective and to minimize disruption to the local residents. The paving projects are approved under Project No. CXU00585 - New Paving of Subdivision Streets outside the Core Area in the HRM Project Budget, and for the HRM owned streets under Project No. CZU01080.

DISCUSSION

Each year HRM submits a prioritized list of gravel roads outside the core area to the NSTIR for consideration of paving under the Aid-to-Municipality Program. These roads are owned and maintained by the Province; however, HRM facilitates the priority rating process and the recovery of the LIC's. A Council report dated August 17, 2010, listed the streets that were submitted to NSTIR for the 2010 paving program. Listed below are the streets that were approved by HRM and NSTIR and subsequently tendered by NSTIR and paved in 2010. Included in the list are the four HRM owned streets that were tendered in the 2010 Aid-to-Municipality Paving Program*.

Street Name	Street Name
Mannette Crt – District 3	James Roy Drive – District 3
Sandy Point Road – District 3	Keating Drive – District 3
Hartland Drive – District 2	George Redmond Drive – District 3
Florence Lane – District 2	Meadowview Drive – District 3
Seans Lane – District 3	Doyle Drive – District 3
Evergreen Crescent – District 3	Roblea Drive – District 3
Spruce Court – District 3	Jericho Road – District 22
David Allen Drive–NSTIR section – District 3	Five Island Road – District 22
Melinda Avenue – District 3	*Emerald Drive – HRM – District 3
Roma Drive – District 3	*David Allen Drive – HRM section District 3
Bernice Drive – District 3	*Joan Elizabeth Way – HRM -District 3
Earl Court NSTIR section – District 3	*Earl Court – HRM section– District 3

The actual cost to be recovered from the LIC's is \$1,159,198.36 (net HST included) for provincially owned streets, plus \$214,301.35 (net HST included) for the HRM owned streets, for a total of

\$1,373,499.71 (net HST included). The total recoverable frontage is 40308.64 feet. Therefore, the proposed LIC frontage rate of \$34.07 per foot will provide the funding necessary to recover 50% of the total project cost.

BUDGET IMPLICATIONS

Paving of streets was approved under Project No. CXU00585 - New Paving of Subdivision Streets Outside the Core Area, and Project No. CZU01080 - New Paving of HRM Owned Streets. HRM's share of the total project cost is \$1,373,499.71 (50%) (Net HST included). HRM has reimbursed the Province its share (50%) as they were responsible for completing the work. HRM has also reimbursed the Province 100% of the cost for the paving of the HRM owned streets. HRM's cost is recoverable as per the breakdown shown below through Local Improvement Charges, at the frontage rate of \$34.07 per foot.

Budget Summary: CXU00585 - New Paving of Subdivision Streets Outside the Core Area

50% NSDTIR	\$ 1,159,198.36
50% Recoverable from LIC	<u>\$ 1,159,198.36</u>
Total Project Cost	\$ 2,318,396.72

CZU01080 - New Paving of HRM Owned Streets

50% HRM	\$ 214,301.35
50% Recoverable from LIC	<u>\$ 214,301.35</u>
Total Project Cost	\$ 428,602.70*

- HRM's estimate for this work was \$428,000. Net of local improvement charges, the total cost to HRM is \$214,301.35 which is budgeted for under CZU01080.

FINANCIAL MANAGEMENT POLICIES/BUSINESS PLAN

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

COMMUNITY ENGAGEMENT

Pursuant to Administrative Order 32, a public hearing is not required on the enactment or amendment of a By-Law unless specifically directed by Council. In this case, the abutters were notified of the respective paving projects and the anticipated amount of the LIC prior to commencement of the work. Attached are the notification letters that were mailed to all property owners abutting the streets that were approved for paving in the Aid to Municipality 2010 Program. The letters indicated that the estimated LIC Rate was \$35.00 and, in some cases as noted, the LIC would be recovered via a lot charge based on the approved frontage rate times the recoverable frontage on the street divided by the number of properties.

A meeting was held on September 28, 2009, at the Grand Lake Community Hall to discuss the paving of Hartland Drive and Florence Lane. Hartland Drive had been surveyed a number of times but failed to meet the required 50% of the recoverable frontage in favour of the paving. HRM staff, along with former Councillor Snow and current Councillor Dalrymple, have received many inquiries requesting the paving be completed as soon as possible. Residents have complained about damage to their vehicles and snow removal issues. Considering that the paving would benefit all property owners who gain access to their property via Hartland Drive, Councillor Dalrymple has requested that all properties in the subdivision be included in the LIC recovery using a lot charge. The property owners were then successfully surveyed, and they agreed to have the LIC's as a per lot charge to the 75 properties within Brookhill Estates, as per the attached letter and map.

The gravel section of Five Island Road was the last remaining graveled section in the subdivision. The property owners of Cambrian's Cove, Ashley Court and Five Island Road submitted a successful survey and requested that the LIC's be assessed on a per lot charge to the 75 properties as per the attached letter and map.

ALTERNATIVES

Council could choose to not approve the recommendations in this report, but this is not recommended by staff.

ATTACHMENTS

By-Law S-432 2010 NSTIR LIC Rates – A- 1

By-Law S-432 2010 NSTIR Letters – A- 2

By-Law S-432 2010 NSTIR Maps– A- 3

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/agenda.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: Ann Reid, LIC Technician, 490-6849

Report Approved by: _____
David Hubley, P.Eng., Manager, Design & Construction Services at 490-4845

Financial Approval by: _____
Bruce Fisher, MPA, CMAA, Director of Finance/CFO, 490-6308

Report Approved by: _____
Phillip Townsend, Director, Infrastructure and Asset Management at 490-7166

AR/rch.

By-Law S-432 2010 NSTIR LIC Rates – A-1

HALIFAX REGIONAL MUNICIPALITY
By-Law Number S-432
Respecting Charges for Street Improvements, New Paving Projects

BE IT ENACTED by the Council of the Halifax Regional Municipality that By-Law Number S-400, the By-Law Respecting Charges for Street Improvements, Section 2 is hereby amended as follows:

1. Section 2 of By-Law S-400 is amended by adding as Subsection (19) the following:

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

SCHEDULE “P”

2. The Local Improvement Charges (LIC) for properties identified as per the streets listed below, areas identified on the “Plan No. A-1 to A-7 dated May 31, 2011 attached hereto, shall be \$34.07 per foot, some of the streets will be assessed on a per lot charge.
3. The Local Improvement Charges for properties identified on Plan No A-1 dated May 31, 2011 for the paving of Hartland Drive and Florence Lane LIC’s will be assessed on a per lot charge of \$2,530.28 to 75 properties.
4. The Local Improvement Charges for properties identified on Plan No A-2 dated May 31, 2011 Five Island Drive LIC’s will be assessed on a per lot charge of \$723.50 to 76 properties.
5. The Local Improvement Charges for properties identified on Plan No A-3 dated May 31, 2011 Jerchio Road LIC’s will be recovered via an area rate assessed on a per lot charge of \$168.02 for 107 properties.
6. The Local Improvement Charges for properties fronting or abutting in whole or in part, David Allen Drive and Melinda Avenue in the area identified on the "Plan Showing David Allen Drive Plan No. A-7, dated May 31, 2011," attached hereto, shall be \$34.07 per foot.

- 7 The Local Improvement Charges for properties fronting or abutting in whole or in part streets listed in the table below should be assessed a lot charge, Plan No. A-1 to A-6 , dated May 31, 2011," attached hereto, shall be \$34.07 per foot times the recoverable frontages on the street divided by the number of properties to calculate the lot charge.

Street Name	Lot Charge	Plan No
Spruce Court	\$7,059.02	A-4
Emerald Drive	\$4,894.56	A-4
Seans Lane	\$3,661.35	A-5
Evergreen Court	\$3,661.35	A-5
Mannette Court	\$4,457.61	A-6
Sandy Point Road	\$4,582.02	A-6
Roma Drive	\$3,873.44	A-6
Bernice Drive	\$4,066.94	A-6
Earl Court	\$6,990.54	A-6
Keating Drive	\$3,755.57	A-6
George Redmond Drive	\$2,584.35	A-6
Meadowview Drive	\$3,597.68	A-6
Doyle Drive	\$3,338.69	A-6
Roblea Drive	\$3,691.85	A-6
Joan Elizabeth Way	\$3,500.33	A-6

8. The Local Improvement Charges imposed under this Schedule may be paid over a 10 – year period with interest. Notwithstanding Section 4 of By-Law Number S-400, the unpaid balance is subject to an interest rate based on the maximum of the prime rate as set by the Royal Bank of Canada plus 2% at time of notification.

Done and passed by Council this

Mayor

Municipal Clerk
Cathy Mellett

I, Cathy Mellett, Municipal Clerk of the Halifax Regional Municipality, hereby certify that the above noted by-law was passed at a meeting of the Halifax Regional Council held on , 2011.



