


Item No. 11.1.9


Halifax Regional Council

July 23, 2013

September 10, 2013

TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original signed by 

Richard Butts, Chief Administrative Officer
Original Signed by 

Mike Labrecque, Deputy Chief Administrative Officer

DATE: June 11, 2013

SUBJECT: **Proposed By-law S-438, an Amendment to By-law S-400 Respecting Charges for Street Improvements, New Paving of HRM Owned Subdivision Streets – 2012**

ORIGIN

A By-law is required in order to recover local improvement charges for the paving of HRM owned gravel roads pursuant to By-law S-400 and the Local Improvement Policy – 1997.

LEGISLATIVE AUTHORITY

Section 104 of the *Halifax Regional Municipality Charter* allows Council to make by-laws to impose charges for laying out, opening, constructing, repairing, improving and maintaining streets, curbs, sidewalks, gutters, bridges, culverts and retaining walls.

RECOMMENDATIONS

It is recommended that Halifax Regional Council give First Reading to By-law S-438, an amendment to By-law S-400, Respecting Charges for Street Improvements, relating to New Paving of HRM Owned Subdivision Streets – 2012, and to begin the formal process of adoption of this by-law.

BACKGROUND

By-law Number S-400 deals with the recovery of costs where Regional Council undertakes a project to construct new street paving, new sidewalks, and new concrete curb and gutter. Pursuant to this By-law and the Local Improvement Policy - 1997 residents are to pay 50% of the construction costs for the betterment through the LIC process while HRM pays the remaining 50% of the costs. This by-law provides the authority to impose a levy on property owners as described in By-Law S-400 and the Local Improvement Policy.

DISCUSSION

On February 12, 2013, Regional Council approved that “all sidewalk costs in the existing urban and suburban areas be funded from the urban and suburban General Rate on the condition that the modified general rate will be applied to properties in the suburban area within 1 kilometer of an existing sidewalk”. As a result of this approved modification, there are to be no billings for those locations outlined in the February 12, 2013 Council report nor any new installation for future programs as described above.

Local Improvement Charges (LIC), however, will continue to apply to gravel road paving as per By-law S-400 and the HRM Local Improvement Policy - 1997. The paving of HRM owned subdivision streets is a cost shared program between residents and the municipality. The residents and HRM each pay 50% of the total construction costs with HRM recovering the resident’s portion through the LIC policy. As per the policy, staff reviewed construction costs of the paving of gravel roads from the 2012/13 capital program, and as a result have determined the charges for 2012 as outlined in attached By-law S-438 of this report. The proposed By-law Number S-438, Respecting Charges for Street Improvements, is an amendment of By-law Number S-400, The Street Improvement By-law, and will enable HRM to charge Local Improvement Charges for new paving of gravel road projects. As a note pursuant to Administrative Order 32, a public hearing is not required on the enactment or amendment of a non-planning By-Law unless specifically directed by Council. The following Table 1 outlines the streets that were approved and paved under 2012/13 gravel road paving program:

TABLE 1

| Street Name | Limits | Community | District |
|---------------------|------------------------------------|------------------|-----------------|
| Black Trumpet Lane | Canavan Drive to End | Beaver Bank | 2 |
| Gilbert Street | Lakeland Street to Cul de sac | Beaver Bank | 2 |
| Jefferson Lane | Lakeland Street to Cul de sac | Beaver Bank | 2 |
| Sherri Lane | From existing pavement to end | Beaver Bank | 2 |
| Wood Court | Trinity Lane to Cul de sac | Beaver Bank | 2 |
| Limestone Avenue | Lockview Road to Sutherland Drive | Fall River | 2 |
| Sutherland Drive | Limestone Avenue to Clarence Court | Fall River | 2 |
| Clarence Court | Sutherland Drive to Cul de sac | Fall River | 2 |
| Jamieson Drive | From existing pavement to end | Fall River | 2 |
| Karen Avenue | From Existing Pavement to end | Fall River | 2 |
| Cora Lane | Holland Road to Cul de sac | Fletchers Lake | 2 |
| Lakewood Drive | Rocky Lake Road to end | Waverley | 2 |
| Powder Mill Road | Rocky Lake Road to Rocky Lake Road | Waverley | 2 |
| Meghan Court | Regwood Drive to Cul de sac | Windsor Junction | 2 |
| Regwood Drive | Cobequid Road to Cobequid Road | Windsor Junction | 2 |
| Knight Bridge Drive | Buckingham Drive to Windsor Drive | Stillwater Lake | 22 |
| Travis Court | Blake Avenue to Cul de sac | Cow Bay | 8 |

FINANCIAL IMPLICATIONS

In 2005, Regional Council approved a staff recommendation that interest be charged on the bridge financing provided from HRM internal cash resources for Capital Projects that are for the benefit of a specific identifiable group or area and which are either partially or fully funded by local improvement charges including those levied as an area rate. The rationale is that HRM cash tied up in the costs of these projects is not available to earn interest for the benefit of HRM taxpayers in general so including a bridge financing cost in relevant local improvement charges would remedy this. The interest rate applied is the actual, or where necessary the projected, rate of return earned by HRM under the Investment Policy.

COMMUNITY ENGAGEMENT

Public meetings were held on November 16, 2011 at the HT Barrett Jr. High School for the residents within the Beaver Bank\Kinsac area, and December 8, 2011 at the Gordon R. Snow Community Center for property owners residing in the Fall River, Waverly and Windsor Junction areas to inform the residents on the gravel road paving process. Thirty seven roads were surveyed for paving on a per lot charge basis with 14 roads being successful (refer to above noted Table 1). Letters informing the residents of the survey results were subsequently mailed. Karen Avenue and Travis Court were both successfully surveyed for paving with the LIC's to be recovered via a frontage rate. Residents were notified in writing of the survey results. With respect to Knight Bridge Drive the property owners were notified in writing on February 3, 2012 that the Councillor was waiving the paving survey, and subsequently the street was added to the list for paving consideration in the 2012\13 Capital Budget. The LIC's for Knight Bridge Drive are also to be recovered via the frontage rate (refer to By-law S-438, A-1).

ENVIRONMENTAL IMPLICATIONS

Implications not identified.

ALTERNATIVES

Council may choose not to adopt the new charges for 2012/13; however, staff does not recommend this alternative as the previous rates would not represent the appropriate level of cost recovery.

ATTACHMENTS

- A1 By-law Number S-438, Schedule A, Respecting Changes to Street Improvements
- A2 Local Improvement Rate By-law S-438
- A3 Letters to residents
- A4 Maps

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 Design & Construction Services 490-6849

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

Procurement Review: _____
Greg Keefe, Director of Finance & Information Technology/CFO, 490-6308

Report Approved by: _____
Ken Reashor, P.Eng., Director, Transportation and Public Works at 490-4855

AR\pm

A-1

HALIFAX REGIONAL MUNICIPALITY
By-law Number S-438
Schedule A
RESPECTING CHARGES FOR STREET IMPROVEMENTS

BE IT ENACTED by the Council of the Halifax Regional Municipality that By-law Number S-400, The Street Improvement By-law, is hereby further amended as follows:

1. Schedule “A” of By-law Number S-400 is further amended by adding the following at the end of the Schedule:

For all projects approved and completed between January 1, 2012 to December 31, 2012, the charges shall be as follows:

For **new** asphalt paving, the charge per foot of frontage to be applied to both sides of the street shall be \$26.94 plus \$1.35 engineering fees-plus \$0.28 bridge financing for the total charge of \$28.57.

Each property outlined in the table below (from Black Trumpet Lane to Regwood Drive) will be assessed a lot charge as identified below. Lot charges for the paving are calculated at \$28.57 per foot times the recoverable frontages on the streets divided by the number of properties subject to the assessment. Karen Avenue, Knight Bridge Drive and Travis Court will be assessed a frontage charge based on the rate of \$28.57.

| Street Name – Community | New District (Former District) | Lot Charge | Map # |
|----------------------------------|---|-------------------|--------------|
| Black Trumpet Lane – Beaver Bank | 14 (2) | \$3,444.97 | 3 |
| Gilbert Street – Beaver Bank | 14 (2) | \$2,694.14 | 5 |
| Jefferson Lane – Beaver Bank | 14 (2) | \$2,778.05 | 4 |
| Sherri Lane – Beaver Bank | 14 (2) | \$3,297.82 | 5 |
| Wood Court – Beaver Bank | 14 (2) | \$3,131.24 | 6 |
| Clarence Court – Fall River | 1 (2) | \$6,904.84 | 1 |
| Limestone Avenue – Fall River | 1 (2) | \$6,904.84 | 1 |
| Sutherland Drive – Fall River | 1 (2) | \$6,904.84 | 1 |
| Jamieson Drive – Fall River | 1 (2) | \$2,964.59 | 2 |
| Cora Lane - Fletchers Lake | 1 (2) | \$4,663.47 | 9 |
| Lakewood Drive – Waverley | 1 (2) | \$2,707.47 | 7 |
| Powder Mill Road – Waverley | 1 (2) | \$2,963.79 | 8 |
| Meghan Court – Windsor Junction | 1 (2) | \$4,133.06 | 10 |
| Regwood Drive – Windsor Junction | 1 (2) | \$6,145.38 | 10 |

| Street Name – Community | New District Former District | LIC's Via Frontage Rate Per Foot | Map # |
|--|-------------------------------------|---|--------------|
| Karen Avenue (Fall River) | 1 (2) | \$28.57 | 12 |
| Knight Bridge Drive (Stillwater Lake) | 13 (22) | \$28.57 | 13 |
| Travis Court (Cow Bay) | 3 (8) | \$28.57 | 11 |

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

Done and passed by Council on the XXX day of XXXX, A.D. 2013.

