


TO: Mayor Savage and Members of Halifax Regional Council

SUBMITTED BY: Original Signed by 
Jacques Dubé, Chief Administrative Officer

DATE: March 10, 2017

SUBJECT: **Extension of Municipal Water Service into Fall River Village**

ORIGIN

1. November 8, 2016, Report to Council to;
 - Authorize a sole source award and reimbursement of an amount up to \$800,000 to the Halifax Regional Water Commission for the preliminary and detailed design and cost estimation for central water services to the Fall River Village Centre Designation (Map 1&2 of the staff report September 30, 2016);
 - Initiate the process for amending the Regional Subdivision By-law to consider expanding the Water Service Area boundary to the Fall River Village Centre (Map 2 of the report September 30, 2016); and
 - Direct staff to consult with property owners along the proposed water main route on a potential Local Improvement Charges (LIC) By-law (September 30, 2016).

2. June 21, 2016, submit the seven projects described below, totaling \$66.05 million, for cost-shared funding approval under the Clean Water & Wastewater Fund (CWWF);
 - Submit the proposed projects, totaling \$58.21 million, for cost-shared funding approval under the Public Transit Infrastructure Fund (PTIF); and
 - Direct staff to submit applications and undertake necessary advocacy work to secure funds.
 - Request the Mayor and staff to advocate with the Province and Federal Government for the equitable distribution of Building Canada Funds projects across the province, including in HRM.

3. May 24, 2016, Item 15.4
THAT Halifax Regional Council request a staff report on extending the Water Service Boundary along the Fall River Road from the Windsor Junction Road to Highway 2 including PID 50650100 and further along Highway 2 from the Fall River Road to the Highway 102 overpass. MOTION PUT AND PASSED.

LEGISLATIVE AUTHORITY

Please see Attachment A.

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Give First Reading to amendments to the Regional Subdivision By-law to extend the Water Service Area in Fall River, as set out in Attachment B of this report, and schedule a Public Hearing;
2. Adopt By-law L-137, respecting an amendment of By-law L-100, the Local Improvement By-law, as provided in Attachment C of this report, to set the charges for the installation of water servicing in Fall River and adjoining lots along Fall River Road and Highway #2 to the Hwy 102 Overpass, Lockview Road to the Lockview School access, and McPherson Road and a portion of Ingram Drive, and schedule a Public Hearing;
3. Approve the project budget for the Water Servicing Project in the amount of \$7,925,740 including net HST with the net municipal amount funded from a Local Improvement Charge, as described in the Financial Implications section of this report, and approve the transfer of the required project funds to Halifax Water for the installation of the water service; and
4. Direct Staff to negotiate a Contribution Agreement with Halifax Water for the transfer of the required project funds and to return to Council with the resulting Contribution Agreement for approval.

BACKGROUND

The Regional Plan designates Fall River as a Rural District Growth Centre. While some residents located south of Fall River Road receive central water service, the majority of residents and businesses in the community receive water from private wells. The potential extension of water services along Fall River Road has been reviewed over the past several years. As identified through the community visioning and secondary planning initiatives, the extension of central water service has been supported as a contributor to a vibrant, walkable, and sustainable village centre. Building on this support, in May 2016, Regional Council requested a staff report to review the cost and feasibility of extending water services to the Village Centre area. On June 21, Council also included the proposed water service extension in the list of projects for cost-shared funding approval under the Federal Clean Water & Wastewater Fund (CWWF).

On August 16, 2016, the Federal and Provincial governments announced the infrastructure funding agreement for Nova Scotia, including \$7.9 million in funding for the Fall River water service extension project. Under the CWWF program, the Federal and Provincial governments will fund the project 50% from Federal (\$3,962,870) and 25% from the Province (\$1,981,435). The remaining municipal portion (\$1,981,435) will be funded by the property owners along the proposed water main through a Local Improvement Charge (LIC). The deadline for receiving the funding and implementing the project is March 31, 2018, with possible extensions (now allowed within the CWWF program, as required, for projects well underway).

On November 8, 2016, Regional Council considered the water service extension project and directed staff to proceed with detailed design work, public consultations and drafting of needed legislative elements. For more background on the project, please see the November 8, 2016, staff report at the following link. <http://www.halifax.ca/council/agendasc/documents/161108ca1416.pdf>

The latest preliminary design and cost estimate indicated that the proposed project will allow the extension of water services along Fall River Road to Highway #2 until Highway 102 Overpass. The proposed route also includes the three public schools, including Lockview and McPherson Drive. The proposed system would connect with the existing system at Windsor Junction Road and Ingram Drive (Map1). The design of the project includes 6.6 km of 16 " iron water mains, fire hydrants, main valves and laterals to each property, one CNR and two bridge crossings. The water system is designed for both domestic use and residential fire flows for the proposed route as outlined in Map 1 and also designed to accommodate future system extensions.