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

June 28, 2010

Dear Sir/Madam:

Paving Upgrade of - Hartland Drive and Florence Lane - Grand Lake

Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal on June 9, 2010, confirming that all the streets submitted by HRM for paving in the 2010 Aid to Municipality Cost Sharing Program have been approved. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover local improvement charges (LIC). The Province covers 50% of the construction costs and HRM recovers the remaining 50% from the residents through the LIC process.

Hartland Drive and Florence Lane was successfully surveyed for paving at the estimated lot charge of \$2,758 to be assessed to 75 properties included in the mapped area.. The actual rate will be set once HRM receives the final invoice from NSTIR in April of 2011. The paving will take place this fall, work to be completed by October 31, 2010.

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

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,

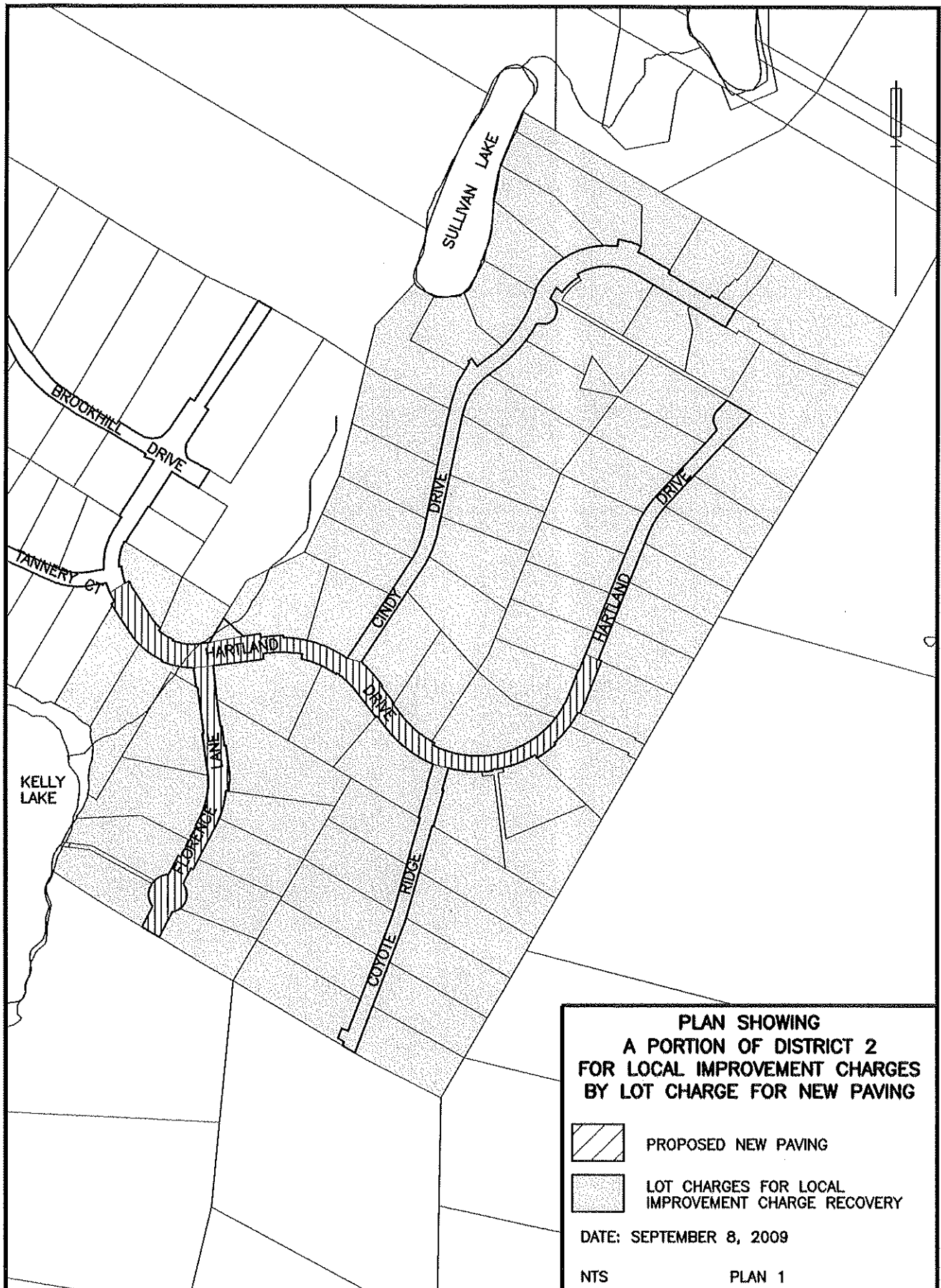
A handwritten signature in black ink, appearing to read "Clary White".

Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

CW/pm

cc: Councillor Barry Dalrymple, District 2
Phil Townsend Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

HA\ENG\wp\DESIGNSR\DESIGN\LOCALIMP\2010\paving outside core area\Hartland Dr & Florence Lane June 28.wpd



June 28, 2010

Dear Sir/Madam:

Paving Upgrade of - Five Island Road - Hubley

Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal on June 9, 2010, confirming that all the streets submitted by HRM for paving in the 2010 Aid to Municipality Cost Sharing Program have been approved. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover local improvement charges (LIC). The Province covers 50% of the construction costs and HRM recovers the remaining 50% from the residents through the LIC process.

Five Island Road was successfully surveyed for paving at the estimated lot charge of \$743 to be assessed to 76 properties included in the mapped area. The actual rate will be set once HRM receives the final invoice from NSTIR in April of 2011. The paving will take place this fall, work to be completed by October 31, 2010.

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

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

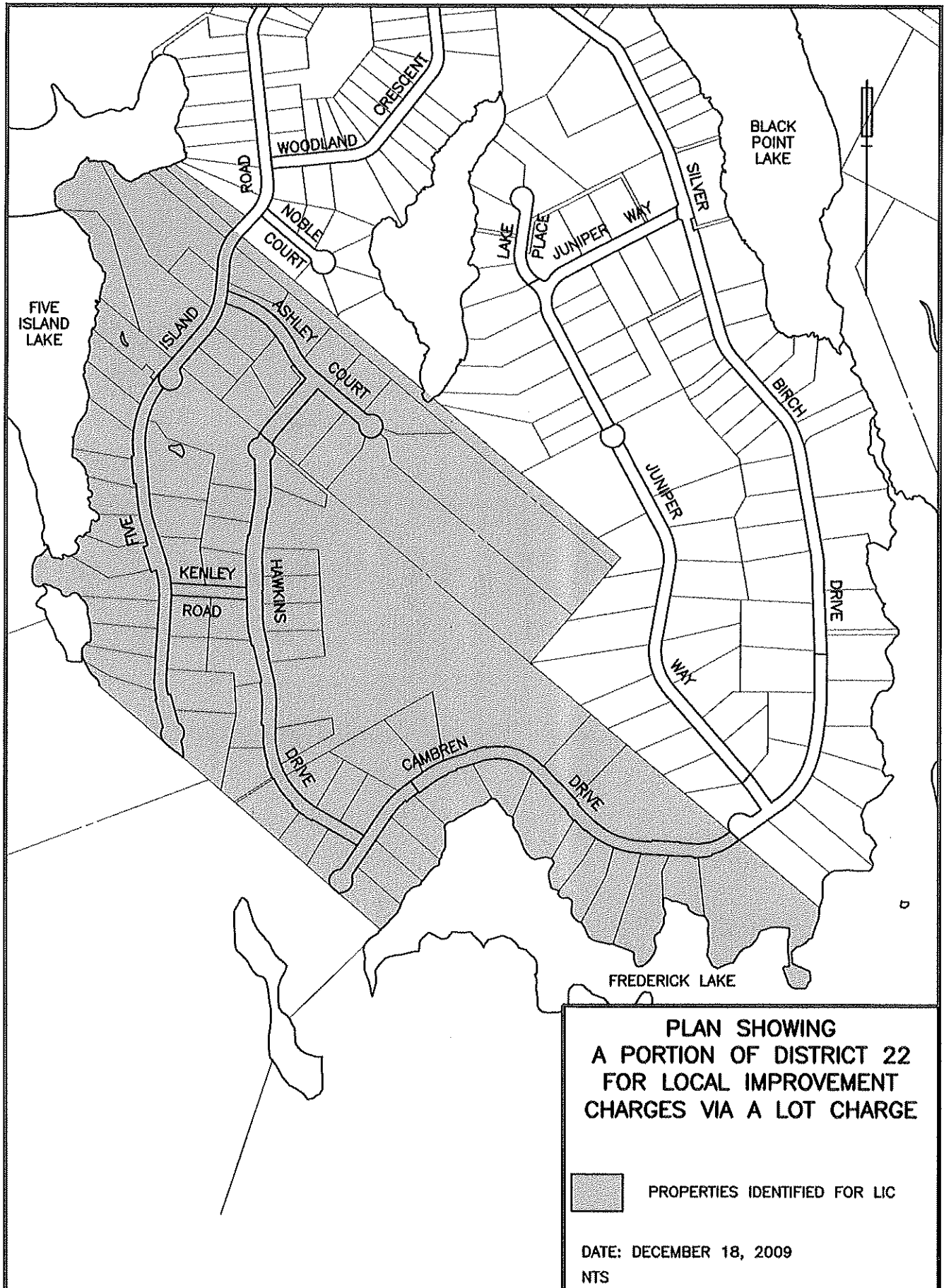
Respectfully,

Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

CW/pm

cc: Councillor Reg Rankin, District 22
Phil Townsend Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