Mayor

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 XXXX, XX, 2013.

Cathy Mellett
Municipal Clerk

A-2
Local Improvement Rate By-Law S-438
Projects Completed 2012

| LIC Project | 50% Construction Cost to Residents | Cost per foot to Residents | Engineering Fee Revenue | Engineering Fees per foot | Bridge Financing | Bridge Financing per foot | LIC + Eng Fees + Financing |
|-----------------------|------------------------------------|----------------------------|-------------------------|---------------------------|--------------------|---------------------------|----------------------------|
| New Paving | \$ 580,598.04 | \$ 26.94 | \$ 29,029.90 | \$ 1.35 | \$ 6,104.94 | \$ 0.28 | \$ 28.57 |
| TOTAL RECOVERY | \$ 580,598.04 | | \$ 29,029.90 | | \$ 6,104.94 | | \$ 615,732.88 |



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

January 24, 2012

All Property Owners

Dear Sir/Madam:

Re: Survey Results – Black Trumpet Lane – Beaver Bank

This letter is to inform you of the results of the survey which closed on December 9, 2011, regarding the paving of the above-noted street.

Pursuant to the HRM Local Improvement Policy & By-Law S-400, one criteria for project approval suggests "approval from property owners receiving the local improvement, who collectively own a minimum of 50% of the total frontage, be required prior to a project going to tender" or "the Councillor for the area may decide to make a request to Council recommending the project." The survey results for Black Trumpet Lane having a total of 13 properties are as follows: 7 surveys returned, 6 property owners with 74% of the frontage were in favour, 1 property owner with 27% of the frontage was against and 6 property owners didn't return the survey. Councillor Dalrymple has requested that due to the positive response from the surveys returned in favour of the paving, that the project will be included in the 2012/13 Capital Budget Program for Council's consideration. If this project is approved by Council the paving will take place during the 2012 construction season. The Local Improvement Charge will be via a lot charge to each property as per the survey letter. The actual LIC rate will be calculated in early 2013 when the final cost of the 2012 paving tenders are determined.

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 if the abutter so desires. The unpaid balance is subject to an interest rate based on the prime rate as set by the Royal Bank of Canada, plus 2% at the time of notification.

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

Respectfully,

original signed

Clary White
Supervisor Drafting and Plan Record Services

CW/pm

cc: Barry Dalrymple, Councillor, District 2

H:\ENG\word\Local Improvements\2011 Letters\Survey Letters District 2\Black Trumpet Lane - Beaver Bank - Result.doc

January 30th, 2012

All Property Owners

Dear Sir/Madam:

Re: Survey Results – Clarence Crt., Limestone Ave., and Sutherland Dr. – Fall River.

This letter is to inform you of the results of the survey which closed on December 29, 2011, regarding the paving of the above-noted streets.

Pursuant to the HRM Local Improvement Policy & By-Law S-400, one criteria for project approval suggests "approval from property owners receiving the local improvement, who collectively own a minimum of 50% of the total frontage, be required prior to a project going to tender" or "the Councillor for the area may decide to make a request to Council recommending the project." The survey results for the above- noted streets having a total of 28 properties are as follows: 13 property owners are in favour, 2 property owners against and 13 property owners didn't return the survey. Councillor Dalrymple has requested that due to the positive response from the surveys returned in favour of the paving, that the project will be included in the 2012/13 Capital Budget Program for Council's consideration. If this project is approved by Council the paving will take place during the 2012 construction season. The Local Improvement Charge will be via a lot charge to each property as per the survey letter. The actual LIC rate will be calculated in early 2013 when the final cost of the 2012 paving tenders are determined.

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 if the abutter so desires. The unpaid balance is subject to an interest rate based on the prime rate as set by the Royal Bank of Canada, plus 2% at the time of notification.

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

Respectfully,

original signed

Clary White/
Supervisor Drafting and Plan Record Services

CW/rch.

cc: Barry Dalrymple, Councillor, District 2

H:\ENG\word\Local Improvements\2011 Letters\Survey Letters District 2\Clarence Limestone & Sutherland- Fall River Result.doc

January 31, 2012

All Property Owners

Dear Sir/Madam:

Re: Survey Results – Cora Lane – Fletcher Lake

This letter is to inform you of the results of the survey which closed on December 29, 2011, regarding the paving of the above-noted streets.

Pursuant to the HRM Local Improvement Policy & By-Law S-400, one criteria for project approval suggests “approval from property owners receiving the local improvement, who collectively own a minimum of 50% of the total frontage, be required prior to a project going to tender” or “the Councillor for the area may decide to make a request to Council recommending the project.” The survey results for Cora Lane having a total of 15 properties are as follows: 6 property owners are in favour, 3 property owners against and 6 property owners didn’t return the survey. Councillor Dalrymple has requested that due to the positive response from the surveys returned in favour of the paving, that the project will be included in the 2012/13 Capital Budget Program for Council’s consideration. If this project is approved by Council, the paving will take place during the 2012 construction season. The Local Improvement Charge will be via a lot charge to each property as per the survey letter. The actual LIC rate will be calculated in early 2013 when the final cost of the 2012 paving tenders are determined.

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 if the abutter so desires. The unpaid balance is subject to an interest rate based on the prime rate as set by the Royal Bank of Canada, plus 2% at the time of notification.

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

Respectfully,

original signed

Clary White
Supervisor Drafting and Plan Record Services

CW/pm

cc: Barry Dalrymple, Councillor, District 2

H:\ENG\word\Local Improvements\2011 Letters\Survey Letters District 2\Cora Lane - Fletchers Lake - results.doc

January 25, 2012

All Property Owners

Dear Sir/Madam:

Re: Survey Results – Gilbert Street – Beaver Bank

This letter is to inform you of the results of the survey which closed on December 9, 2011, regarding the paving of the above-noted street.

Pursuant to the HRM Local Improvement Policy & By-Law S-400, one criteria for project approval suggests "approval from property owners receiving the local improvement, who collectively own a minimum of 50% of the total frontage, be required prior to a project going to tender" or "the Councillor for the area may decide to make a request to Council recommending the project." The survey results for Gilbert Street having a total of 6 properties are as follows: 5 surveys returned, 4 property owners with 69% of the frontage were in favour, 1 property owner with 10% of the frontage was against and 1 property owners didn't return the survey. Councillor Dalrymple has requested that due to the positive response from the surveys returned in favour of the paving, that the project will be included in the 2012/13 Capital Budget Program for Council's consideration. If this project is approved by Council the paving will take place during the 2012 construction season. The Local Improvement Charge will be via a lot charge to each property as per the survey letter. The actual LIC rate will be calculated in early 2013 when the final cost of the 2012 paving tenders are determined.

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 if the abutter so desires. The unpaid balance is subject to an interest rate based on the prime rate as set by the Royal Bank of Canada, plus 2% at the time of notification.

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

Respectfully,

/

original signed

Clary White
Supervisor Drafting and Plan Record Services

CW/rch.

cc: Barry Dalrymple, Councillor, District 2

H:\ENG\word\Local Improvements\2011 Letters\Survey Letters District 2\Gilbert Street - Beaver Bank - Result.doc

January 30th, 2012

All Property Owners

Dear Sir/Madam:

Re: Survey Results –Lakewood Drive – Waverly

This letter is to inform you of the results of the survey which closed on December 29, 2011, regarding the paving of the above-noted street.

Pursuant to the HRM Local Improvement Policy & By-Law S-400, one criteria for project approval suggests "approval from property owners receiving the local improvement, who collectively own a minimum of 50% of the total frontage, be required prior to a project going to tender" or "the Councillor for the area may decide to make a request to Council recommending the project." The survey results for Lakewood Drive having a total of 8 properties are as follows: 6 property owners are in favour, 2 property owners against. Councillor Dalrymple has requested that due to the positive response from the surveys returned in favour of the paving, that the project will be included in the 2012/13 Capital Budget Program for Council's consideration. If this project is approved by Council the paving will take place during the 2012 construction season. The Local Improvement Charge will be via a lot charge to each property as per the survey letter. The actual LIC rate will be calculated in early 2013 when the final cost of the 2012 paving tenders are determined.

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 if the abutter so desires. The unpaid balance is subject to an interest rate based on the prime rate as set by the Royal Bank of Canada, plus 2% at the time of notification.