Once the proposed project is approved by Regional Council, the construction contract can be awarded. It is anticipated that construction will take place during the summer and fall of 2017. Property owner connections to the water main can occur after the project installation is completed.

COMMUNITY ENGAGEMENT

The community engagement process is consistent with the intent of the HRM Community Engagement Strategy and a number of opportunities for public feedback were provided.

On February 27, 2017, staff and Halifax Water held a public meeting and open house in the Fall River community. The purpose of the meeting was to provide information about the water extension project, including preliminary design and cost estimates, as well as answer questions and gather public feedback. Approximately 150 residents attended the meeting. Attachment D contains a copy of the meeting minutes.

The public comments received include the following topics:

- concerns that the project is not extending central water services to additional streets and neighbourhoods that are in need of reliable water services;
- questions and comments on possible future expansions and/or funding
- questions and comments on municipal and provincial properties that will receive central water and whether these properties should contribute to the LIC.

In addition, staff sent a survey to residents along the proposed water main route asking 222 property owners whether or not they were in favour of the project at the estimated charge to individual properties (Attachment E).

Approximately 39% of the lots were represented in the responses received, of which approximately 76% were in favour and 24% were against the proposal (See Table 1).

Table 1: Results of LIC survey February/March 2017

Survey Results	Total Letters Sent	Not Returned	Returned	
			Yes	No
By parcel	222	136	65	21
% of those sent		61.3%	29.3%	9.5%
% of those returned			75.6%	24.4%

A public hearing must be held by Regional Council before considering the approval of the amendments to the Regional Subdivision By-law to expand to Water Service Area. Although not required, staff also recommends that a public hearing be held before considering the approval of the proposed LIC By-law to allow residents to comment on both the LIC and Water Service Area at this same meeting.

DISCUSSION

Based on technical information from the preliminary design, completed by Halifax Water, and public feedback from Fall River property owners – including residents, business owners and community groups – staff have confirmed the Water Service Area expansion and have prepared By-law L-137 for review by Regional Council and the public.

Water Service Area Expansion

With the exception of a few private water utilities, areas serviced with municipal water systems are included in a “Water Service Area” as shown in the Regional Subdivision By-law. In order to include the proposed water main route into the Fall River village centre, an amendment to the Water Service Area is required (Attachment B). As reviewed in the November 8, 2016 staff report, staff advises that the proposed Water Service Area extension is consistent with the Regional Plan policy criteria because the proposal has received Federal and Provincial Funding support and responds to known water quantity and quality issues.

The proposed Water Service Area expansion includes the Fall River Village Centre Designation and the majority of the public institutions and businesses serving the area. The service area boundary generally follows the rear property lines of properties north of and fronting Fall River Road and along Highway #2 from the village centre to the Highway 102 overpass. It also includes properties fronting on Lockview Road up to the Lockview High School driveway and McPherson Drive.

It is important to note that not all parcels within the Water Service Area have the opportunity to connect to the water main. The property owners fronting the proposed water main route are automatically included in the LIC area as these properties are able to connect to the water system (Map 1). However, there are many properties within both the existing Water Service Area and the proposed expansion area that do not front the proposed water main route and, as a result, the properties are not able to connect at this time and are not required to pay the Local Improvement Charge. Should these property owners wish to connect to central water services in the future, a separate request for funding and LIC process will be required. However, a further amendment to the Water Service Area will not be needed.

The proposed design of the water main can accommodate potential future phases should Council and the community wish to expand the service. Any future expansion proposals should consider the policy direction contained in the Regional Plan regarding related development, environmental constraints and fiscal impacts. The review of any future requests may also benefit from a more comprehensive water infrastructure plan for the wider region.

Local Improvement Charge

The municipal portion (\$1,981,435) of the Fall River water service extension project will be funded by the property owners along the proposed water main through a Local Improvement Charge (LIC). As described earlier, the majority of property owners responding to the survey supported the project. However, there were several questions about who pays the LIC.

Exempt Properties

Under provincial legislation, provincial and federal properties cannot be charged Local Improvement Charges by the municipality. As well, Nova Scotia Power is also exempted from these charges.

Under municipal By-law L100, properties that cannot be developed for a variety of reasons may be exempted by Regional Council. Cemeteries have been exempted from prior LICs on this basis.