HAENG\wp\DESIGNSR\DESIGN\LOCALIMP\2010\paving outside core area\Five Island Rd June 28.wpd



October 29, 2009

Dear Sir/Madam:

Re: Paying - Gravel Section of Jericho Road

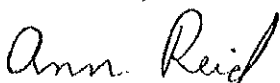
On behalf of Councillor Reg Rankin, we are informing you about the paving of the gravel section of Jericho Road, a provincially owned and maintained road. The paving would take place under the Aid to Municipality Program which is a cost sharing program where Nova Scotia Transportation and Infrastructure Renewal (NSTIR) pays 50% of the actual tender cost and Halifax Regional Municipality (HRM) pays the remaining 50%. The HRM portion is recovered from the residents via a Local Improvement Charge (LIC), as per By-Law S400.

Property owners on the gravel section of Jericho Road were surveyed in 2007 and it failed to meet the required 50% of recoverable frontage in favour of the paving. Over the last number of years, many requests have been made to MLA Bill Estabrooks and Councillor Rankin to have Jericho Road paved. The requests have come from residents who live beyond the gravel section of Jericho Road. The total LIC recovery cost, based on an estimated rate of \$35.00 per linear ft., would be \$20,500. Councillor Rankin has decided that the LIC will be recovered via an area rate to 109 properties at an estimated cost of \$188.00 per property. The actual rate will be determined once HRM receives the final invoice from NSTIR.

In January, NSTIR will request HRM to submit a prioritized list of streets to consider as candidates for the 2010 Cost Shared Paving of Subdivision Streets. Jericho Road will be included in this list. Once HRM receives written notification from NSTIR stating which streets have been approved for paving, all affected property owners will be notified.

If you have any questions or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,



Ann Reid
LIC Technician
Design & Construction Services

AR/su

Attachment: Area Rate Map

Copy to: Bill Estabrooks, Minister of Transportation and Infrastructure Renewal
Councillor Reg Rankin, District 22
Phil Townsend, Director, Infrastructure & Asset Management
David Hubley, P. Eng., Manager, Design & Construction Services
Gordon Roussel, Financial Consultant, Finance



May 30, 2011

Dear Sir/Madam

Re: LIC Charge Method for David Allen Drive & Melinda Avenue – Porters Lake

This is a follow-up to the meeting held on May 26, 2011. This meeting was to clarify and confirm the method to be used for collecting the Local Improvement Charge for paving. The following methods were presented, a cost per foot of property frontage rate, a lot charge or a combined blended rate (frontage + lot charge). The property owners were very clear in stating that they wanted the LIC to be charged using the cost per foot of property frontage rate which was the method selected via the successful survey of property owners as carried out by HRM staff. The proposed 2010 rate for the paving is \$34.07 per foot under By-Law S-432, this report and By-law will be tabled at Halifax Regional Council on July 6.

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

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,



Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

CW/rch.

cc: Councillor David Hendsbee, District 3
Phil Townsend Director Infrastructure & Asset Management

H:\ENG\word\Local Improvements\2011 Letters\David Allen Drive May 30 2011.doc

June 24, 2010

Dear Sir/Madam:

Paving Upgrade of Spruce Court - Three Fathom Harbour, District 3

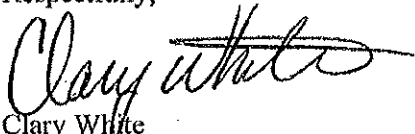
Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal on June 9, 2010, confirming that all the streets submitted by HRM for paving in the 2010 Aid to Municipality Cost Sharing Program have been approved. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover local improvement charges (LIC). The Province covers 50% of the construction costs and HRM recovers the remaining 50% from the residents through the LIC process. Spruce Court was on that list, and Councillor Hendsbee has recommended moving forward with the paving pursuant to the HRM Local Improvement Policy.

Councillor Hendsbee has requested that the LIC be recovered via a lot charge assessed to the 26 properties which have direct access to the street. The estimated lot charge based on \$35 per foot would be approximately \$7,059.76 and is payable over ten years. The actual rate will be set once HRM receives the final invoice from NSTIR in April of 2011. The paving will take place this fall, work to be completed by October 31, 2010.

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

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,



Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

CW/pm

cc: Councillor David Hendsbee, District 3
Phil Townsend Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

February 23, 2010

Dear Sir/Madam:

Re: Paving - Emerald Drive -Three Fathom Harbour

On March 3, 2009, Halifax Regional Council approved a three-year Construction Agreement 2009-012 between Nova Scotia Transportation and Infrastructure Renewal (NSTIR) and Halifax Regional Municipality (HRM). This agreement is for the paving of "J" Class gravel roads under the Aid to Municipality Program. On January 28, 2010 HRM submitted a list of streets for consideration for the 2010 Aid to Municipality Paving Program. Emerald Drive is owned by HRM, so to ensure that all the streets located within a geographic area are paved at the same time, HRM has requested that NSTIR include Emerald Drive in their tender. The following streets are located in the same geographic area Spruce Court, David Allen Drive, Seans Lane and Evergreen Crescent, all of which are on the list for consideration in the 2010 Aid to Municipality paving program. It is difficult to estimate the rate for future paving projects as oil prices and construction inflation can have an impact; however, for the purpose of estimating we are suggesting \$35.00 per linear foot of property frontage. Councillor Hendsbee has decided that do to the frontages ranging from 30 to 293 feet, that the LIC will be based on a per lot charge. The estimated lot charge would be \$5,028.18 billed to 17 properties, this includes the properties on Jade Lane. Under the Aid to Municipality cost sharing program, the actual rate will be calculated on one half of the total cost of the paving tender divided by the recoverable frontage.

Pursuant to the HRM Local Improvement Policy, the Councillor for the area has the right to suspend the survey process with Council's approval. Councillor Hendsbee is choosing to exercise this right, for reasons based on calls he has received from the residents asking to have their street paved. Paving streets located in the same geographic area is more cost effective therefore the cost to the property owners is less. The abutting property owners will be responsible for paying the Local Improvement Charges associated with installation of the new paving. The actual rate will be set once HRM receives the final invoice from NSTIR.

The Local Improvement Charge amount payable may, at the option of the owner of the property, be paid in equal annual installments for a period not exceeding ten years. Installments are due on the anniversary date of the original billing, until the full debt is paid. This billing may also be paid in full at any time, without interest penalty, if the abutter so desires. The unpaid balance is subject to an interest rate based on the maximum of the prime rate as set by the Royal Bank of Canada plus 2% at time of notification.

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,



Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

CW/wy

cc: Councillor David Hendsbee, District 3
Phil Townsend, Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

June 23, 2010

Dear Sir/Madam:

Paving Upgrade of Seans Lane and Evergreen Crescent - Porters Lake, District 3

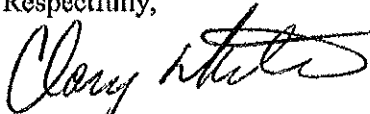
Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal on June 9, 2010, confirming that all the streets submitted by HRM for paving in the 2010 Aid to Municipality Cost Sharing Program have been approved. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover local improvement charges (LIC). The Province covers 50% of the construction costs and HRM recovers the remaining 50% from the residents through the LIC process. Seans Lane and Evergreen Crescent were on that list, and Councillor Hendsbee has recommended moving forward with the paving pursuant to the HRM Local Improvement Policy.

All 17 properties which have direct access to the streets will be levied a local improvement charge (LIC) for the new paving which will be recovered via a lot charge. The estimated lot charge based on \$35 per foot would be approximately \$3,405, and is to be payable over ten years. The actual rate will be set once HRM receives the final invoice from NSTIR.