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

Respectfully,

original signed

Clary White
Supervisor Drafting and Plan Record Services

CW/rch.

cc: Barry Dalrymple, Councillor, District 2

H:\ENG\word\Local Improvements\2011 Letters\Survey Letters District 2\Lakewood Drive - Waverly - Results.doc

February 3, 2012

All Property Owners

Dear Sir/Madam:

Re: Survey Results – Jamieson Drive – Fall River

This letter is to inform you of the results of the survey which closed on December 29, 2011, regarding the paving of the above-noted streets.

Pursuant to the HRM Local Improvement Policy & By-Law S-400, one criteria for project approval suggests "approval from property owners receiving the local improvement, who collectively own a minimum of 50% of the total frontage, be required prior to a project going to tender" or "the Councillor for the area may decide to make a request to Council recommending the project." The survey results for Jamieson Drive having a total of 5 properties are as follows: 3 property owners are in favour, 2 property owners against the paving. Councillor Dalrymple has requested that due to the positive response from the surveys returned in favour of the paving, that the project will be included in the 2012/13 Capital Budget Program for Council's consideration. If this project is approved by Council, the paving will take place during the 2012 construction season. The Local Improvement Charge will be via a lot charge to each property as per the survey letter. The actual LIC rate will be calculated in early 2013 when the final cost of the 2012 paving tenders are determined.

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 if the abutter so desires. The unpaid balance is subject to an interest rate based on the prime rate as set by the Royal Bank of Canada, plus 2% at the time of notification.

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

Respectfully,

original signed

Clary White
Supervisor Drafting and Plan Record Services

CW/rch.

cc: Barry Dalrymple, Councillor, District 2

H:\ENG\word\Local Improvements\2011 Letters\Survey Letters District 2\Survey Results – Jamieson Drive – Fall River.doc

January 25, 2012

All Property Owners

Dear Sir/Madam:

Re: Survey Results – Jefferson Lane – Beaver Bank

This letter is to inform you of the results of the survey which closed on December 9, 2011, regarding the paving of the above-noted street.

Pursuant to the HRM Local Improvement Policy & By-Law S-400, one criteria for project approval suggests "approval from property owners receiving the local improvement, who collectively own a minimum of 50% of the total frontage, be required prior to a project going to tender" or "the Councillor for the area may decide to make a request to Council recommending the project." The survey results for Jefferson Lane having a total of 6 properties are as follows: 4 surveys returned, 4 property owners with 78% of the frontage were in favour, 2 property owners didn't return the survey. Councillor Dalrymple has requested that due to the positive response from the surveys returned in favour of the paving, that the project will be included in the 2012/13 Capital Budget Program for Council's consideration. If this project is approved by Council the paving will take place during the 2012 construction season. The Local Improvement Charge will be via a lot charge to each property as per the survey letter. The actual LIC rate will be calculated in early 2013 when the final cost of the 2012 paving tenders are determined.

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 if the abutter so desires. The unpaid balance is subject to an interest rate based on the prime rate as set by the Royal Bank of Canada, plus 2% at the time of notification.

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

Respectfully,

original signed

Clary White
Supervisor Drafting and Plan Record Services

CW/rch.

cc: Barry Dalrymple, Councillor, District 2

H:\ENG\word\Local Improvements\2011 Letters\Survey Letters District 2\Jefferson Lane - Beaver Bank - Result.doc

February 6, 2012

All Property Owners

Dear Sir/Madam:

Re: Survey Results – Meghan Court – Windsor Junction

This letter is to inform you of the results of the survey which closed on December 29, 2011, regarding the paving of the above-noted street.

Pursuant to the HRM Local Improvement Policy & By-Law S-400, one criteria for project approval suggests "approval from property owners receiving the local improvement, who collectively own a minimum of 50% of the total frontage, be required prior to a project going to tender" or "the Councillor for the area may decide to make a request to Council recommending the project." The survey results for Meghan Court having a total of 7 properties are as follows: 4 property owners are in favour, 3 property owners didn't return the survey. Councillor Dalrymple has requested that due to the positive response from the surveys returned in favour of the paving, that the project will be included in the 2012/13 Capital Budget Program for Council's consideration. If this project is approved by Council, the paving will take place during the 2012 construction season. The Local Improvement Charge will be via a lot charge to each property as per the survey letter. The actual LIC rate will be calculated in early 2013 when the final cost of the 2012 paving tenders are determined.

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 if the abutter so desires. The unpaid balance is subject to an interest rate based on the prime rate as set by the Royal Bank of Canada, plus 2% at the time of notification.

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

Respectfully,



original signed

Clary White
Supervisor Drafting and Plan Record Services

CW/pm

cc: Barry Dalrymple, Councillor, District 2

February 1, 2012

All Property Owners

Dear Sir/Madam:

Re: Revised Survey Results – Powder Mill Road

This letter is to inform you of the results of the survey which closed on December 29, 2011, regarding the paving of the above-noted streets.

Pursuant to the HRM Local Improvement Policy & By-Law S-400, one criteria for project approval suggests "approval from property owners receiving the local improvement, who collectively own a minimum of 50% of the total frontage, be required prior to a project going to tender" or "the Councillor for the area may decide to make a request to Council recommending the project." The survey results for Powder Mill Road having a total of 5 properties are as follows: 3 property owners are in favour, 1 property owner against and 1 property owner didn't return the survey. Councillor Dalrymple has requested that due to the positive response from the surveys returned in favour of the paving, that the project will be included in the 2012/13 Capital Budget Program for Council's consideration. If this project is approved by Council, the paving will take place during the 2012 construction season. The Local Improvement Charge will be via a lot charge to each property as per the survey letter. The actual LIC rate will be calculated in early 2013 when the final cost of the 2012 paving tenders are determined.

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 if the abutter so desires. The unpaid balance is subject to an interest rate based on the prime rate as set by the Royal Bank of Canada, plus 2% at the time of notification.

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

Respectfully,



original signed

Clary White
Supervisor Drafting and Plan Record Services

CW/rch.

cc: Barry Dalrymple, Councillor, District 2

H:\ENG\word\Local Improvements\2011 Letters\Power Mill Rd - Waverly- results 2.doc

February 6, 2012

All Property Owners

Dear Sir/Madam:

Re: Survey Results – Regwood Drive – Windsor Junction

This letter is to inform you of the results of the survey which closed on December 29, 2011, regarding the paving of the above-noted street.

Pursuant to the HRM Local Improvement Policy & By-Law S-400, one criteria for project approval suggests "approval from property owners receiving the local improvement, who collectively own a minimum of 50% of the total frontage, be required prior to a project going to tender" or "the Councillor for the area may decide to make a request to Council recommending the project." The survey results for Regwood Drive having a total of 11 properties are as follows: 4 property owners are in favour, 4 property owners against, and 3 property owners didn't return the survey. Councillor Dalrymple has requested that due to the tie vote that the paving will move forward. One of the main reasons for the area Councillor in deciding to move forward on a tie vote was that Meghan Court which runs off Regwood Dr. voted unanimously with the surveys returned in favour of the paving. Meghan Court & Regwood Drive paving projects will be included in the 2012/13 Capital Budget Program for Council's consideration. If this project is approved by Council the paving will take place during the 2012 construction season. The Local Improvement Charge will be via a lot charge to each property as per the survey letter. The actual LIC rate will be calculated in early 2013 when the final cost of the 2012 paving tenders are determined.

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 if the abutter so desires. The unpaid balance is subject to an interest rate based on the prime rate as set by the Royal Bank of Canada, plus 2% at the time of notification.

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

Respectfully,

original signed

Clary White
Supervisor Drafting and Plan Record Services

CW/

cc: Barry Dalrymple, Councillor, District 2

January 25, 2012

All Property Owners

Dear Sir/Madam:

Re: Survey Results – Sherri Lane – Beaver Bank

This letter is to inform you of the results of the survey which closed on December 9, 2011, regarding the paving of the above-noted street.

Pursuant to the HRM Local Improvement Policy & By-Law S-400, one criteria for project approval suggests “approval from property owners receiving the local improvement, who collectively own a minimum of 50% of the total frontage, be required prior to a project going to tender” or “the Councillor for the area may decide to make a request to Council recommending the project.” The survey results for Sherri Lane having a total of 21 properties are as follows: 13 surveys returned, 10 property owners with 82% of the frontage were in favour, 3 property owner with 22% of the frontage was against and 8 property owners didn't return the survey. Councillor Dalrymple has requested that due to the positive response from the surveys returned in favour of the paving, that the project will be included in the 2012/13 Capital Budget Program for Council's consideration. If this project is approved by Council the paving will take place during the 2012 construction season. The Local Improvement Charge will be via a lot charge to each property as per the survey letter. The actual LIC rate will be calculated in early 2013 when the final cost of the 2012 paving tenders are determined.

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 if the abutter so desires. The unpaid balance is subject to an interest rate based on the prime rate as set by the Royal Bank of Canada, plus 2% at the time of notification.