In past practice, municipal properties have not been charged an LIC. I.e. the municipality has not typically billed itself. Places of worship have been exempted the LIC, but auxiliary properties such as church halls or residences have paid the LIC. Essentially, all “tax exempt” properties have been excluded from the LIC, in the past. Both the HRM Charter (Section 104) and By-law L-100 provide broad discretion to Regional Council on how the charge is applied. However, very few exemptions – except for those noted above – have been granted by Council in the past. No record was found of an LIC exemption applied to a taxable property (except for parcels too small to be developed).

By-Law 137

The Local Improvement By-law allows Regional Council to approve an appropriate method to allocate costs among property owners to cover the cost of a project, including:

- a uniform amount for each lot or parcel of land in existence or subsequently created by subdivision;
- the frontage of the lot on any street;
- the use of the lot;
- the area of the lot;
- any combination of two or more such methods of calculating the tax; or
- such other method as Council deems fit.

Smaller Properties

For Fall River, the recommended approach is to charge a uniform or “flat” rate of \$7,500 per property for single-family homes (including R1-zoned vacant land) and small commercial properties. This uniform amount is the minimum charged to any property and would apply to approximately 210 properties of various uses.

A number of these smaller properties are large enough to be subdivided in the future. However, it is difficult to predict which properties can or will be subdivided, since this is dependent on specific site conditions, provincial approvals (for new septic systems) and the will of the property owner. To not constrain property owners’ decisions and to improve equity (between small and large lot owners), any new lot created from these smaller lots will be charged the uniform amount at the time of subdivision.

Larger Properties

Approximately twenty-five (25) of the larger commercial and multi-unit residential properties would pay a rate based on a combination of the frontage of the lot and the area of the lot. The LIC will be calculated as \$100.00 per meter of street frontage plus \$1.00 per square meter of lot area. These properties have been defined as properties larger than 3,716 square metres (40,000 square feet) with commercial zoning or more than three dwellings. A sample calculation is provided in Attachment E (Letter to property owners and survey form, February 2017). The estimated charge for each property ranges from \$7,500 to almost \$200,000. Since the LIC for these properties is based on total lot frontage and total lot area, future subdivision would not lead to additional charges.

The rates above are considered interim rates. Calculation of the final LIC rates will be done at the completion of the construction project, after the water system is installed and costs are known.

Undevelopable Properties

One small waterfront property have been identified as likely undevelopable (for a permanent structure requiring water and septic system) and will not be charged an LIC. If revised regulations or innovative design leads to development approval an LIC (at the uniform amount) will be charged at the time of development.

Undeveloped Adjacent Properties

During the community consultation process, property owners approached staff with concerns that multiple adjacent properties they own, used for a single purpose, would be charged multiple LICs. The proposed by-law recognizes these specific situations. In cases where two or more adjacent properties are owned by the same property owner(s), where the combined property is being used for a single purpose, e.g.

contains one single-family home and garage, and the property owner(s) want only one water connection to the properties, the LIC will be assessed based on the collective properties. Subsequent development of a second use (with a second water connection) may trigger an additional LIC, so the uniform amount per connection is collected.

Payment by Tax Exempt Properties

At the Public Meeting in Fall River on February 27th, several property owners asked why the provincial and municipal governments weren't paying the LIC for the properties they owned, e.g. schools and the recreation centre. Provincial legislation does not allow the municipality to charge the provincial government for its properties or tax exempt properties. This is in line with past/current municipal practice in the application of Local Improvement Charges for sewer and water services.

Nonetheless, the Municipality could contribute to the Fall River Water Services project from general revenue to reduce the LIC costs of private property owners in the Fall River service area. This has been done on a few occasions in the past, e.g. Monarch/Rivendale, but only when there was no provincial or federal funding available. For this project, 75% of the costs are publicly funded.

Conclusion

As directed by Council, staff have worked with Halifax Water to design the water system, determined the extent of the Water Service Area expansion, and developed a formula to allocate costs among eligible property owners. Federal and Provincial project funding, covering 75% of expected costs, significantly reduces costs to individual property owners. Staff recommends that Council approve the proposed expansion of the Water Service Area, the water service route and the Local Improvement Charge. This recommendation supports the need to address several of the identified water issues for residents and businesses, and supports the community vision for a vibrant, sustainable Fall River village centre.

FINANCIAL IMPLICATIONS

The HRM costs associated with the proposed expansion to the Water Service Area and the development of a new Local Improvement Charges (LIC) can be accommodated within the proposed 2017/18 operating budget for Planning and Development.