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

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,



Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

CW/pm

cc: Councillor David Hendsbee, District 3
Phil Townsend Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

HA\ENG\wp\DESIGN\RD\DESIGN\LOCAL\IMP\2010\paving outside core area\seans & evergreen.wpd

June 30, 2010

Dear Sir/Madam:

Paving Upgrade of - Mannette Court - Porters Lake, District 3

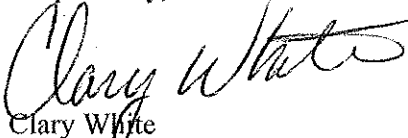
Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal on June 9, 2010, confirming that all the streets submitted by HRM for paving in the 2010 Aid to Municipality Cost Sharing Program have been approved. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover local improvement charges (LIC). The Province covers 50% of the construction costs and HRM recovers the remaining 50% from the residents through the LIC process.

Mannette Court was successfully surveyed for paving at the estimated LIC rate of \$35 per foot. Since the frontages range from 32 ft to 178 feet which would be a LIC ranging from \$1,139 to \$6,260, Councillor Hendsbee feels that the only fair way to assess the LIC is via a lot charge. Therefore, he has requested that the LIC be recovered via a lot charge assessed to the 15 properties which have direct access to the street. The estimated lot charge based on \$35 per foot would be approximately \$4,947 and is payable over ten years. The actual rate will be set once HRM receives the final invoice from NSTIR in April of 2011. The paving will take place this fall, work to be completed by October 31, 2010.

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

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,



Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

CW/pm

cc: Councillor David Hendsbee, District 3
Phil Townsend Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

H:\ENG\wp\DESIGNSR\DESIGN\LOCALIMP\2010\paving outside core area\Mannette Crt June 29.wpd

August 3, 2010

Dear Sir/Madam:

Revised Paving Upgrade of - Sandy Point Road - Porters Lake, District 3

Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal on June 9, 2010, confirming that all the streets submitted by HRM for paving in the 2010 Aid to Municipality Cost Sharing Program have been approved. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover local improvement charges (LIC). The Province covers 50% of the construction costs and HRM recovers the remaining 50% from the residents through the LIC process.

There was an error in the calculation for the lot charges in the letter dated June 30, 2010. There are two gravel sections on Sandy Point Road Civic 1 to Civic 27 and Civic 51 to Civic 14 Joan Elizabeth Way, Councillor Hendsbee feels that the only fair way to assess the LIC is via a lot charge. Therefore, he has requested that the LIC be recovered via a lot charge assessed to the 12 properties which have direct access to the street. The estimated lot charge based on \$35 per foot would be approximately \$4,813.55 and is payable over ten years. The actual rate will be set once HRM receives the final invoice from NSTIR in April of 2011. The paving will take place this fall, work to be completed by October 31, 2010.

HRM and Councillor Hendsbee have requested on behalf of the residents that the paved section of Sandy Point Road be re-paved. Sandy Point Road is owned by NSTIR; therefore, the re-paving is 100% their cost and responsibility. To date HRM has not received confirmation from NSTIR that the re-paving will be tendered this year.

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

.../2

Sandy Point Road
August 3, 2010
Page 2

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,



Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

DH/pm

cc: Councillor David Hendsbee, District 3
Phil Townsend Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

H:\ENOW\p\DESIGNS\RA\DESIGN\LOCAL\IMP\2010\paving outside core area\Sandy Point Rd July 27.wpd

June 28, 2010

Dear Sir/Madam:

Paving Upgrade of - Roma Drive - Head of Chezzetcook, District 3

Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal on June 9, 2010, confirming that all the streets submitted by HRM for paving in the 2010 Aid to Municipality Cost Sharing Program have been approved. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover local improvement charges (LIC). The Province covers 50% of the construction costs and HRM recovers the remaining 50% from the residents through the LIC process.

Roma Drive was successfully surveyed for paving at the estimated LIC rate of \$35 per foot. The property owners requested that the LIC's be recovered via a lot charge. Councillor Hendsbee agrees with their request, the estimated lot charge based on \$35 per foot would be approximately \$3,979.17 applied to the 19 properties and is payable over ten years. The actual rate will be set once HRM receives the final invoice from NSTIR in April of 2011. The paving will take place this fall, work to be completed by October 31, 2010.

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

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,



Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

CW/pm

cc: Councillor David Hendsbee, District 3
Phil Townsend Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

HA\BNG\wp\DESIGNS\RA\DESIGN\LOCALIMP\2010\paving outside core area\Roma Drive June 25.wpd

June 28, 2010

Dear Sir/Madam:

Paving Upgrade of - Bernice Drive -West Chezzetcook , District 3

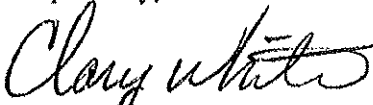
Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal on June 9, 2010, confirming that all the streets submitted by HRM for paving in the 2010 Aid to Municipality Cost Sharing Program have been approved. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover local improvement charges (LIC). The Province covers 50% of the construction costs and HRM recovers the remaining 50% from the residents through the LIC process.

Bernice Drive was successfully surveyed for paving at the estimated LIC rate of \$35 per foot. The property owners requested that the LIC's be recovered via a lot charge. Councillor Hendsbee agrees with their request, the estimated lot charge based on \$35 per foot would be approximately \$4,309 applied to the 17 properties and is payable over ten years. The actual rate will be set once HRM receives the final invoice from NSTIR in April of 2011. The paving will take place this fall, work to be completed by October 31, 2010.

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

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,



Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

CW/pm

cc: Councillor David Hendsbee, District 3
Phil Townsend Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

H:\ENG\wp\DESIGNSR\DESIGN\LOCAL\IMP\2010\paving outside core area\Bernice Drive June 25.wpd

June 28, 2010

Dear Sir/Madam:

Paving Upgrade of Earl Court - Porter's Lake, District 3

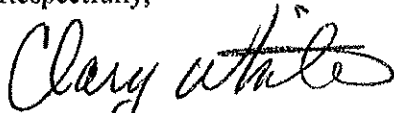
Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal on June 9, 2010, confirming that all the streets submitted by HRM for paving in the 2010 Aid to Municipality Cost Sharing Program have been approved. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover local improvement charges (LIC). The Province covers 50% of the construction costs and HRM recovers the remaining 50% from the residents through the LIC process. Earl Court was on that list, and Councillor Hendsbee has recommended moving forward with the paving pursuant to the HRM Local Improvement Policy.

Councillor Hendsbee has requested that the LIC be recovered via a lot charge assessed to the 18 properties which have direct access to the street. The estimated lot charge based on \$35 per foot would be approximately \$7,179.41 and is payable over ten years. The actual rate will be set once HRM receives the final invoice from NSTIR in April of 2011. The paving will take place this fall, work to be completed by October 31, 2010.

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

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,



Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

CW/pm

cc: Councillor David Hendsbee, District 3
Phil Townsend Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

H:\BNG\wp\DESIGNS\RD\DESIGN\LOCALIMP\2010\paving outside core area\Earl Court June 28.vpd

Dear Sir/Madam:

Paving Upgrade of Keating Drive and George Redmond Drive - West Chezzetcook, District 3

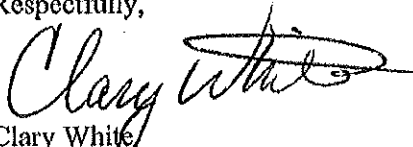
Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal on June 9, 2010, confirming that all the streets submitted by HRM for paving in the 2010 Aid to Municipality Cost Sharing Program have been approved. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover local improvement charges (LIC). The Province covers 50% of the construction costs and HRM recovers the remaining 50% from the residents through the LIC process. Keating Drive and George Redmond Drive are on that list, and Councillor Hendsbee has recommended moving forward with the paving pursuant to the HRM Local Improvement Policy.

A letter date March 15, 2010 informing the property owners that the LIC would be recovered via a lot charge to the 14 properties at the estimated lot charge of \$3,678.43 based on the estimated rate of \$35 per foot. A number of residents contacted HRM and Councillor Hendsbee with concerns that they felt that because the frontage on George Redmond Drive ranges between 75 to 78 feet, while the frontage on Keating Drive ranges between 88 to 133 feet that the only fair way to do a lot charge is per street. Councillor Hendsbee agrees with this therefore the lot charge will be based on each street. The estimated lot charge for Keating Drive will be \$4,231 for each of the 9 lots, estimated lot charge for George Redmond Drive is \$2,654 for each of the 5 lots. The actual rate will be set once HRM receives the final invoice from NSTIR in April of 2011. The paving will take place this fall, work to be completed by October 31, 2010.