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

Respectfully,

original signed

Clary White
Supervisor Drafting and Plan Record Services

CW/rch.

cc: Barry Dalrymple, Councillor, District 2

H:\ENG\word\Local Improvements\2011 Letters\Survey Letters District 2\Sherri Lane - Beaver Bank - Result.doc

January 25, 2012

All Property Owners

Dear Sir/Madam:

Re: Survey Results – Woods Court – Beaver Bank

This letter is to inform you of the results of the survey which closed on December 9, 2011, regarding the paving of the above-noted street.

Pursuant to the HRM Local Improvement Policy & By-Law S-400, one criteria for project approval suggests "approval from property owners receiving the local improvement, who collectively own a minimum of 50% of the total frontage, be required prior to a project going to tender" or "the Councillor for the area may decide to make a request to Council recommending the project." The survey results for Woods Court having a total of 9 properties are as follows: 2 property owners are in favour, and 7 property owners didn't return the survey. Councillor Dalrymple has requested that due to the positive response from the surveys returned in favour of the paving, that the project will be included in the 2012/13 Capital Budget Program for Council's consideration. If this project is approved by Council the paving will take place during the 2012 construction season. The Local Improvement Charge will be via a lot charge to each property as per the survey letter. The actual LIC rate will be calculated in early 2013 when the final cost of the 2012 paving tenders are determined.

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 if the abutter so desires. The unpaid balance is subject to an interest rate based on the prime rate as set by the Royal Bank of Canada, plus 2% at the time of notification.

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

Respectfully,

original signed

Clary White
Supervisor Drafting and Plan Record Services

CW/rch.

cc: Barry Dalrymple, Councillor, District 2

H:\ENG\word\Local Improvements\2011 Letters\Survey Letters District 2\Woods Court - Beaver Bank - Result.doc

February 3, 2012

Dear Sir/Madam

Re: Paving – Knight Bridge Drive – Stillwater Lake

Councillor Lund has requested that Knight Bridge Drive be added to the list for paving consideration in the 2012/13 Capital Budget.

If Regional Council approves this project, paving will be subject to Local Improvement Charges (LIC) as stated in By-Law Number S-400. Each year, the LIC is determined and presented to Regional Council for their approval. Pursuant to HRM Local Improvement Policy, the Councillor for the area may decide to make a request to Council to dispense with a survey of property owners. Knight Bridge Drive is the last gravel road in the area and connected to two paved streets; four of the properties are corner lots and have already paid for the paving of Buckingham Drive and Windsor Drive. Knight Bridge Drive was surveyed in 2007 but failed to meet the required 50% of the recoverable frontage in favour of the paving. The Councillor for the area has decided against surveying the remaining two property owners for the paving. This project will be included in the 2012/13 Capital Budget Program for Council's consideration. If this project is approved by Council, the paving will take place during the 2012 construction season. The Local Improvement Charge will be via a frontage, the estimated rate for paving is \$40.00 per foot of frontage. The rate is determined on an annual basis and is subject to change. The actual LIC rate will be calculated in early 2013 when the final cost of the 2012 paving tenders are determined.

Final billings for all Local Improvement Projects are payable over a 10 year period, with the first installment due 30 days after the billing date. Installments are due on the anniversary date of the original billing. This billing may also be paid in full at any time if the abutter so desires. The unpaid balance is subject to an interest charge at a 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 require further clarification, please call Ann Reid at (902) 490-6849.

Respectfully,

original signed

Clary White
Supervisor, Drafting and Plan Record Services

CW/pm

cc: Peter Lund, Councillor, District 23

H:\ENG\word\Local Improvements\2011 Letters\Survey Letter District 23\Knight Bridge Drive - Stillwater Lake.doc

January 31, 2012

All Property Owners

Dear Sir/Madam:

Re: Survey Results – Karen Avenue – Fall River.

This letter is to inform you of the results of the survey which closed on December 29, 2011, regarding the paving of the above-noted streets.

Pursuant to the HRM Local Improvement Policy & By-Law S-400, one criteria for project approval suggests "approval from property owners receiving the local improvement, who collectively own a minimum of 50% of the total frontage, be required prior to a project going to tender" or "the Councillor for the area may decide to make a request to Council recommending the project." The survey results for Karen Avenue having a total of 3 properties are as follows: 2 property owners are in favour, 1 property owners didn't return the survey. Councillor Dalrymple has requested that due to the positive response from the surveys returned in favour of the paving, that the project will be included in the 2012/13 Capital Budget Program for Council's consideration. If this project is approved by Council, the paving will take place during the 2012 construction season. The Local Improvement Charge will be via a frontage rate to each property as per the survey letter. The actual LIC rate will be calculated in early 2013 when the final cost of the 2012 paving tenders are determined.

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 if the abutter so desires. The unpaid balance is subject to an interest rate based on the prime rate as set by the Royal Bank of Canada, plus 2% at the time of notification.

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

Respectfully,

original signed

Clary White
Supervisor Drafting and Plan Record Services

CW/pm

cc: Barry Dalrymple, Councillor, District 2

H:\ENG\word\Local Improvements\2011 Letters\Survey Letters District 2\Clarence Limestone & Sutherland- Fall River Result.doc

May 31, 2011

All Property Owners

Dear Sir/Madam:

Re: Survey Results
Travis Court - Eastern Passage

This is to inform you of the result of the survey that closed on May 27, 2011, for paving of Travis Court.

HRM Local Improvement Policy & By-Law Number S-400 and subject to budget considerations, street paving may be implemented provided there has been a successful survey from the property owners showing that 50% of the total frontage are in favour of the project. Your street has met the required 50% approval. Travis Court has been added to the list of successfully surveyed streets that will be submitted for consideration in the 2012/2013 Capital Budget.

