



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

6.

Halifax Regional Council
December 6, 2005

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY: 
S. Dale MacLennan, CA, Director of Finance

DATE: November 30, 2005

SUBJECT: Area Rate for Maplewood Village Residents Association

INFORMATION REPORT

ORIGIN

On July 5, 2005, Council approved a recommendation with respect to the area rate for the Maplewood Village Residents Association that included the following:

“For the 2006-07 fiscal year, the catchment area for this rate be clarified and voted upon by the property owners within the clarified catchment area in accordance with the Interim Area Rate Guidelines.”

BACKGROUND

The Maplewood Village Residents Association was formed for the purpose of “fostering and promoting the continuing association of residents concerned with the social, physical and economic development of the community; and to encourage residents to participate in programs and activities initiated by the Association and/or governments.” On June 30, 1998, Regional Council approved a new area rate for “Maplewood - a flat rate of \$50.00 per taxpayer” effective with the 1998-99 fiscal year for the purpose of enabling the Maplewood Village Residents Association to provide recreational amenities within the community.

DISCUSSION

Maplewood Village sub-division is surrounded by other residential sub-divisions. Since this area rate was approved, enquiries have been received from property owners in the area claiming that they should not be charged the area rate because their properties are not located within the Maplewood Village sub-division. A review of Community Council and Regional Council minutes from 1998 indicates that Council never formally approved a map of the catchment area for the area rate, making it difficult for staff to determine the exact boundary of the area rate. (This requirement did not come into effect until the Interim Area Rate Guidelines were approved by Council in January 2000.) Therefore, staff recommended that the boundaries be clarified and that the property owners within the clarified boundaries be consulted and permitted to vote on whether or not they wish to pay the area rate for the services provided by the Association effective for the 2006-07 fiscal year.

Staff have now had the opportunity to review maps which were used during discussions and consultations held at the time the area rate came into effect, and compared them to the current mapped catchment area for the area rate. Some of these maps were provided by the Maplewood Residents Association and included developer's maps. It was determined that, with the exception of 7 properties, the current catchment area accurately reflects the boundaries of the Maplewood Village sub-division. Seven properties within the current catchment area have civic addresses on either Hammonds Plains Road or Pockwock Road. As they would not directly access streets in Maplewood Village, they are not part of that sub-division. Therefore, they have been removed from the catchment area. Since it is not proposed that any properties be added to the catchment area, it will not be necessary to consult with property owners.

BUDGET IMPLICATIONS

Because all of the funding provided by HRM is through the area rate (there are no transfers from the general tax rate), there is no impact on the budget. However, removing 7 properties will reduce revenue for the Association by \$350.00. The Association Executive have been closely consulted during this review and have agreed with the removal of these properties.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

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

ALTERNATIVES

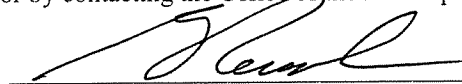
Council may chose to maintain the status quo. However this is not recommended as several properties clearly should not be charged the area rate. Council could also direct that the property owners be consulted and allowed to vote again because a map of the catchment area was not approved. However, requiring a re-vote based on a requirement that was not in effect at the time the original vote was taken would be holding this Association to a standard inconsistent with that used to approve other area rates at that time.

ATTACHMENTS

N/A

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 :



Gordon Roussel, Financial Consultant, Financial Services 490-6468