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

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,



Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

CW/pm

cc: Councillor David Hendsbee, District 3
Phil Townsend Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

HAENG\wp\DESIGNSR\DESIGN\LOCALIMP\2010\paving outside core area\Keating & George Redmond March 28.wpd

June 28, 2010

Dear Sir/Madam:

Paving Upgrade of - Meadowview Drive - Porters Lake, District 3

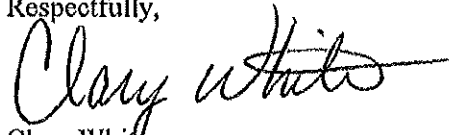
Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal on June 9, 2010, confirming that all the streets submitted by HRM for paving in the 2010 Aid to Municipality Cost Sharing Program have been approved. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover local improvement charges (LIC). The Province covers 50% of the construction costs and HRM recovers the remaining 50% from the residents through the LIC process.

Meadowview Drive was successfully surveyed for paving at the estimated LIC rate of \$35 per foot. The property owners requested that the LIC's be recovered via a lot charge. Councillor Hendsbee agrees with their request, the estimated lot charge based on \$35 per foot would be approximately \$3,820 applied to the 19 properties and is payable over ten years. The actual rate will be set once HRM receives the final invoice from NSTIR in April of 2011. The paving will take place this fall, work to be completed by October 31, 2010.

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

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,



Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

CW/pm

cc: Councillor David Hendsbee, District 3
Phil Townsend Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

H:\BNG\wp\DESIGNSR\DESIGN\LOCALIMP\2010\paving outside core area\Meadowview June 28.wpd

June 30, 2010

Dear Sir/Madam:

Paving Upgrade of Doyle Drive - Porter's Lake, District 3


Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal on June 9, 2010, confirming that all the streets submitted by HRM for paving in the 2010 Aid to Municipality Cost Sharing Program have been approved. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover local improvement charges (LIC). The Province covers 50% of the construction costs and HRM recovers the remaining 50% from the residents through the LIC process. Doyle Drive was on that list, and Councillor Hendsbee has recommended moving forward with the paving pursuant to the HRM Local Improvement Policy.

Councillor Hendsbee has requested that the LIC be recovered via a lot charge assessed to the properties which have direct access to the street. The estimated lot charge based on \$35 per foot would be approximately \$3,894 and is payable over ten years. The actual rate will be set once HRM receives the final invoice from NSTIR in April of 2011. The paving will take place this fall, work to be completed by October 31, 2010.

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

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,


Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

CW/pm

cc: Councillor David Hendsbee, District 3
Phil Townsend Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

H:\BNG\wp\DESIGNSR\DESIGN\LOCAL\IMP\2010\paving outside core area\Doyle Drive June 29.wpd

July 14, 2010

Dear Sir/Madam:

Revised Letter Paving Upgrade of Roblea Drive - Porter's Lake, District 3

Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal on June 9, 2010, confirming that all the streets submitted by HRM for paving in the 2010 Aid to Municipality Cost Sharing Program have been approved. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover local improvement charges (LIC). The Province covers 50% of the construction costs and HRM recovers the remaining 50% from the residents through the LIC process. Roblea Drive was on that list, and Councillor Hendsbee has recommended moving forward with the paving pursuant to the HRM Local Improvement Policy.

Councillor Hendsbee has requested that the LIC be recovered via a lot charge assessed to the properties which have direct access to the street. The estimated lot charge based on \$35 per foot would be approximately \$3,702 for each of the 12 lots and is payable over ten years. The actual rate will be set once HRM receives the final invoice from NSTIR in April of 2011. The paving will take place this fall, work to be completed by October 31, 2010.

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

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,



Jeff Spares, P. Eng.
Sr. Design Engineer
Design and Construction Services

JS/pm

cc: Councillor David Hendsbee, District 3
Phil Townsend Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

HA\ENG\wp\DESIGN\SR\DESIGN\LOCALIMP\2010\paving outside core area\Roblea Drive Revised July 14.wpd

June 30, 2010

Dear Sir/Madam:

Paving Upgrade of - Joan Elizabeth Way - Porters Lake, District 3

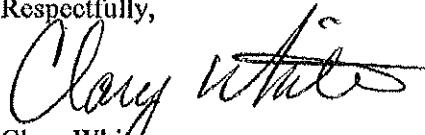
Halifax Regional Municipality (HRM) received a letter from the Minister of Transportation and Infrastructure Renewal on June 9, 2010, confirming that all the streets submitted by HRM for paving in the 2010 Aid to Municipality Cost Sharing Program have been approved. Under this program, the Province designs, tenders and facilitates the construction of this work. HRM's responsibility is to select the streets for consideration and to recover local improvement charges (LIC). The Province covers 50% of the construction costs and HRM recovers the remaining 50% from the residents through the LIC process.

Joan Elizabeth Way was successfully surveyed for paving at the estimated LIC rate of \$35 per foot. Since the frontages range from 30 ft to 197.91 ft which would be a LIC ranging from \$1,050 to \$6,926, Councillor Hendsbee feels that the only fair way to assess the LIC is via a lot charge. Therefore, he has requested that the LIC be recovered via a lot charge assessed to the 16 properties which have direct access to the street. The estimated lot charge based on \$35 per foot would be approximately \$3,664 and is payable over ten years. The actual rate will be set once HRM receives the final invoice from NSTIR in April of 2011. The paving will take place this fall, work to be completed by October 31, 2010.

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

If you have any question or concerns pertaining to this matter, please do not hesitate to call Ann Reid at 490-6849 or e-mail: reida@halifax.ca.

Respectfully,

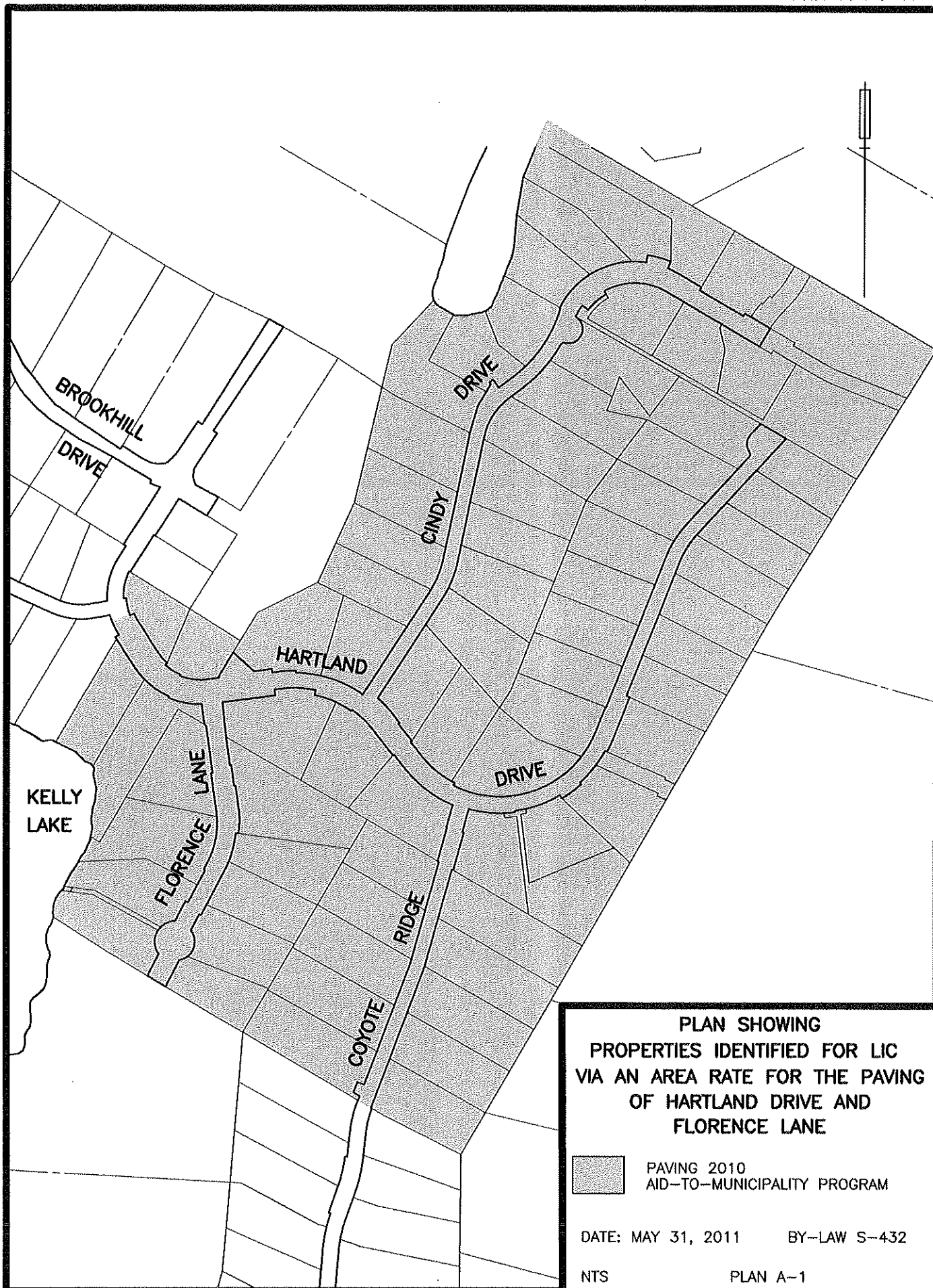


Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

CW/

cc: Councillor David Hendsbee, District 3
Phil Townsend Director Infrastructure & Asset Management
David Hubley, P. Eng., Manager Design & Construction Services