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

Respectfully,

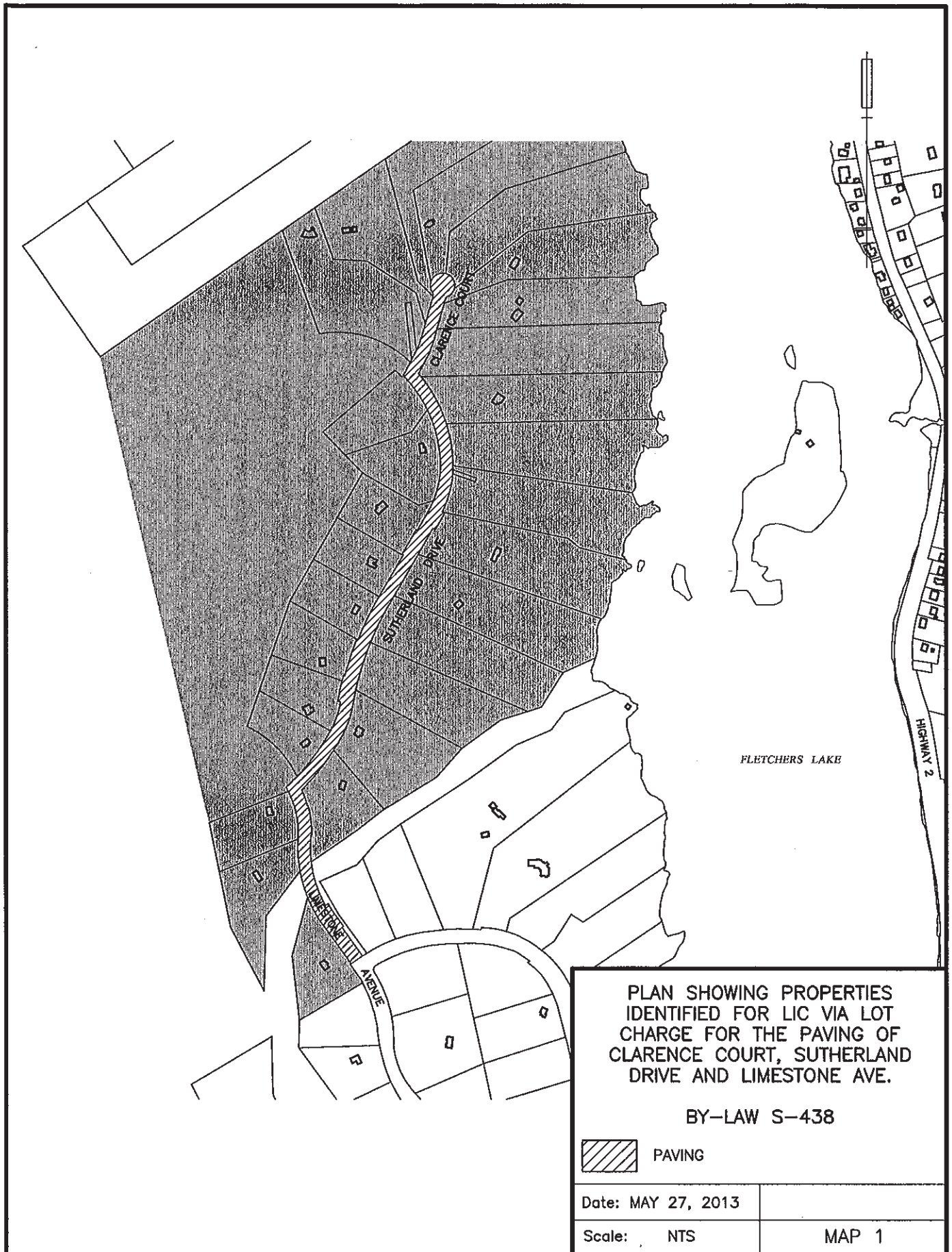
original signed

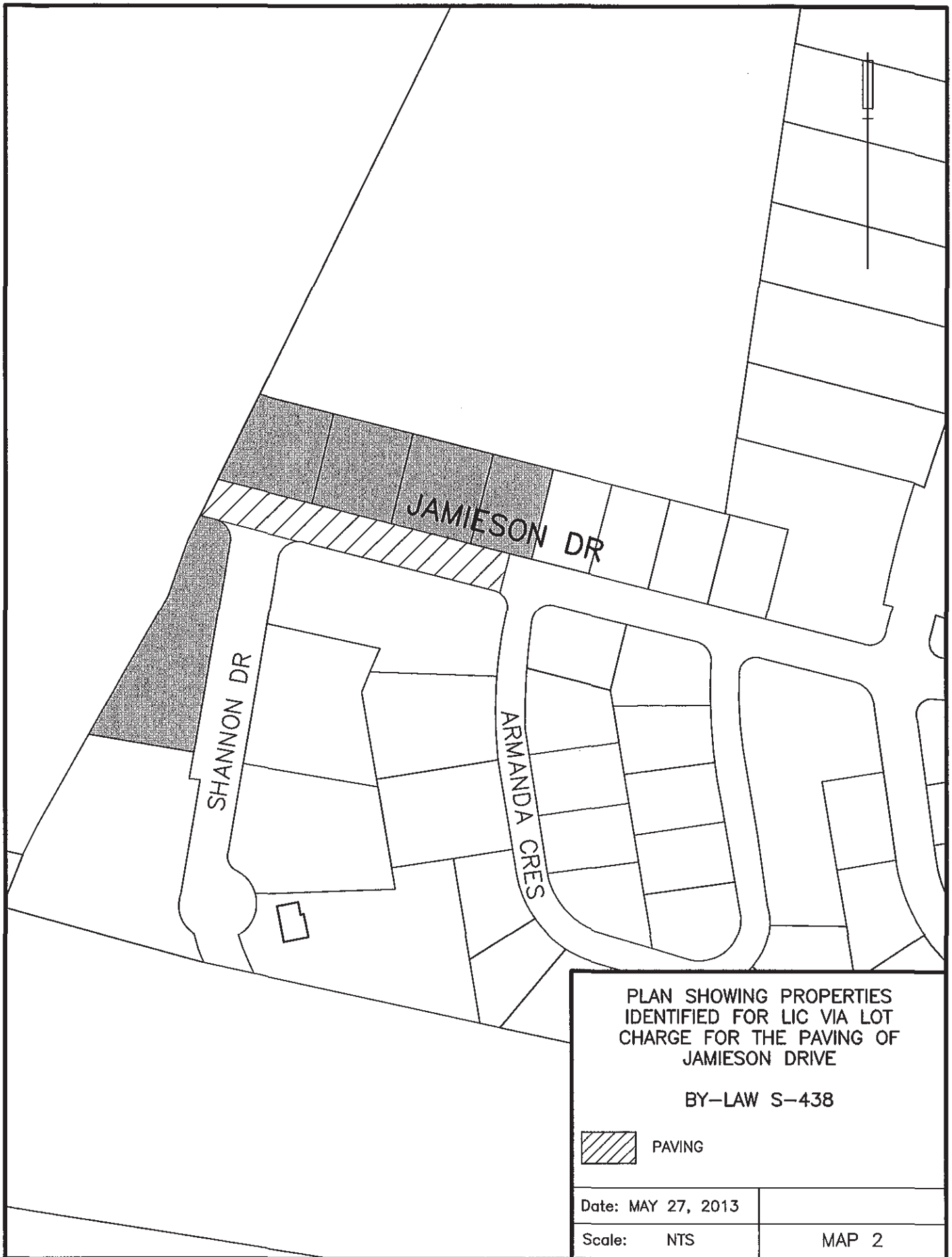
Clary White
Supervisor Drafting and Plan Records,
Design & Construction Services

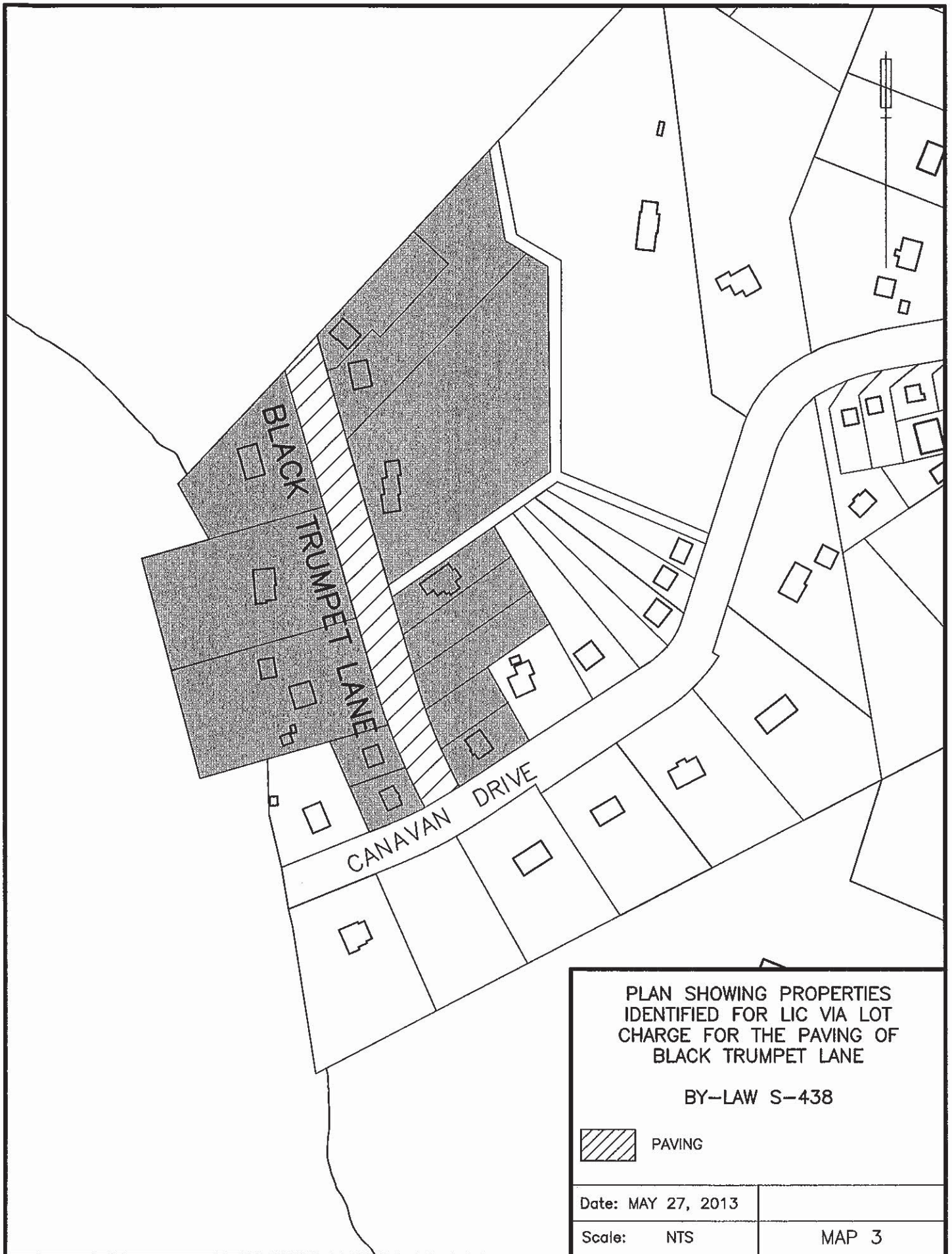
CW/pm

cc: Jackie Barkhouse, Councillor District 8
Phil Townsend, Director, Infrastructure and Asset Management

