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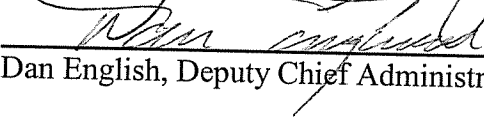
Halifax Regional Council
April 23, 2002

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:



George McLellan, Chief Administrative Officer



Dan English, Deputy Chief Administrative Officer

DATE: April 17, 2002

SUBJECT: Beaver Bank Sewer and Water Services - Phase IV A to E and
Reservoir

SUPPLEMENTARY REPORT

ORIGIN

At the September 4, 2001 Council Meeting, Councillor Johns requested, and Council agreed, that the staff report, copy attached, dealing with sewer and water services for Phase IV A of the Beaver Bank servicing strategy be deferred until such time as he was able to discuss the overall project with the community and staff. As a result of these discussions, the following recommendations are now being made:

RECOMMENDATION

IT IS RECOMMENDED THAT:

1. The Capital Budget for Beaver Bank Sewer Services Phases IV A to C inclusive be approved in the amount of \$4,700,000 gross, with the net residual amount (after Infrastructure Funding and other recoveries) funded from a frontage charge;
2. Pending approval of Infrastructure Funding for Phases IV B & C, the Halifax Regional Water Commission (HRWC) install the necessary water services for Phases IV A to C inclusive in the amount of \$2,700,000 gross, with the net residual amount (after Infrastructure Funding and other recoveries) funded from a frontage charge;
3. Approve in principle and give notice of motion to begin the formal process for the adoption of By-Law Number L-108, Respecting Charges for Beaver Bank Sewer and Water Servicing, attached hereto as Appendix A;
4. That the Province of Nova Scotia be requested to amend section 81(1)(c) of the MGA to allow Council to impose local improvement charges for the capital cost of water systems whether the capital cost is incurred by the municipality or pursuant to an agreement with a water utility servicing the municipality.

BACKGROUND

The water and sewer servicing strategy for Beaver Bank has proven to be particularly challenging due to its size, the cost to implement, and the uncertainty as to the extent of funding from the other levels of government. As a result, phases of the servicing strategy have been proceeding only as infrastructure funding has been provided, so that costs are affordable to the abutters.

Councillor Johns requested a meeting with staff and the community before proceeding with Phases IV A, B, & C, and that staff provide some insight into the costs of construction and the frontage charges associated with the full project, Phase III, Phases IV A to E and Reservoir.

DISCUSSION

The Beaver Bank servicing strategy has been designed to be implemented in phases, due to its size and the significant costs involved. However, phasing presents certain challenges if the level of funding from the Provincial and Federal Governments is unknown, and if the frontage charges are to be the same for all Phase III and IV properties, as requested by the community through the Councillor.

It is the understanding of staff that the community is also requesting through the Councillor that frontage charges not be in excess of \$70 per lineal foot for Phase III and IV properties. By-Law L-102 currently imposes a frontage charge of \$70 for Phase III properties. In addition an area rate of \$.0777 per \$100 of assessment has been levied on all Phase III and Phase IV properties.

**Beaver Bank Sewer and Water Services
Phase IV A to E and Reservoir
Council Report**

- 3 -

April 23, 2002

To achieve a rate of \$70 per lineal foot for all properties, additional infrastructure funding must be available. Based upon this assumption, following is the estimated cost and frontage charges for phases IV A to E & Reservoir:

	Phase IV A to C	Phase IV D & E	Reservoir	Total
Sewer - Gross	\$4,700,000	\$4,000,000		\$ 8,700,000
- Net	\$1,567,000	\$1,333,000		\$ 2,900,000
Water - Gross	\$2,700,000	\$2,400,000	\$2,505,000	\$ 7,605,000
- Net	\$ 684,000	\$ 608,000	\$0	\$ 1,292,000
Total - Gross	\$7,400,000	\$6,400,000	\$2,505,000	\$16,305,000
- Net	\$2,251,000	\$1,941,000	\$0	\$ 4,192,000
Lineal Footage	41,300	32,100		73,400
Estimated Charge	\$54.50	\$60.46	\$0	\$57.11

Phase III provided the over sizing necessary to service Phases IV A to E & Reservoir in addition to servicing residents abutting the Beaver Bank Road. By-Law L-102 imposed a rate of \$70 a lineal footage for this phase and an area rate was levied on all properties included in Phase III and IV. When Phase III is included, the estimated frontage rate is as follows:

	Phase IV A to E & Reservoir	Phase III	Total
Total -Gross	\$16,305,000	\$5,171,000	\$21,476,000
- Net	\$ 4,192,000	\$2,171,000	\$ 6,363,000
Lineal Footage	73,400	21,238	94,638
Estimated Charge	\$57.11	\$102.22*	\$67.24

* Collected through By-Law L-102 and an area rate of \$.0777 per \$100 of assessment.

With the area rate levy in addition to the estimated frontage rate, there is a reasonable expectation that the interim charge of \$70 for Phases III & Phase IV A to E & Reservoir will be sufficient assuming that infrastructure funding is provided. Should additional infrastructure funding not be provided beyond what is already approved, a frontage rate of \$130 is estimated to be necessary to complete the project. This will also involve an increase in the current Phase III frontage rate of \$70.

As previously stated , Infrastructure Funding is crucial to achieving a rate which the community would find acceptable. Notwithstanding, the necessity to provide servicing may preclude this objective. Should Full Infrastructure Funding not be forthcoming the municipality will return to the community and consult with them. All approvals subsequent to these consultations would be

a decision of Council.

Since this project includes a water frontage charge, there will be a requirement to levy it through the Municipality. Authority for frontages charges is contained within the MGA and allows only for the municipal portion of the capital cost of installing a water system. The estimated abutters portion of water servicing is \$2,373,000 and will be financed by the HRWC. Since the HRWC is not a municipality, a change will be necessary in the MGA to allow for the levying of water charges through the Municipality.

The full project cost is actually greater than the \$21.5 million indicated above. Phases I and II were completed by the former County of Halifax prior to amalgamation. These phases involved the extension of sewer and water on Beaver Bank Road from Stokil Drive to Majestic Avenue, at a gross cost of \$2,266,000. In addition, a new trunk sewer is to be installed on Beaver Bank Road from Glendale Drive to Stokil Drive at an estimated cost of \$750,000. This upgrading of the existing system is being funded by the Municipality, with funding assistance under the Infrastructure Program. These projects bring the full cost to nearly \$25 million.