\\HARNG\wp\DESIGNSR\DESIGN\LOCALIMP\2010\paving outside core area\Joan Elizabeth Way June 30.wpd

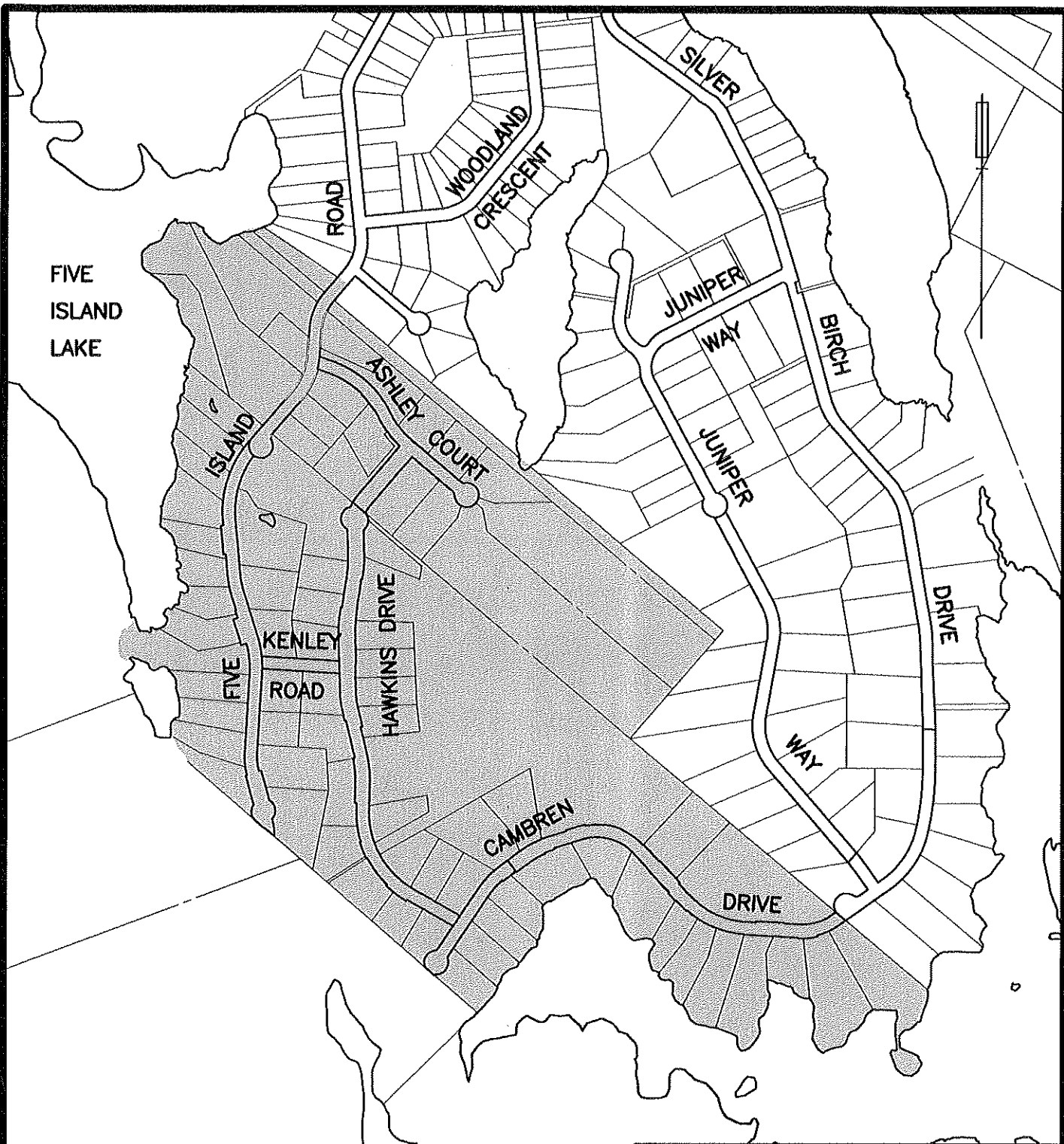


**PLAN SHOWING
PROPERTIES IDENTIFIED FOR LIC
VIA AN AREA RATE FOR THE PAVING
OF HARTLAND DRIVE AND
FLORENCE LANE**

 PAVING 2010
AID-TO-MUNICIPALITY PROGRAM

DATE: MAY 31, 2011 BY-LAW S-432

NTS PLAN A-1



**PLAN SHOWING
PROPERTIES IDENTIFIED FOR LIC
VIA A LOT CHARGE FOR THE PAVING
OF FIVE ISLAND ROAD**



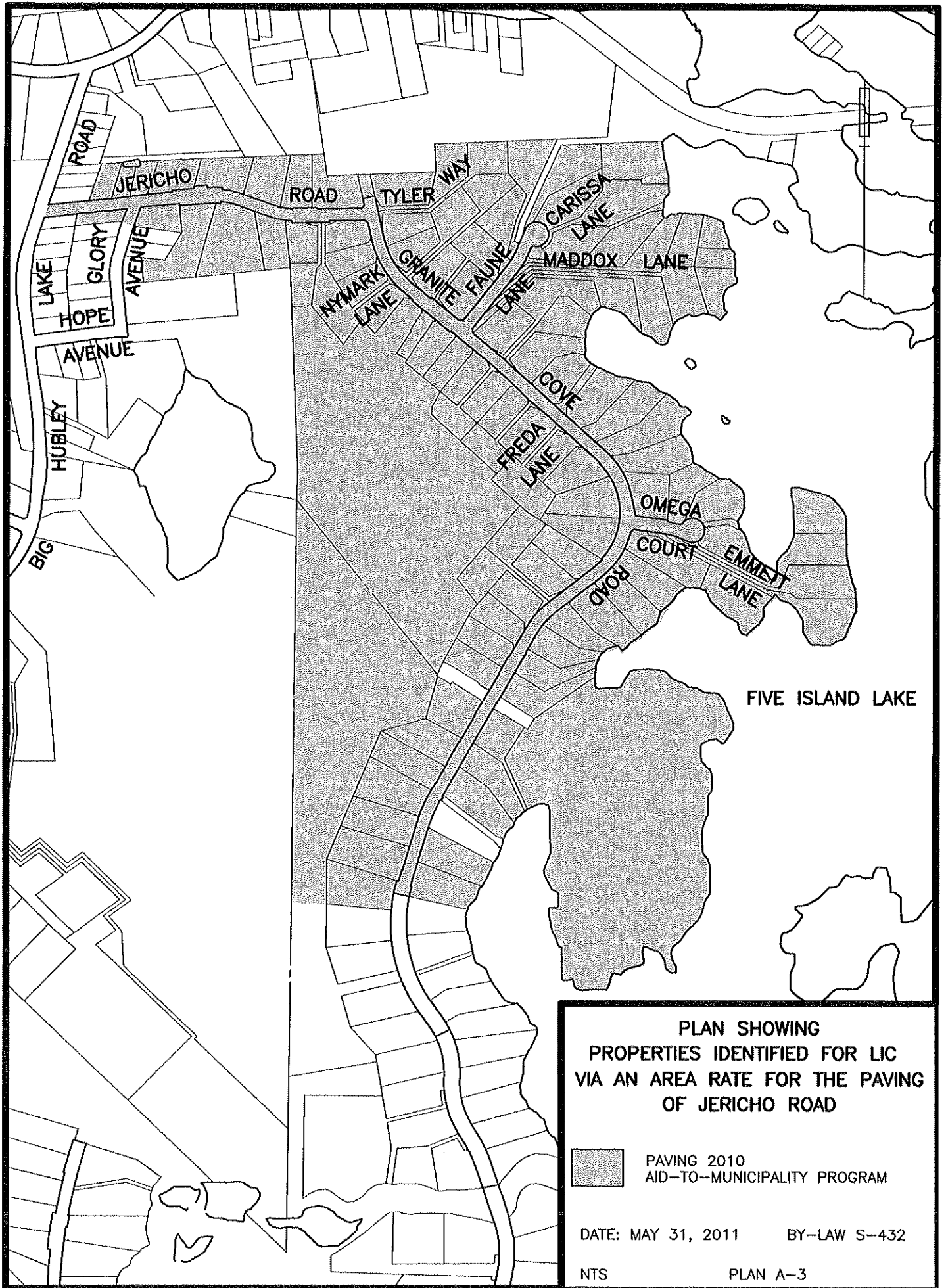
PAVING 2010
AID-TO-MUNICIPALITY PROGRAM

DATE: MAY 31, 2011

BY-LAW S-432