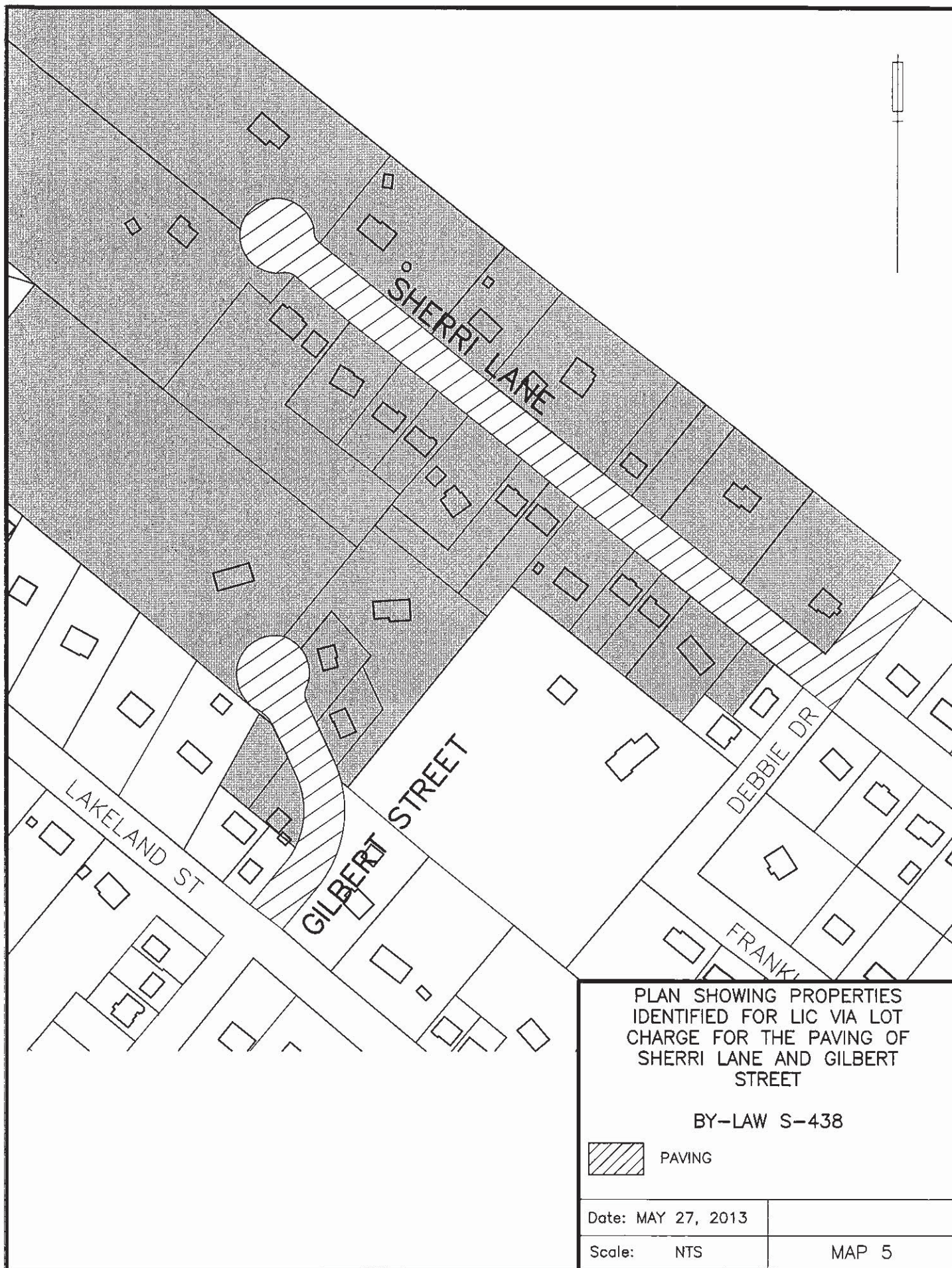
H:\ENG\word\Local Improvements\2011 Letters\Travis Crt result.doc