The Municipality applied for and has received Infrastructure Funding which will facilitate the construction of sewers in Phases IV A, B, C and a portion of D. The project value is \$6.0 million and the actual amount of the cost share is two-thirds, or \$4.0 million.

The HRWC applied for and has received Infrastructure Funding for water for Phase IV A only. The project value is \$657,000 and the actual amount of the cost share is two-thirds, or \$438,000. The HRWC has also recently applied for funding for Phases IV B & C water. It should be noted that Phase III also received funding under the earlier Infrastructure Program.

In order that Phase IV A, Tucker Lake Road, can commence, the frontage charge of \$70 recommended in By-Law L-108 allows for an adjustment, either upwards or downwards, at the end of Phase IV A to E and Reservoir, or within 10 years of the approval of By-Law L-108. Any adjustment would be conditional upon the project costs and funding, and must be approved by Council. The map attached to By-Law L-108 includes those properties serviced by Phase III, and costs associated with Phase III will be included in the determination of the frontage charge. Accordingly By-Law L-102, Respecting Local Improvement Charges, Beaver Bank Servicing Phase III must be repealed. Any adjustment pursuant to By-Law L-108 either upwards or downwards would apply to Phase III properties as well.

It should be noted that estimates are based on a preliminary design of the servicing requirements using recent average tender prices in the Municipality for this type of work. The actual cost may vary from the estimate depending upon detailed design requirements and actual tender prices.

Since these amounts are only an estimate, cost sharing from other levels of government will be affected as a result. Therefore, the ultimate abutter frontage charge may increase or decrease.

At the June 3, 1997 Council meeting, a local improvement policy was approved by Council that would see, in part, that sewer projects receive Municipal financing at 50%. It is staff's opinion that this policy did not envision Infrastructure Funding from the Federal and Provincial governments. Any cost sharing of such projects by the Municipality would increase the debt of the Municipality and as a result displace other capital projects.

Community Participation

The 1991 Pollution Control Study for the Beaver Bank community confirmed problems with on-site sewage disposal systems and wells, and recommended that sewer and water services be provided to the community. In the early 1990's, through a series of public participation and consultation sessions, followed by a public hearing, the Sackville Servicing Boundary was amended to include Woodbine Mobile Home Park and the larger Beaver Bank community. The Municipal Planning Strategy for the Beaver Bank, Hammonds Plains and Upper Sackville areas was amended to include appropriate policies with respect to the extension of sewer and water services.

Prior to the installation of services in 1997 in Phase III, staff had an information session with the community to review the project costs. More recently, staff has met with the community's Sewer and Water Committee on a number of occasions with respect to the Phase IV project. In early February, staff distributed an information bulletin throughout the community, a copy of which is attached to this report. This bulletin was a preamble to the February 28, 2002 meeting of the North West Community Council, at which time staff presented to the community the scope of the project, Phase IV A to E and Reservoir, outlining the estimated total project costs, and the possible frontage and other charges and costs.

From staff's viewpoint, it appeared that the consensus of those attending was that the project should be forwarded to Regional Council for consideration and approval.

Tender - Phase IV A - Tucker Lake Road

Tenders for this project were called on January 30, 2002 and closed on February 20, 2002. Upon approval of the project plan and By-Law L-108, a staff report will be submitted to Council recommending the award of tender.

Alignment of Tucker Lake Road

During the Community Council meeting of February 28, 2002, some residents expressed concerns in respect to the alignment of Tucker Lake Road and its possible encroachment on private property. Staff is currently investigating these concerns and will deal with affected property owners on an individual basis.

BUDGET IMPLICATIONS

The proposed 2002-2003 Capital Budget includes a section on Regional Council's infrastructure funding priorities and those projects approved to date. Beaver Bank Phase IV A Water and Phase IV A, B & C Sewer are approved while Phase IV B & C Water and Phase IV D, E & Reservoir Sewer and Water are included in the priority listing as 2, 4, 5 and 6 respectively.

A frontage rate will be charged to reflect the actual cost of these phases less any Federal, Provincial or other funding. Therefore, net debt charges to the Municipality will not increase and the costs to finance will be borne directly by those being serviced.

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 and the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES

1. Council could reject the servicing plan for the Phase III and Phase IV area, and direct staff to carry out the project phase by phase, with the frontage charges calculated on a phase by phase basis. Under this scenario, Phase III frontage charges would remain at \$70 per foot. The frontage charges for each of the Phase IV phases would then be calculated based upon the actual construction cost, less any Infrastructure Funding and any other recoveries.
2. Council could direct staff to leave Phase III frontage charges and area rate as currently approved and proceed with Phase IV independently. This is not recommended since initial projections indicate that future phases could result in frontage charges less than that of Phase III abutters and the fact that Phase III incorporated over sizing required for the total servicing boundary.

ATTACHMENTS

- 1) Map - Beaver Bank Servicing Area - Phases III and IV
- 2) Report to Council September 4, 2001
- 3) Information bulletin circulated to the Beaver Bank community
- 4) By-Law L-108 Respecting Charges for Beaver Bank Sewer and Water Servicing

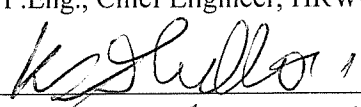
Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

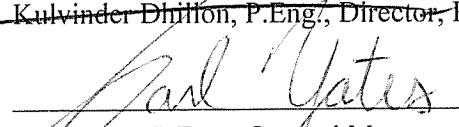
Report Prepared by: Reg H. Ridgley, CGA, Manager, Strategic Capital Project Support, 490-6475

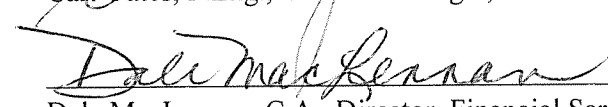
John Sheppard, P.Eng., Manager, Environmental & Right of Way Services 490-6958