There are no expected long term financial implications to HRM. The cost of the water extension project will be covered by federal and provincial funding and the Local Improvement Charge (LIC). However, any cost overruns on the project are the responsibility of the Municipality, and can be addressed by increasing the LIC or requesting a reduction to the project scope.

If Regional Council chooses to pay a nominal amount of the project cost, Alternative 1, a staff report to the Audit & Finance Standing Committee would be required for identification and approval of a net increase to the project budget. Any HRM contribution approved would be used to offset the final LIC amounts to be paid by property owners in the Fall River area.

RISK CONSIDERATION

The federal infrastructure program requires projects to be completed by March 31, 2018. A significant amount of work is underway and the tender for construction work is expected to be awarded in early May 2017, given Council approval by that time. The project is being managed to mitigate the risk of cost overruns and completion beyond the infrastructure program deadline. In addition, the federal/provincial governments will allow applications for project extensions as required, for projects well underway.

ENVIRONMENTAL IMPLICATIONS

No additional concerns have been identified beyond those raised in this report.

ALTERNATIVES

1. Regional Council may choose to contribute a nominal amount of the project cost, say up to \$50,000, to reflect the benefits directly received by its municipal properties in the service area. This would require a staff report to the Audit & Finance Standing Committee for identification and approval of a net increase to the project budget.
2. Regional Council may choose to not approve the Local Improvement Charge By-law. This is not recommended, since a watershed study and residents have identified an issue of inadequate water supply and the majority have indicated their willingness to pay for piped water.
3. Regional Council may direct staff to not proceed with the water extension project. This would entail declining the Federal and Provincial funds allocated to the project.

ATTACHMENTS

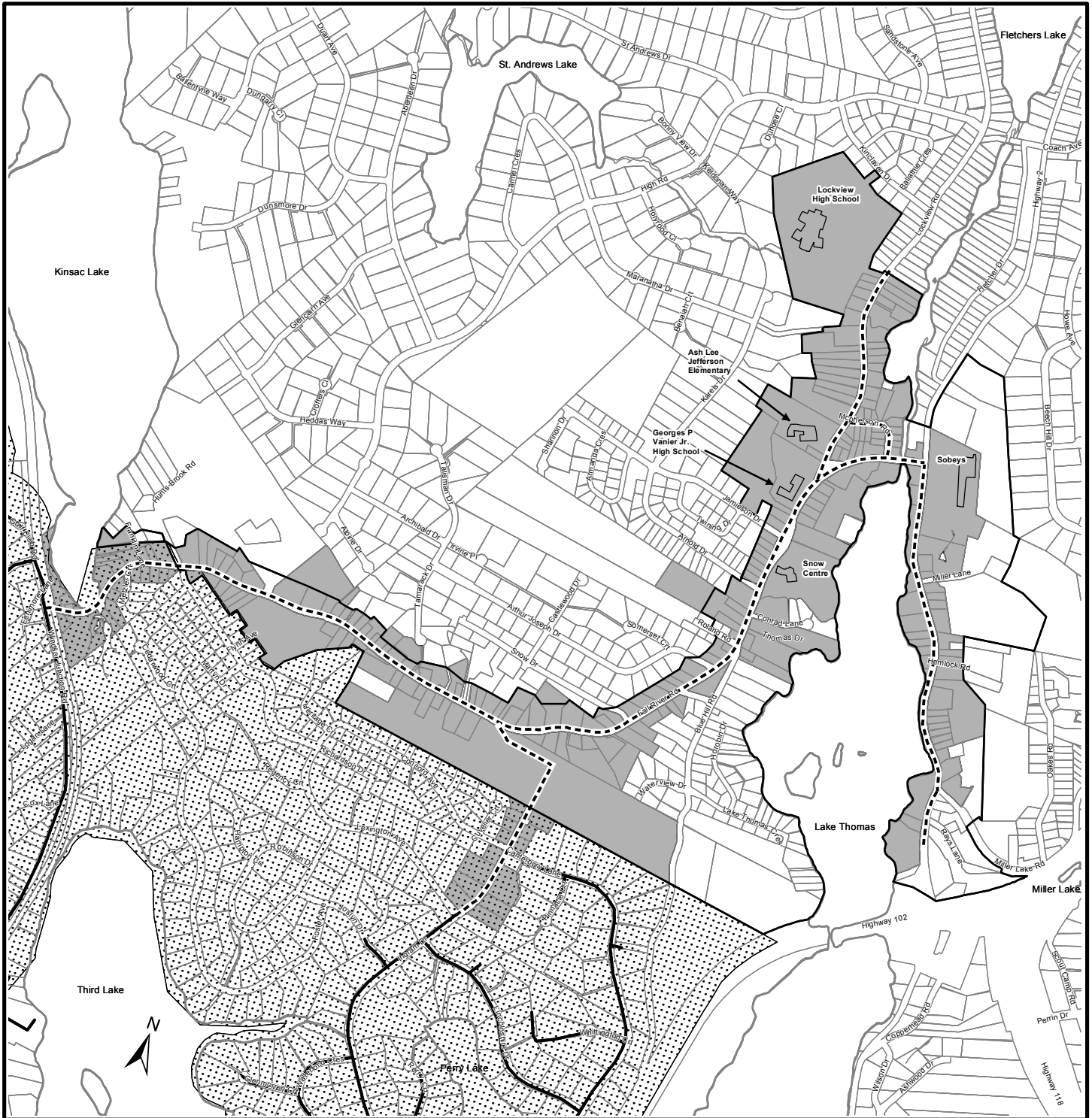
Map 1	Proposed Fall River Village Water Service Extension
Attachment A	Legislative Authority
Attachment B	Amendment to the Regional Subdivision By-law
Attachment C	Amending By-law L-137
Attachment D	Minutes of Public Information Meeting, February 27, 2017
Attachment E	Letters to property owners and survey form, February 2017