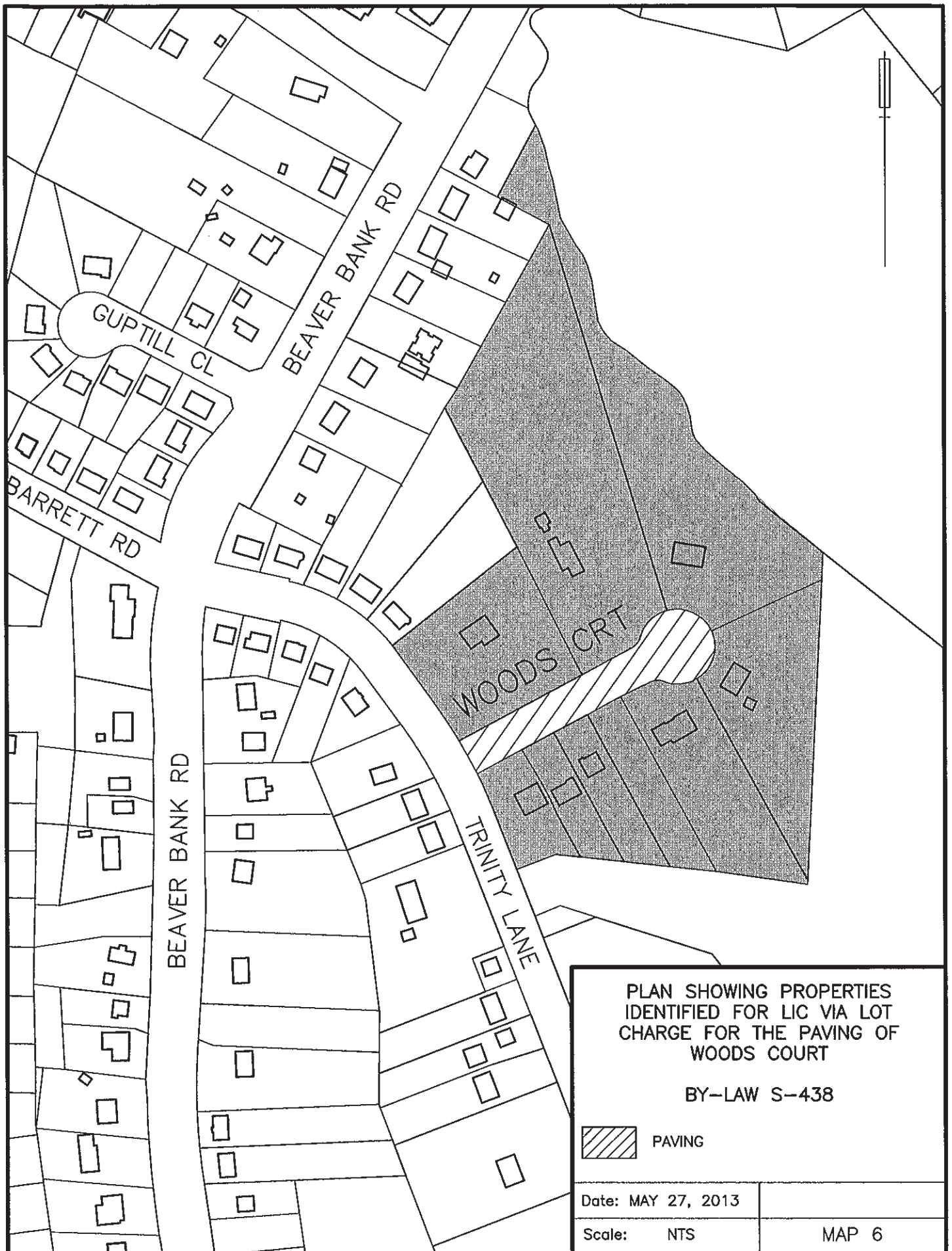












PLAN SHOWING PROPERTIES
IDENTIFIED FOR LIC VIA LOT
CHARGE FOR THE PAVING OF
WOODS COURT

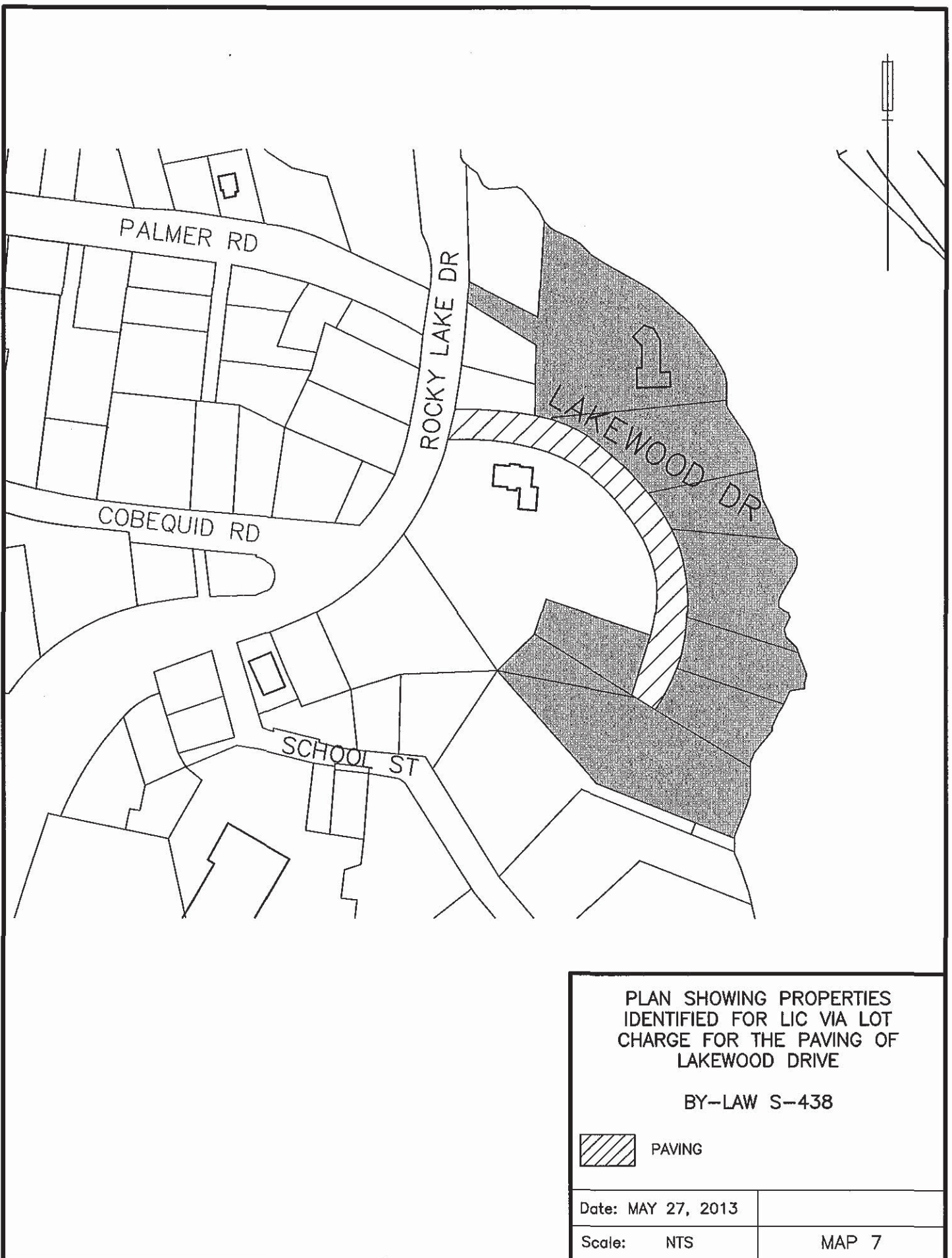
BY-LAW S-438

 PAVING

Date: MAY 27, 2013

Scale: NTS

MAP 6



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

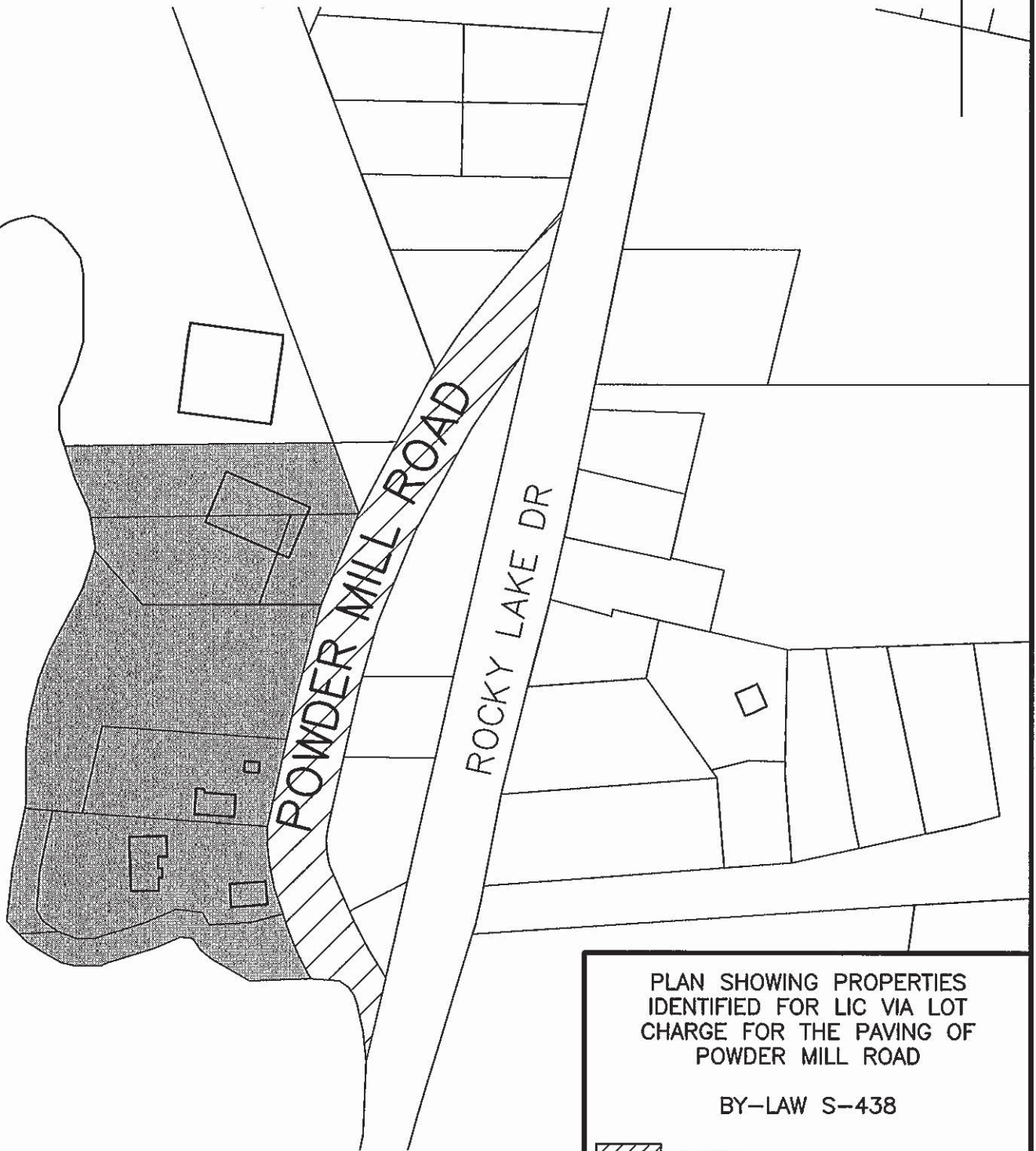
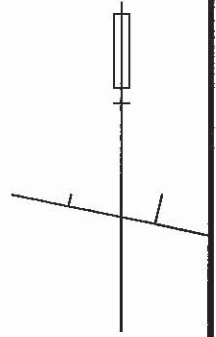
BY-LAW S-438