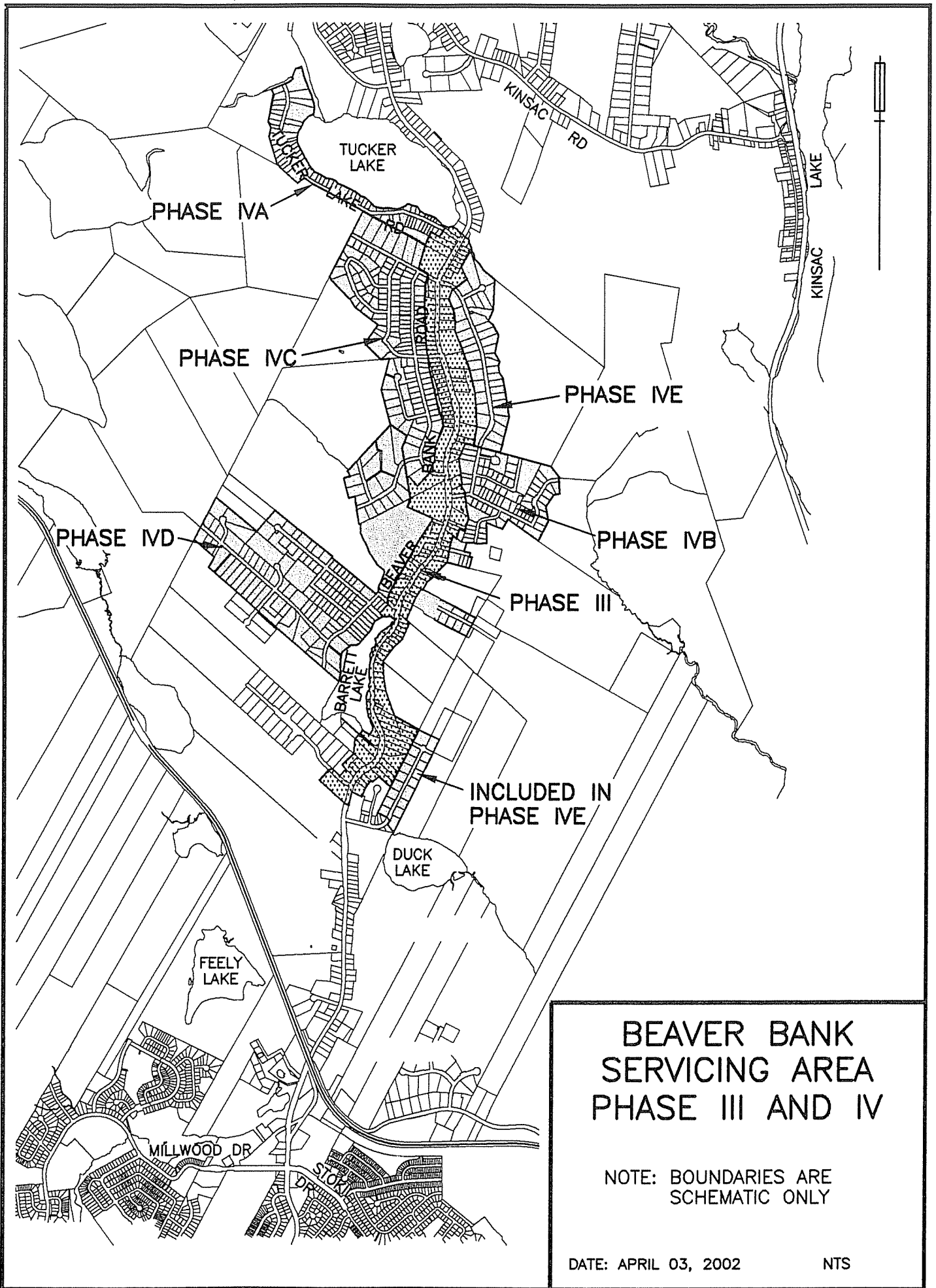
Jamie Hannam, P.Eng., Chief Engineer, HRWC 490-4804

Approved by:


Kulvinder Dhullon, P.Eng., Director, Public Works and Transportation


Carl Yates, P.Eng., General Manager, Halifax Regional Water Commission


Dale MacLennan, C.A., Director, Financial Services



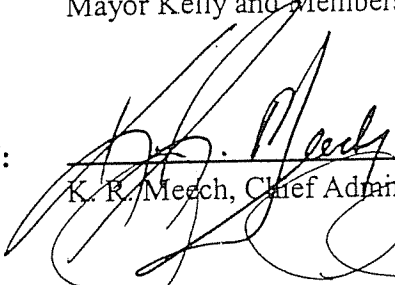
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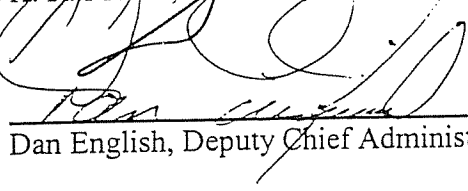


Halifax Regional Council
September 4, 2001

TO: Mayor Kelly and Members of Halifax Regional Council

SUBMITTED BY:


K. R. Meech, Chief Administrative Officer


Dan English, Deputy Chief Administrative Officer

DATE: August 28, 2001

SUBJECT: Beaver Bank Sewer and Water Services

ORIGIN

Staff.

RECOMMENDATION

It is recommended that Regional Council:

1. Approve funding in the amount of \$2.0 million gross in fiscal year 2001/02 for the Beaver Bank area sewers, Phase IV A.
2. Approve in principle that Local Improvement Charges for sewer and water for the Beaver Bank Area, Phases IV A, IV B, IV C be levied at \$71.80 per lineal foot, depending upon tender prices and actual costs.

BACKGROUND

In January 2001, HRM submitted to the Province of Nova Scotia its list of capital projects in order of priority to be considered for funding assistance under the new Canada/Nova Scotia Infrastructure Program. Extension of sewer and water services to future phases in the Beaver Bank area was included in the list and was rated as a high priority. Formal applications for funding requests were submitted to the Province for consideration on January 15, 2001. HRM's application for the Beaver Bank area included sanitary and clearwater sewer in the amount of \$2.0 million each for the 2000/01, 2001/02 and 2002/03 fiscal years, \$6.0 million in total. A separate application for water service was submitted by the Halifax Regional Water Commission (HRWC) requesting funding assistance in the amount of \$657,000 for fiscal year 2000/01.

DISCUSSION

HRM's application for the extension of sewer to the Beaver Bank area has been approved to receive funding assistance under the Canada/Nova Scotia Infrastructure Program. A copy of the confirmation letter outlining the level of funding and the fiscal layout is attached. The total eligible cost is \$6.0 million, out of which \$4.0 million will be jointly contributed by Canada and Nova Scotia over a three year period. The Canada/Nova Infrastructure Program has also approved the request for funding assistance for the water system and offered to contribute \$438,000 for one year. HRWC staff is going to apply for funding for the other two years.

Meetings have been held with the residents' committee and the area Councillor, and agreement has been reached on the priority areas and the phasing. Tucker Lake Road is identified as the first priority to receive the services.