NTS

PLAN A-2

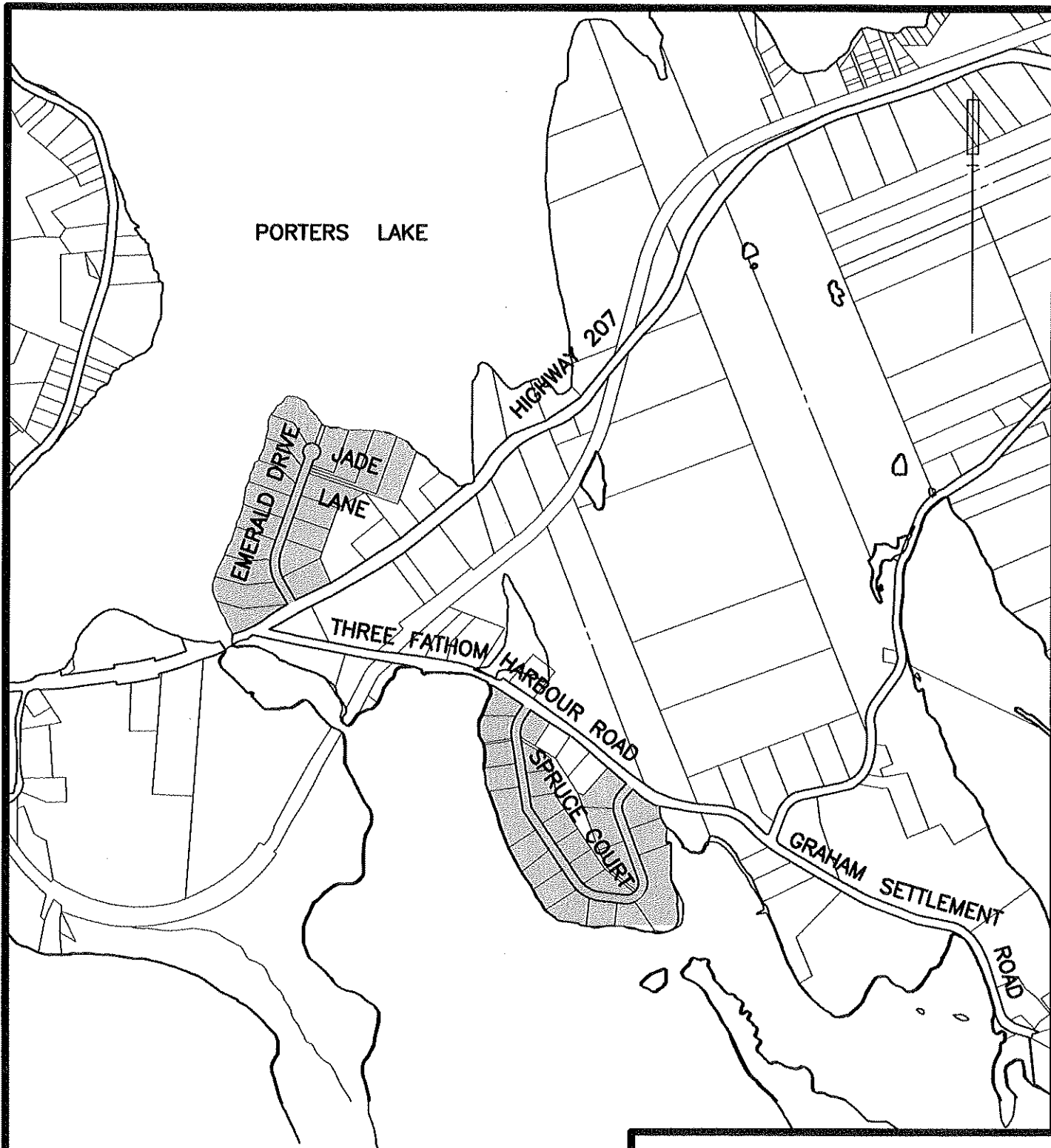


**PLAN SHOWING
PROPERTIES IDENTIFIED FOR LIC
VIA AN AREA RATE FOR THE PAVING
OF JERICO ROAD**

 **PAVING 2010
AID-TO-MUNICIPALITY PROGRAM**

DATE: MAY 31, 2011 BY-LAW S-432

NTS PLAN A-3



PLAN SHOWING
PROPERTIES IDENTIFIED FOR LIC
VIA A LOT CHARGE FOR THE PAVING
OF EMERALD DR AND SPRUCE CT

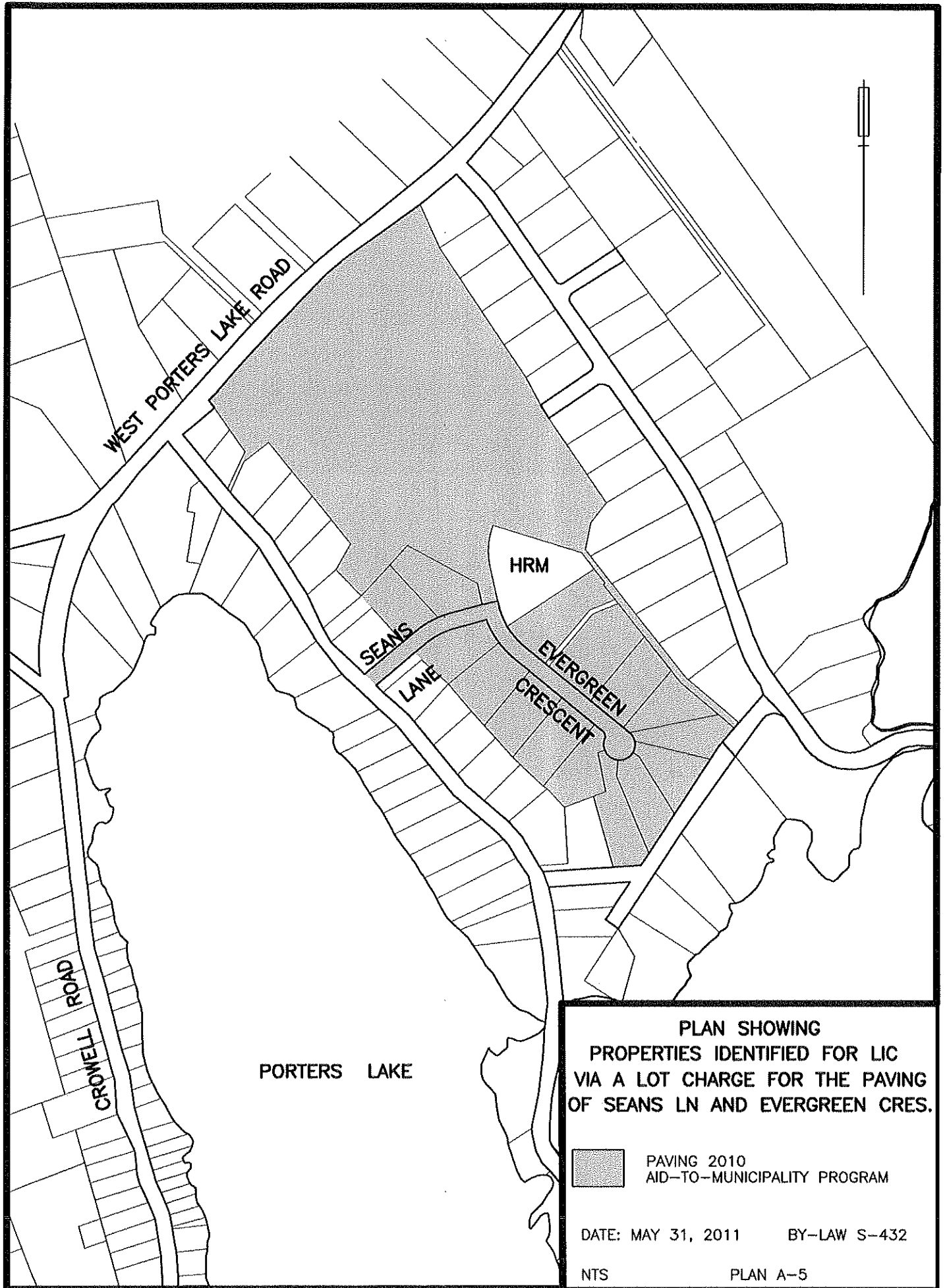


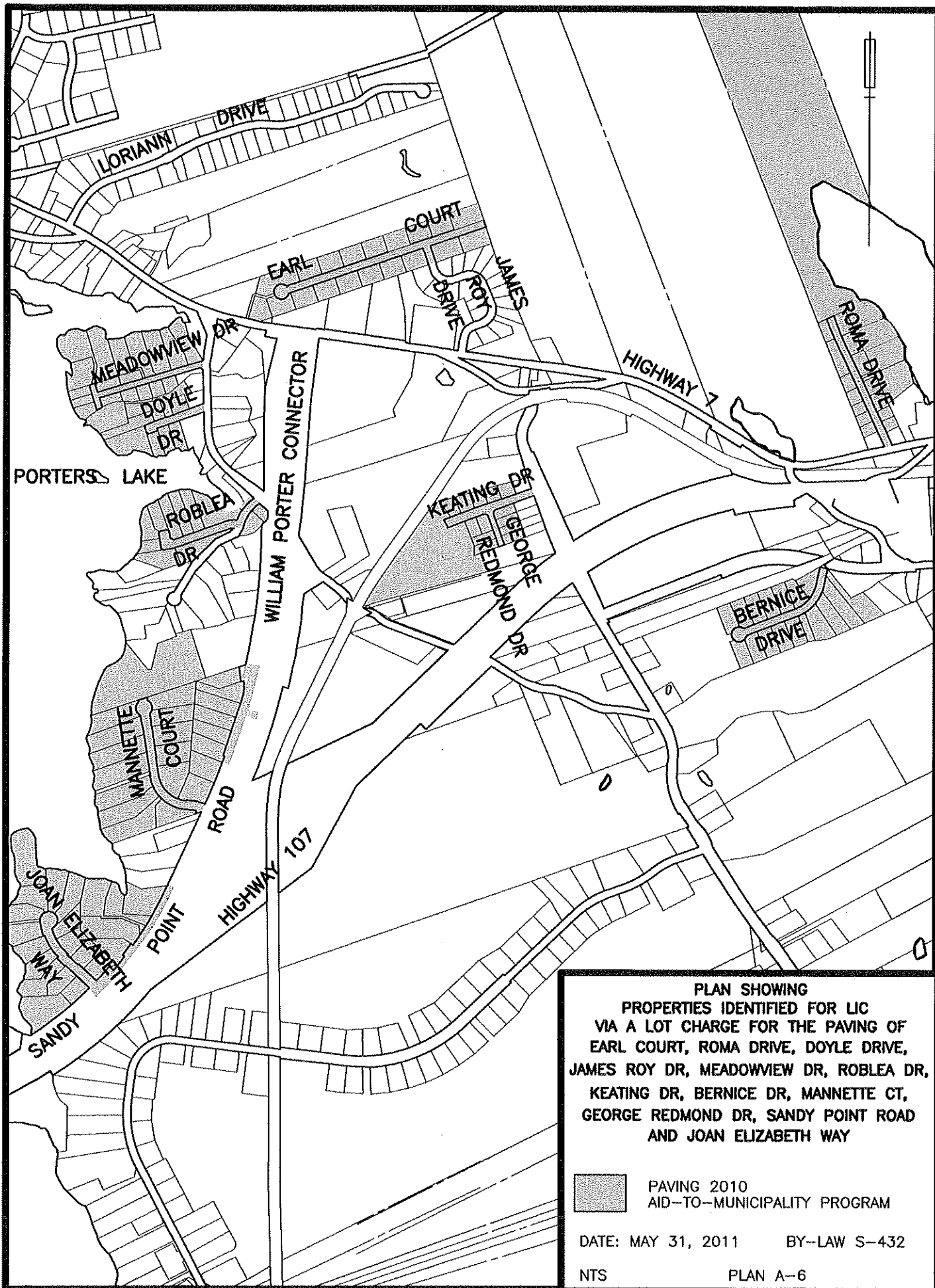
PAVING 2010
AID-TO-MUNICIPALITY PROGRAM

DATE: MAY 31, 2011 BY-LAW S-432

NTS

PLAN A-4





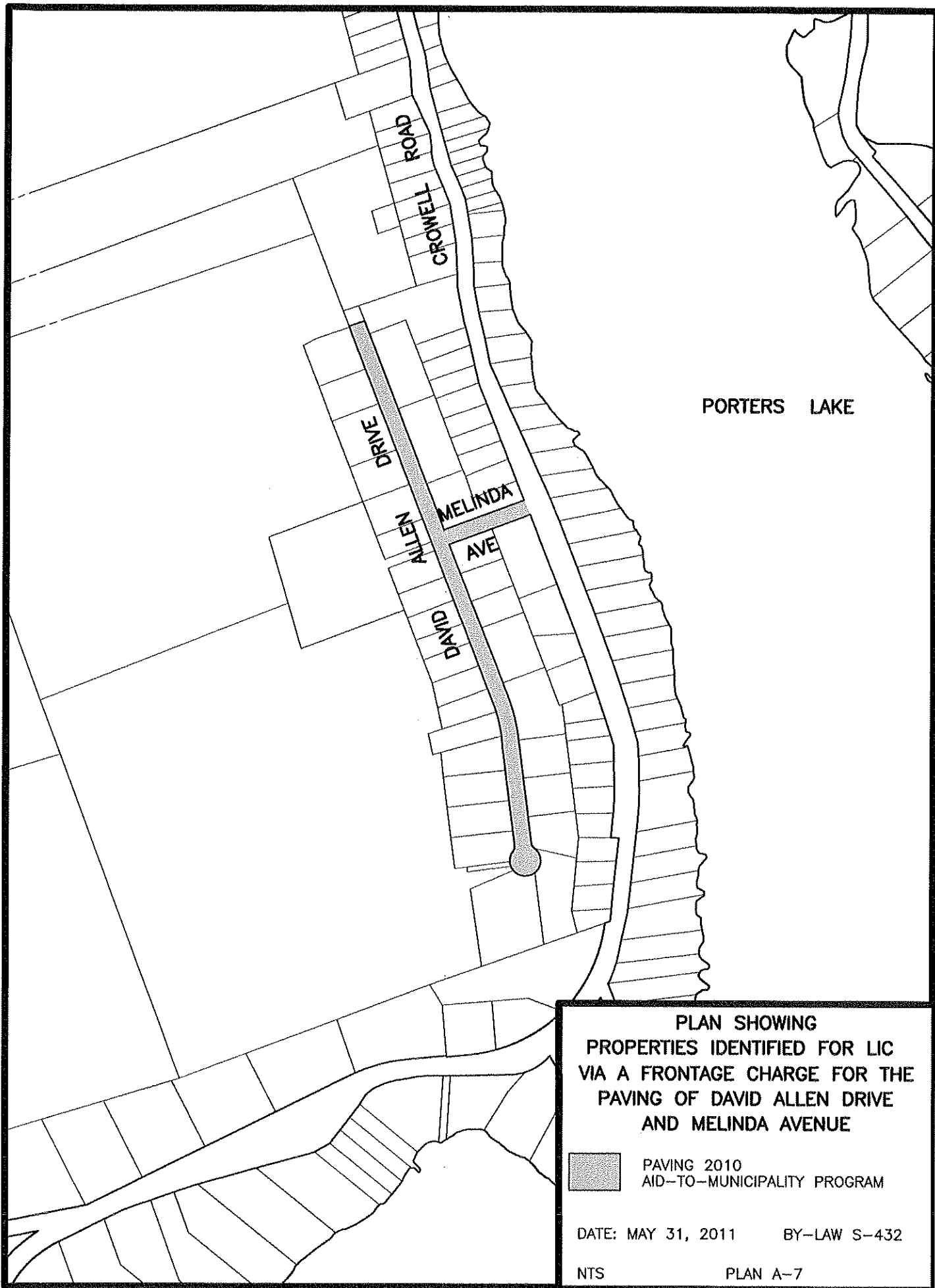
PLAN SHOWING
PROPERTIES IDENTIFIED FOR LIC
VIA A LOT CHARGE FOR THE PAVING OF
EARL COURT, ROMA DRIVE, DOYLE DRIVE,
JAMES ROY DR, MEADOWVIEW DR, ROBLEA DR,
KEATING DR, BERNICE DR, MANNETTE CT,
GEORGE REDMOND DR, SANDY POINT ROAD
AND JOAN ELIZABETH WAY

PAVING 2010
AID-TO-MUNICIPALITY PROGRAM

DATE: MAY 31, 2011 BY-LAW S-432

NTS

PLAN A-6



PORTERS LAKE

PLAN SHOWING
PROPERTIES IDENTIFIED FOR LIC
VIA A FRONTAGE CHARGE FOR THE
PAVING OF DAVID ALLEN DRIVE
AND MELINDA AVENUE

PAVING 2010
AID-TO-MUNICIPALITY PROGRAM

DATE: MAY 31, 2011 BY-LAW S-432

NTS PLAN A-7