 PAVING

Date: MAY 27, 2013

Scale: NTS

MAP 7



PLAN SHOWING PROPERTIES
IDENTIFIED FOR LIC VIA LOT
CHARGE FOR THE PAVING OF
POWDER MILL ROAD

BY-LAW S-438

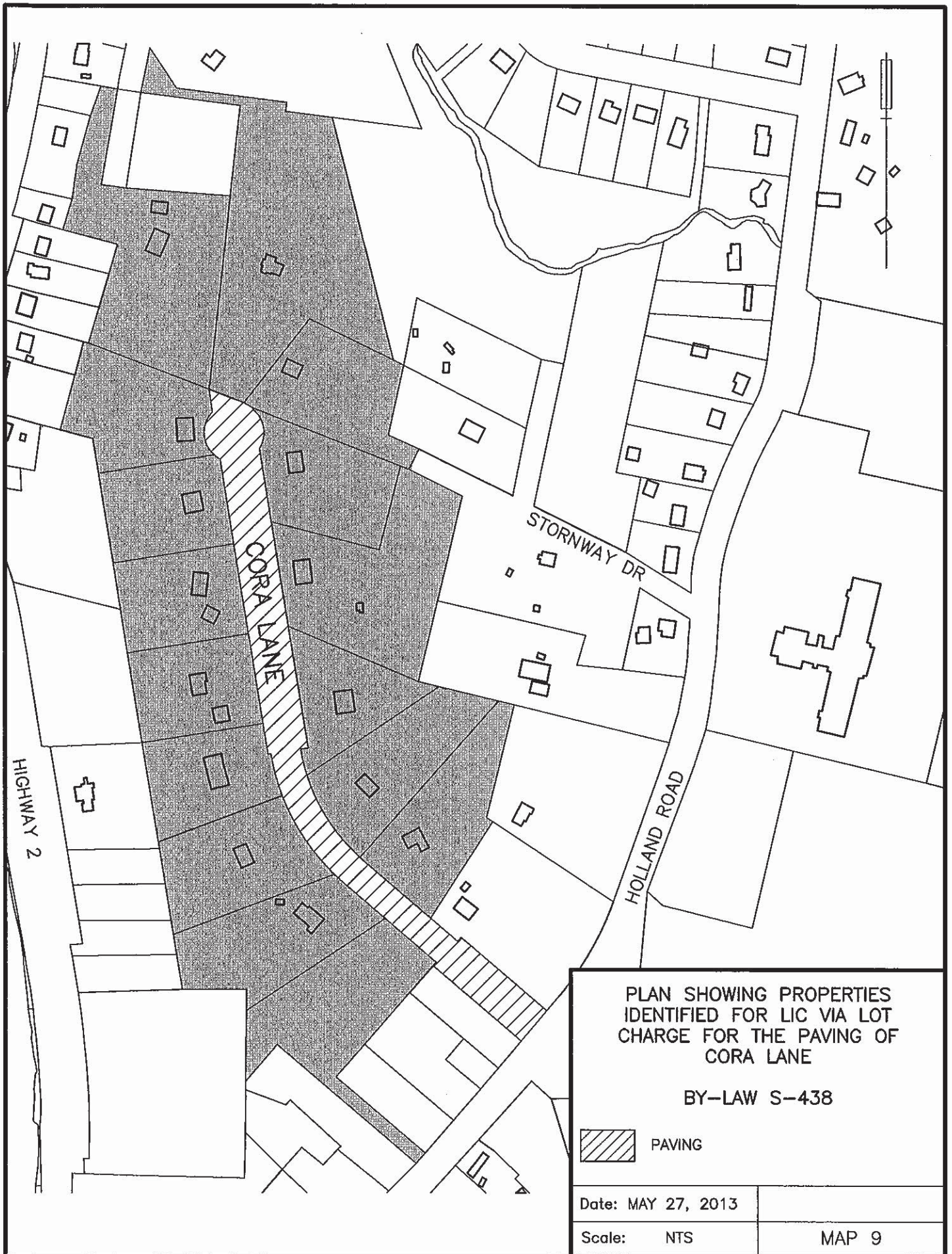


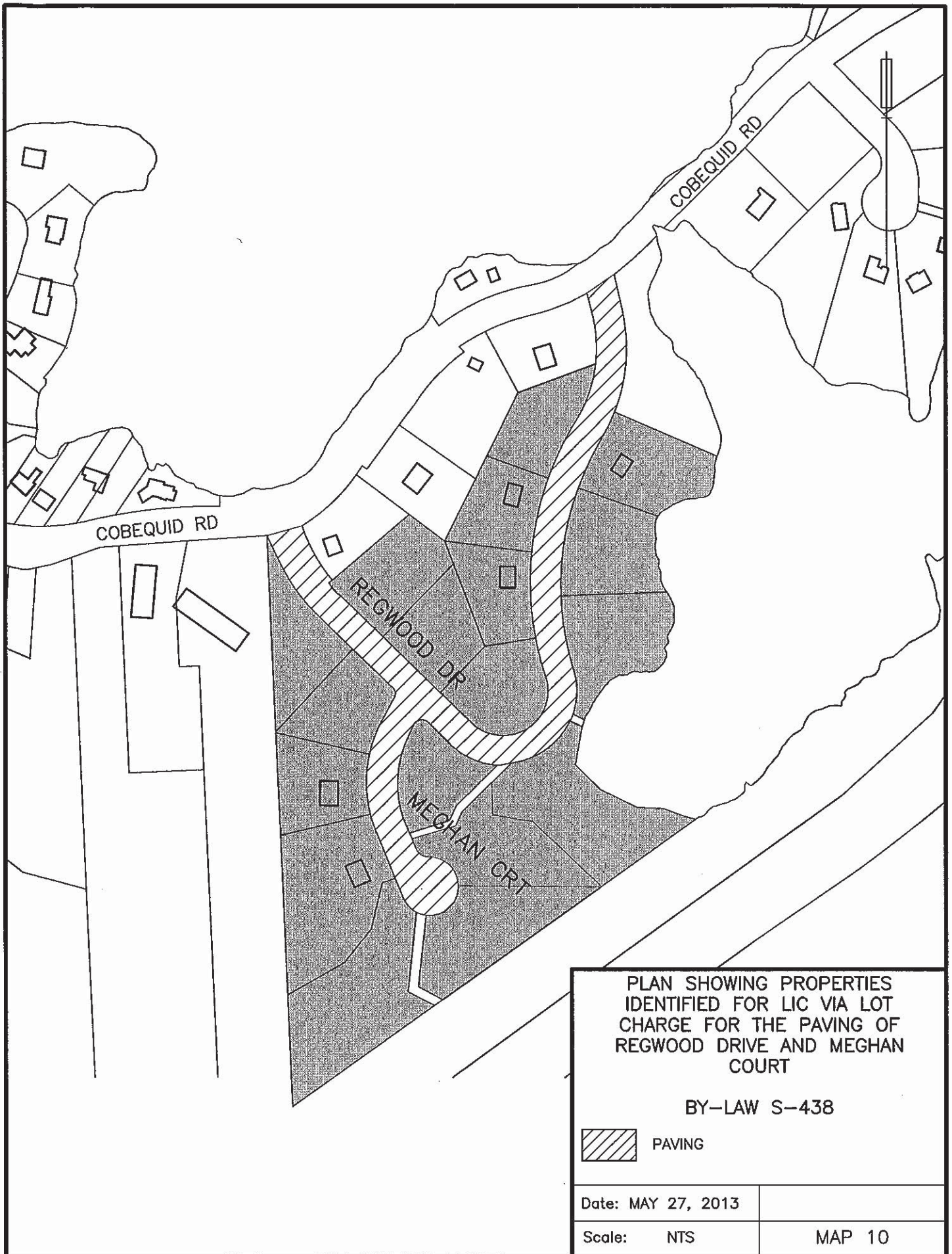
PAVING

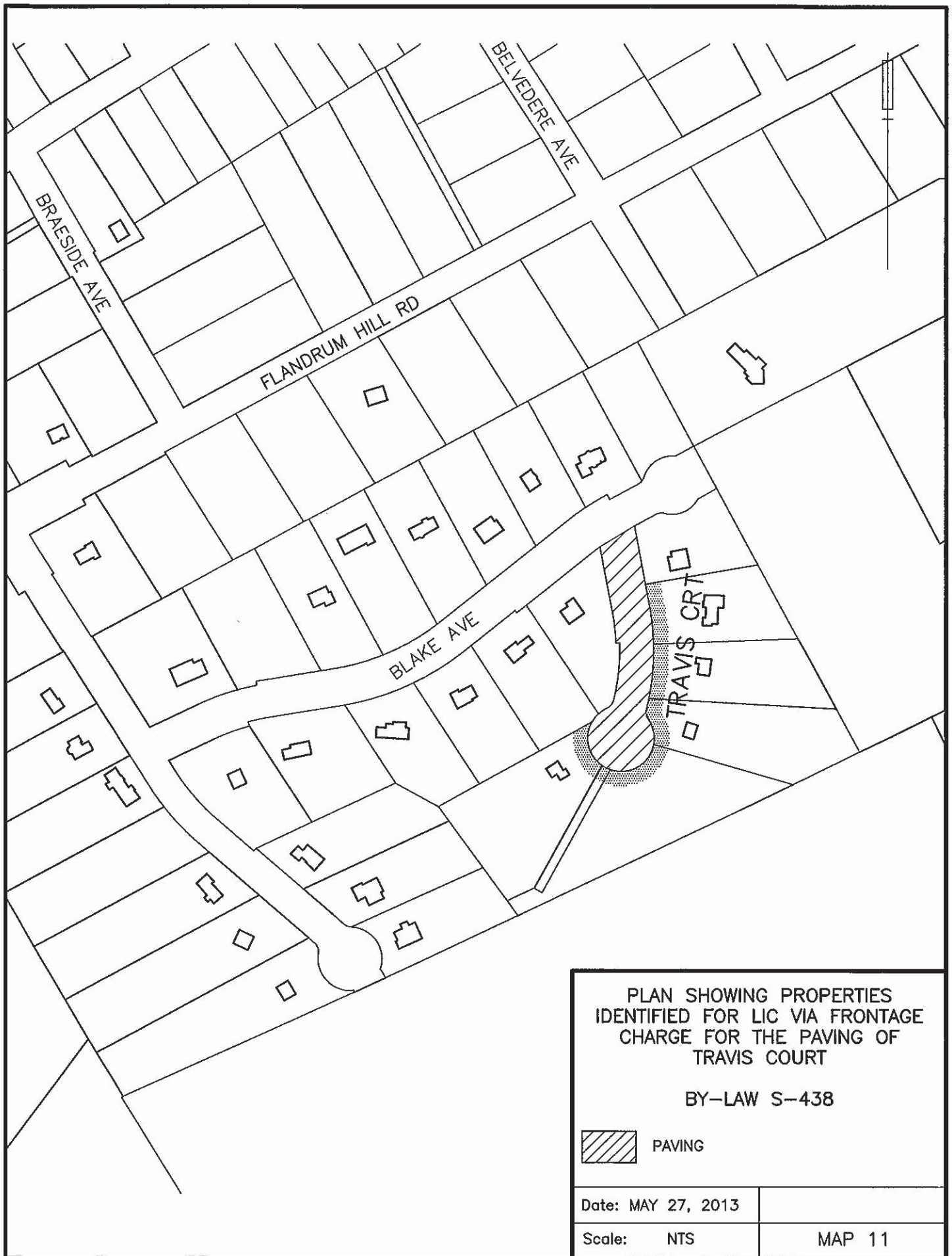
Date: MAY 27, 2013

Scale: NTS

MAP 8







ROBERT STREET

KAREN AVE

ROBERT STREET

PLAN SHOWING PROPERTIES
IDENTIFIED FOR LIC VIA FRONTAGE
CHARGE FOR THE PAVING OF
KAREN AVENUE

BY-LAW S-438



PAVING

Date: MAY 27, 2013

Scale: NTS

MAP 12