Following Tucker Lake Road will be the Mayflower Subdivision, which will include Mayflower Avenue, Pennington Drive, Daisy Drive, Earnest Avenue, Frederick Lane and a small section of Trinity Lane. Also included in this phase are Grove Avenue and Galloway Drive. After completion of Mayflower Subdivision, services will be extended into Barrett and Forest Glen Subdivisions, which include Danny Drive, Barrett Road, Meadow Road, Carrie Crescent, MacPhee Crescent and Elaine Drive.

All these areas are shown on the attached "Map A" and designated as follows:

- 1) Tucker Lake Road - Phase IV A
- 2) Mayflower Subdivision, including Grove Avenue & Galloway Drive - Phase IV B
- 3) Barrett and Forest Glen Subdivisions - Phase IV C

It should be noted that in staff's earlier reports to Council, the above phases were referred to as Tucker Lake Road - Phase I, Mayflower Subdivision - Phase II, and Barrett Subdivision - Phase III.

To implement the project, staff is proposing the following work program:

Phase IV A

As noted above, this phase covers the installation of sanitary sewer and watermain on the full length of Tucker Lake Road and a 200 metre section of clearwater sewer. Also included is a sewage pumping station and forcemain. The total length of the road is 1,500 meters. The cost for both water and sewer is estimated at \$1.45 million.

Staff have engaged the services of CBCL Ltd. to carry out the design of the project and prepare tender documents. It is expected that tenders will be called early this fall with construction to follow through the winter. Restoration and cleanup will be done in the summer of 2002. The chargeable frontage in this phase is 2,640 meters (8,660 lineal feet). Local Improvement Charges (LIC) are estimated at \$56/ft, based on residents paying $\frac{1}{3}$ of the cost.

Phase IV B

Staff is in the process of selecting a consultant to undertake the design of services for Phase IV B and Phase IV C. It is anticipated that design work, including preparation of tender documents, will be completed by early next year. Tenders for Phase IV B could be called in early 2002 with start of construction in the spring subject to funding approval by Council. It is anticipated that construction, including restoration and cleanup works, will be completed by the end of fall of 2002.

The total length of streets to be serviced by both water and sewer is estimated at 2,370 meters. The cost of installation for water, sanitary sewer and clearwater sewer is estimated at \$2.43 million. The chargeable frontage in this phase is estimated at 3,935 meters (12,910 lineal feet). LIC are estimated at \$63/ft, based on residents paying $\frac{1}{3}$ of the cost.

Phase IV C

Design work and tender documents preparation for Phase IV C will be completed in conjunction with Phase IV B. However, tenders will be called in winter 2002/03 with an intent to start construction in the spring of 2003, and completion by end of fall of 2003 to meet the funding schedule.

The total length of the streets in this phase to receive water and sewer services is calculated at 3,600 meters. Installation costs for both water and sewer, including clearwater sewer, is estimated at \$3.52 million. The chargeable frontage is calculated at 6,015 meters (19,730 lineal feet). LIC are estimated at \$59.50/ft, assuming residents pay $\frac{1}{3}$ of the project cost.

There are no funds available in the approved Capital Budget for this project. Staff is recommending that Regional Council approve funds for Phase IV A in the amount of \$2.0 million for fiscal year 2001/02. Staff shall include appropriate funds for Phases IV B and IV C in the future Capital Budget for fiscal years 2002/03 and 2003/04 for the approval of Council.

Only \$1.45 million is needed to service Phase IV A. The balance of \$0.55 million will be carried forward in fiscal year 2002/03.

Total funds needed to complete the three phases are estimated at \$7.4 million for both water and sewer. \$4.438 million (\$4.00 million for sewer and \$.438 million for water) will be contributed by the Federal and Provincial Governments under the Canada/Nova Scotia Infrastructure Program. The balance of \$2.962 million is to be recovered from the abutting properties as local improvement charges. In the event that the HRWC is successful in getting additional funding for fiscal years 2002/03 and 2003/04, the balance to be recovered will be further reduced proportionally.

The funds identified at present are \$6.0 million for sanitary and clearwater sewer and \$0.657 million for water, \$6.657 million in total. To fully service all three phases requires \$7.4 million. It is staff's recommendation that all three phases be completed by the end of fiscal year 2003/04. If Regional Council approves a frontage charge of \$71.80 per lineal foot, there would be sufficient funds to complete all three phases. \$71.80/ft frontage charge is consistent with the rate of \$70.00 per lineal foot recently approved by Council for Phase III. Staff recommends that Council approve in principle a local improvement charge of \$71.80 per lineal foot frontage for Phases IV A, IV B and IV C areas as shown on the attached Map A. This recommendation is tentative subject to tender prices.

It must be noted that HRWC intends to apply for additional funding assistance under the Infrastructure Program for Phases IV B and IV C in fiscal years 2002/03 and 2003/04. If HRWC receives additional funding, the balance to be recovered from the abutting properties can be reduced, or other streets could be serviced. If HRWC does not get additional funding, a portion of the \$4.0 million contribution from the Canada/Nova Scotia Infrastructure Program will be apportioned to the water system, under a similar arrangement used in Phase III of the project.

Staff is in the process of working out details of a cost sharing arrangement with the HRWC to determine the extent of funding contribution by the HRWC. Staff will be providing a detailed report for each phase to Regional Council after tenders have been called and actual cost of construction is known.

The above cost breakdown is based on estimates, and may change when the actual construction costs are known after the bids are received.

Regional Council is also advised that the Beaver Bank Road Trunk Sanitary Sewer project has also been approved to receive funding under the Canada/Nova Scotia Infrastructure Program. This project is included in the approved Capital Budget for 2001/02. It involves installation of a trunk sanitary sewer on Beaver Bank Road from Millwood Drive to Glendale Drive. Total project cost is estimated at \$750,000, two thirds of which will be recovered under the Infrastructure Program. HRM's share is estimated at \$250,000 to be funded from the Sewer Redevelopment Account.

BUDGET IMPLICATIONS

The total estimate of the project is \$7.4 million. \$4.438 million (\$4.00 million for sewer and \$.438 million for water) shall be received from the Canada/Nova Scotia Infrastructure Program. The remaining balance of \$2.962 million has to be recovered from the abutting properties. The total calculated frontage of 12,590 meters (41,300 lineal feet) would yield a \$71.80 per lineal foot frontage charge. If HRWC is successful in getting additional funding, the frontage charge could be lowered, or other streets could be serviced. It is anticipated that the net cost to HRM will be negligible.

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

None recommended.

ATTACHMENTS

1. Letter of Confirmation from the Canada/Nova Scotia Infrastructure Program
2. Map A - Showing Phases IV A, IV B and IV C

Additional copies of this report, and information on its status, can be obtained by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by:

Naipal S. Tomar, P.Eng., Sr. Environmental Engineer, Environmental & Right of Way Services,
490-6946

Tom Gorman, P.Eng., Halifax Regional Water Commission

Report Approved by:

Kulvinder S. Dhillon, P.Eng., Director, Public Works & Transportation Services, 490-4855

Carl Yates, General Manager, Halifax Regional Water Commission



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Halifax Regional Municipality

JUL 16 2001

JUL 19 2001

Mr. Ken Meech
Chief Administrative Officer
Halifax Regional Municipality
Box 1749
Halifax, N.S.
B3J 3A5

Chief Administrative Officer

Dear Mr. Meech:

RE: Halifax Regional Municipality
Project Name - Beaver Bank Area Sewer - Phase IV
Project Number - 05-00-0197

This is in response to your application dated January 15, 2001 under the Canada/Nova Scotia Infrastructure Program. The Government of Canada, as represented by the Minister of State for the Atlantic Canada Opportunities Agency (ACOA) and the Government of the Province of Nova Scotia, as represented by the Minister of Service Nova Scotia and Municipal Relations, hereby offer to make a contribution to the Halifax Regional Municipality ("the Applicant") up to \$4,000,000 upon the following terms and conditions:

Contributions from this Program to the Project are jointly funded by Canada and Nova Scotia. Canada and Nova Scotia will make a contribution to the Project in an amount not to exceed the lesser of \$4,000,000 or 66.6% of the actual eligible costs incurred. A summary of the eligible project costs, level of assistance and approved contribution is as follows:

Eligible Project Costs (see attached Schedule A for detail)	<u>\$6,000,000</u>
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Contribution ratio	<u>66.6%</u>
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<u>TOTAL APPROVED PROJECT CONTRIBUTION:</u>	<u>\$4,000,000</u>
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Canada

NOVASCOTIA
NOUVELLE-ÉCOSSE

This offer is subject to acceptance within 25 working days from the date of this letter.

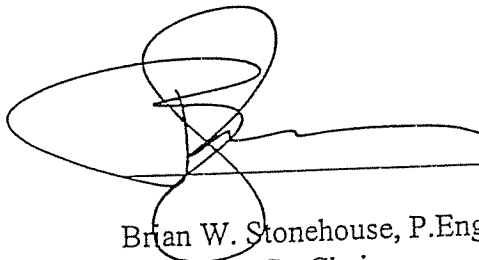
This offer may be accepted by signing the attached Offer/Agreement and returning it. This will then constitute an Agreement. If this offer is not accepted and received by Nova Scotia within this time frame, the offer may become null and void at the discretion of the undersigned.

Should you have any questions regarding this matter, contact Grant Brennan, Provincial Manager, Infrastructure Program Secretariat, at 902-424-7416.

Sincerely,



Cynthia Williams
Federal Co-Chair
Management Committee
Canada/NS Infrastructure Program



Brian W. Stonehouse, P.Eng.
Provincial Co-Chair
Management Committee
Canada/NS Infrastructure Program

SCHEDULE "A"

STATEMENT OF WORK

Applicant: Halifax Regional Municipality

Project No.: 05-00-0197

Project Description:

To provide for the installation of central sewer services to 400 households on the streets and subdivisions abutting Beaver Bank Road. This project follows three previous phases which included the installation of sewer services on Beaver Bank Road. The project is being undertaken in conjunction with the Halifax Water Commission which is providing water services in the area.

Commencement Date: January 15, 2001

Completion Date: March 31, 2004

SCHEDULE "B"

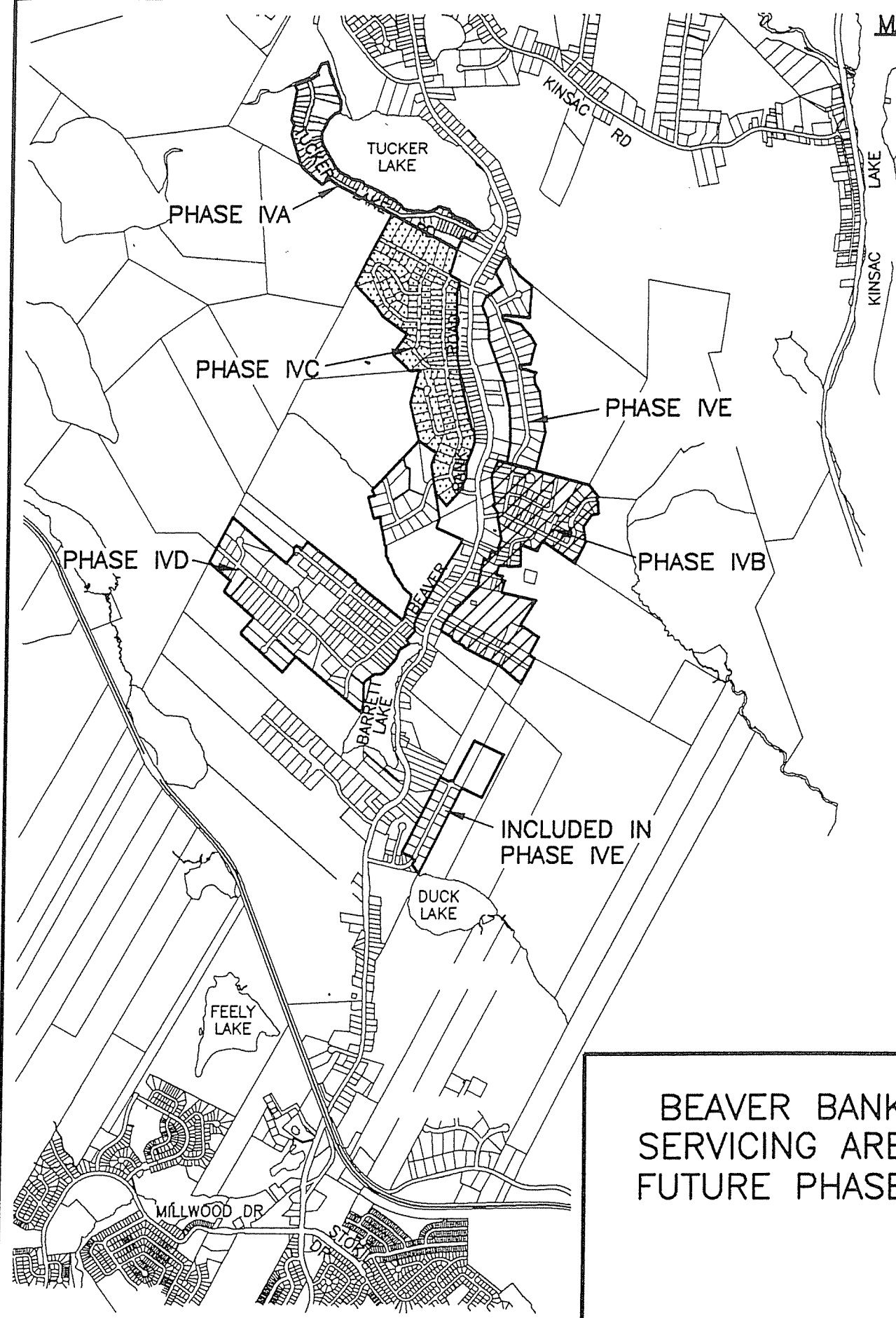
Statement of Financial Contribution

Financial Data

Project Costs: Total: \$6,000,000 Eligible: \$6,000,000

Cash Flow

<u>Approved Project Funding:</u>	<u>Funding</u>	<u>%</u>	<u>2001/2002</u>	<u>2002/2003</u>	<u>2003/2004</u>	<u>2004/2005</u>	<u>2005/2006</u>
<u>Provincial</u>	\$2,000,000	33.33%	\$665,000	\$665,000	\$670,000		
<u>Federal</u>	\$2,000,000	33.33%	\$665,000	\$665,000	\$670,000		
<u>Municipality</u>	\$2,000,000	33.33%	\$667,000	\$667,000	\$666,000		
<u>Other</u>		0.00%					
<u>Other</u>		0.00%					
<u>Total</u>	\$6,000,000	100.00%	\$1,997,000	\$1,997,000	\$2,006,000	\$0	\$0



BEAVER BANK SERVICING AREA FUTURE PHASES

DATE: AUGUST 13, 2001

NTS

February 11, 2002

To: Residents of Beaver Bank Area in Phase IV Sewer and Water Area

Prior to submission to Halifax Regional Council for approval, HRM staff wish to provide information to residents of the Beaver Bank area who may be provided with water and sewer under the proposed Phase IV Sewer and Water Servicing Strategy. In addition to this information communication, residents are also encouraged to attend a **community meeting at 7:00 p.m. on February 28, 2002 at H. T. Barrett Junior High School**. Your Councillor, Brad Johns, and staff of the Municipality and the Halifax Regional Water Commission will be present to discuss the project and to answer residents' questions.

Water and sewer has been installed on Beaver Bank Road as far as Tucker Lake Road. The remaining phases of the project - identified on the attached map as Phases IV A to E - will involve installation of water and sewer on the side streets off Beaver Bank Road, and construction of a water reservoir, which will be required before the servicing of Phase IV D and E.

One of the key issues is cost. The cost to service Phases IV A to E is estimated at \$16.3 million, including the reservoir. This estimate is based on a preliminary design of the servicing requirements using recent average tender prices in the Municipality for this type of work. The actual cost will vary from the estimate depending upon detailed design requirements and actual tender prices. It should be noted that this amount is only an estimate and cost sharing from other levels of government will be affected as a result. Therefore, the ultimate abutter frontage charge may increase, or decrease.

The Municipality and the Halifax Regional Water Commission have secured two-thirds funding under the Provincial and Federal Government Infrastructure Program for a \$6.0 million sewer project and for a \$657,000 water project. This funding for the sewer will facilitate the construction of Phases IV A, B and C (and part of D), and for the water, Phase IV A. At the meeting on January 22nd, Regional Council approved a priority list for Infrastructure Program projects, a copy of which is attached. Beaver Bank sewer and water projects are included on the list as Priority 2, 4, 5, and 6.

Staff are in the process of making application for funding for the various projects on the priority list approved by Council. It should be noted that there is no guarantee that the applications for funding submitted by the Municipality will be approved by the Provincial and Federal Governments through the Infrastructure Program, or that funding will be provided according to the priority approved by Regional Council.

If two-thirds funding is secured for all phases and the reservoir, and with the approval of Regional Council, an average \$70 per lineal foot frontage abutters charge is estimated to be sufficient to finance the total project inclusive of Phase III costs. If no additional funding is secured other than that which is currently in place, the average frontage charge to property owners is estimated at \$130 per foot, again all contingent on the approval of Regional Council. The actual costs for each phase, and the actual frontage charge, will vary depending upon the detailed design and the tender prices.

For those properties which received servicing under the Phase III program, a frontage rate of \$70 has been set. In addition an area rate has been set in the amount of \$0.0777 per \$100 of assessment to be charged annually to these properties, as well as to all properties under the Phase IVA to E.

Property owners should also be aware that the Sewer Charges By-Law, which applies to all of the Municipality, requires payment of Trunk Sewer Charges for all existing buildings in the amount of \$500.00 per dwelling unit and \$0.30 per square foot for all other buildings. This is payable at the time the building connects to the main sewer.

For current or future lots that do not have street frontage, and thus are not subject to the frontage charge, a fee of \$1,500 will be levied at the time of water service connection as a capital contribution towards the project cost.

The Phase IV A (Tucker Lake Road) water and sewer project is in the process of being tendered, and staff anticipate the tender being closed by the date of the community meeting.

John P. Sheppard, P.Eng.
Manager, Environmental & Right of Way Services
Public Works & Transportation Services

Reg Ridgley
Manager, Strategic Capital Project Support
Financial Services

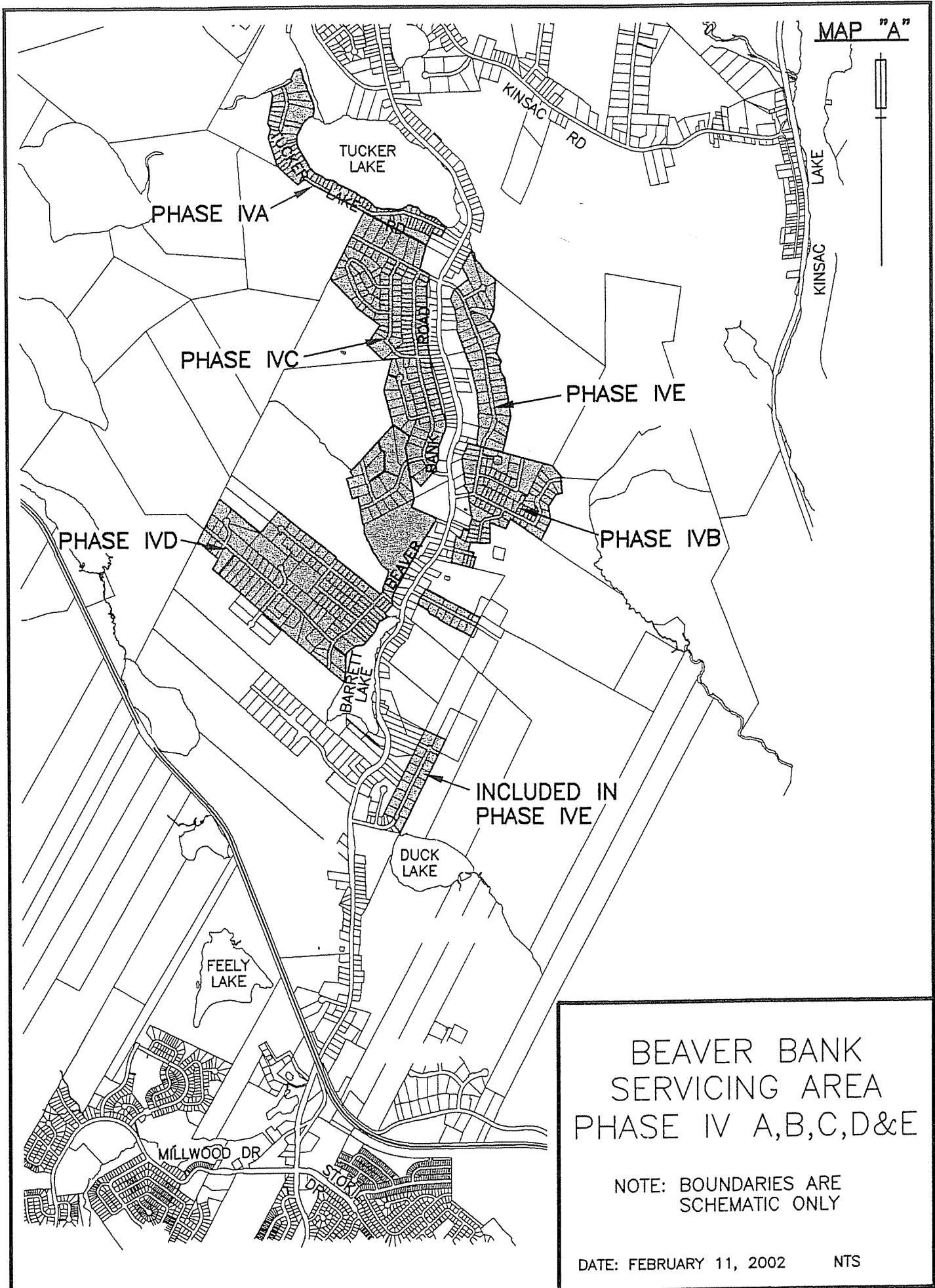
Jamie Hannam, P.Eng.
Chief Engineer, Engineering
Halifax Regional Water Commission

Attachments

Proposed 2002-2003 HRM Infrastructure Requests

Priority	Requested Projects	Total Cost	
1	Halifax Harbour Solution	CS315,000,000	CS210,000,000
2	Beaverbank Water - Phase IV, BC	2,043,000	1,362,000
3	North Preston Recreation Centre	2,000,000	1,333,000
4	Beaverbank Sewer Services - Phase IV D&E	4,000,000	2,667,000
5	Beaverbank Water Services - Phase IV D&E	2,400,000	1,600,000
6	Beaverbank Water Reservoir	2,500,000	1,667,000
7	Herring Cove Sewer Services	6,520,000	4,347,000
8	Herring Cove Water Services	7,770,000	5,180,000
9	Shearwater Connector Phase I	7,000,000	4,667,000
10	Artificial Outdoor Soccer Facility	1,100,000	733,000
11	Penhorn Fire Station	2,500,000	1,667,000
12	North Preston Sewage Treatment Plant	1,200,000	800,000
13	Prince's Lodge Sewer	1,500,000	1,000,000
14	Prince's Lodge Water	600,000	400,000
15	Beaverbank Fire Station	1,500,000	1,000,000
16	Maplewood Water Service - Phase II	650,000	433,000
17	Waste Water Treatment Upgrade - Aerotech Park	2,000,000	1,333,000
18	Anderson Street Sewage Pump Station Upgrade	750,000	500,000
19	Morris Lake Pump Sewage Station Upgrade	500,000	333,000
20	Bayers Lake Sewage Pump Station and Forcemain Upgrade	800,000	533,000
21	Sackville Sanitary Trunk Sewer Upgrade	2,000,000	1,333,000
22	Roach's Pond Sewage Forcemain Upgrade	750,000	500,000
23	Fairview Overpass Structural Repairs	500,000	333,000
24	Mainland North Recreation Facility	8,000,000	5,333,000
25	Ice Arena - St. Margaret's Bay	3,000,000	1,500,000
26	Paving of Gravel Streets	2,000,000	1,333,000
27	Bayers Road Improvements	700,000	467,000
28	Sidewalk - Cobequid Road	750,000	500,000
29	Fall River Recreation Centre	500,000	333,000
30	Recreation Facility - East Dartmouth	1,000,000	667,000
31	Beazley Fieldhouse - Renovate	550,000	367,000
32	Outdoor Track Facility - Resurface	200,000	133,000
33	Regional Trails	600,000	400,000
34	Ice Arena - Bedford (Rocky Lake Recreation Society)	1,500,000	1,000,000
35	Moser River Fire Station	500,000	333,000
36	Beaverbank Recreation Facility	1,000,000	667,000
37	Water Storage Tank - Middle Musquodoboit	150,000	100,000
38	Fall River Village Water Service - Phase 1-9	3,900,000	2,600,000
39	West Chezzetcook Sanitary Sewer*	4,500,000	3,000,000
40	Musquodoboit Harbour Water & Sewer*	na	0
41	Shubie Campground - renovate	400,000	267,000
41	Park and Ride Lots, Stations (Commuter Rail)	na	0
42	Greenvale School	1,600,000	1,066,667
43	Shore Road Erosion	300,000	200,000
44	Cleaning and Lining Water Mains (HRWC)	1,621,600	1,081,067
45	Bi-High Interchange	8,500,000	5,667,000
46	Hubbards Cove Sewer*	na	na
Total		406,854,600	270,735,734
Total (before Harbour Solutions)		91,854,600	60,735,734

* Other approaches need to be investigated before actual price is confirmed.



BEAVER BANK
SERVICING AREA
PHASE IV A,B,C,D&E

NOTE: BOUNDARIES ARE
SCHEMATIC ONLY

DATE: FEBRUARY 11, 2002

NTS

HALIFAX REGIONAL MUNICIPALITY

BY-LAW NUMBER L-108 RESPECTING CHARGES FOR LOCAL IMPROVEMENT PROJECTS

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

1. Schedule "A" of By-Law L-100 is amended by adding the following:
 - (a) The Beaver Bank Sewer and Water Project is a plan to install sewer and water lines including a reservoir to service properties located within the boundaries identified on a plan entitled "Beaver Bank Servicing Area, By-Law L-108, April 03, 2002" as attached.
 - (b) The Project will be constructed in phases over time.
 - (c) The Project will be funded by local improvement charges based on the entire cost of the project less any federal, provincial or other revenue.
 - (d) The local improvement charges will be imposed at an interim rate of \$70 per lineal foot on each property which abuts in whole or in part any street at the completion of each phase.
 - (e) The interim local improvement charges will be adjusted at the earliest of:
 - (i) the completion of the entire project, or
 - (ii) the abandonment of the project by the Council, or
 - (iii) 10 years from the passage of By-Law L-108

and will be calculated on the basis of the total cost of the project at the adjustment date, less any federal or provincial or other funding.

- (f) The Local Improvement Charges shall be imposed at the rate per lineal foot provided in clause (4) or (5) on each property which abuts in whole or in part any street contained within the boundaries of the plan entitled "Beaver Bank Servicing Area, By-Law L-108, April 03, 2002".
 - (g) A further charge of two thousand one hundred dollars (\$2,100.00) is hereby levied in respect of all future connections to either the water or sewer systems for properties which are not assessed a local improvement charge.
2. By-Law L-102 is repealed.

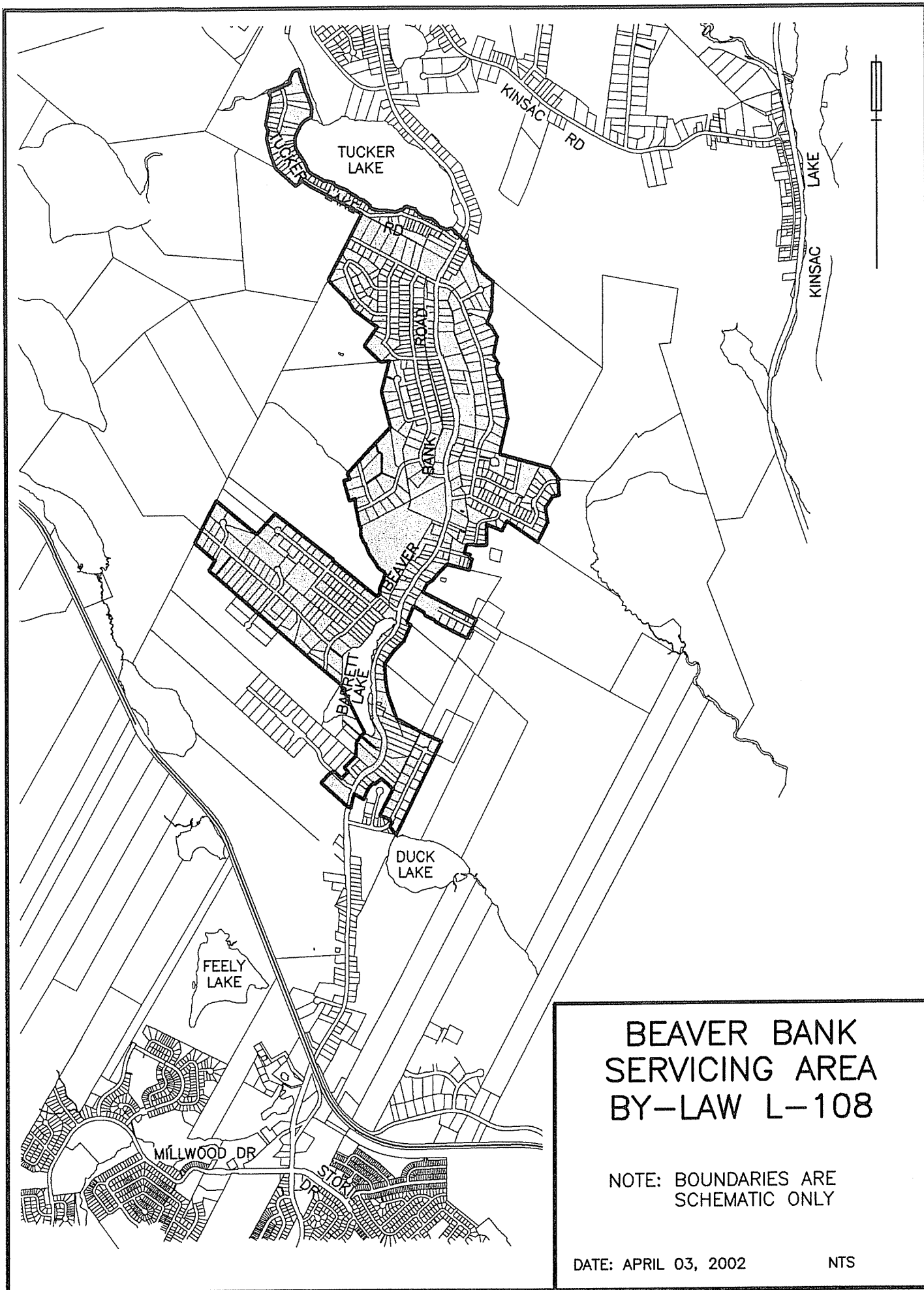
Done and passed by Council this day of , 2002.

MAYOR

MUNICIPAL CLERK

I, Vi Carmichael, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above noted by-law was passed at a meeting of the Halifax Regional Council held on , 2002.

Vi Carmichael, Municipal Clerk



BEAVER BANK SERVICING AREA BY-LAW L-108

NOTE: BOUNDARIES ARE
SCHEMATIC ONLY

DATE: APRIL 03, 2002

NTS