A copy of this report can be obtained online at <http://www.halifax.ca/commcoun/index.php> then choose the appropriate Community Council and meeting date, or by contacting the Office of the Municipal Clerk at 902.490.4210, or Fax 902.490.4208.

Report Prepared by: Maria Jacobs, Planner 2, Regional and Community Planning, 902.490.4911
Andre MacNeil, Senior Financial Consultant, Finance & ICT, 902.490.5529






Original Signed by Director

Report Approved by: _____
Bob Bjerke, Chief Planner and Director, Planning and Development, 902.490.1627



Map 1
Proposed Fall River Village Water Service Extension

HALIFAX

-  Existing Water Service Area
-  Existing Water Mains
-  Proposed Water Service Area Extension
-  Proposed Water Mains
-  Proposed Properties with Local Improvement Charge (LIC)

0 110 220 330 440 Meters

The accuracy of any representation on this plan is not guaranteed.

Attachment A – Legislative Authority

Halifax Regional Municipality Charter, Part IV, Finance, including:

Power to expend money

79 (1) The Council may expend money required by the Municipality for:
(am) water systems;

By-law regarding payment of charges

104 (1) The Council may make by-laws imposing, fixing and providing methods of enforcing payment of charges for

(e) the municipal portion of the capital cost of installing a water system;

(3) A by-law passed pursuant to this Section may provide

(a) that the charges fixed by, or determined pursuant to, the by-law may be chargeable in proportion to frontage, in proportion to area, in proportion to the assessment of the respective properties fronting on the street or according to another plan or method set out in the by-law;

(c) that the charges may be different for different classes of development and may be different in different areas of the Municipality;

(4) For greater certainty, no property is exempt from a charge levied pursuant to this Section except property of Her Majesty in right of the Province.

Municipality and village services agreements

74 (1) The Municipality may agree with one or more municipalities, villages, service commissions, the Government of the Province or of Canada or a department or agency of either of them or a band council pursuant to the Indian Act (Canada) to provide or administer municipal or village services.

Halifax Regional Municipality Charter, Part IX, Subdivision, including:

Subdivision by-law

281 (1) A subdivision by-law applies to the whole of the Municipality, but the by-law may contain different requirements for different parts of the Municipality.

(3) A subdivision by-law may include:

(f) requirements for the design and construction of streets, private roads, wastewater facilities, stormwater systems, water systems and other services;

ATTACHMENT B

Proposed Amendment to the Regional Subdivision By-law

BE IT ENACTED by the Regional Council of the Halifax Regional Municipality that the Regional Subdivision By-law is hereby further amended as follows:

1. Amend Schedule B, Service Requirement Map, of the Regional Subdivision By-law by extending the Water Service Area to include those areas as illustrated in the Schedule A attached hereto.

THIS IS TO CERTIFY that the by-law of which this is a true copy was duly passed at a duly called meeting of the Regional Council of Halifax Regional Municipality held on the _____ day of _____, 20__.



GIVEN under the hand of the municipal clerk and under the Corporate Seal of the said Municipality this ____ day of _____, 201__.

Municipal Clerk



**Schedule A - Proposed Amendment to the Regional Subdivision By-law
(Schedule B- Service Requirement Map)**

HALIFAX

-  Area to be included in Water Service Area on Schedule B of the Regional Subdivision Bylaw.
-  Existing Water Service Area



The accuracy of any representation on this plan is not guaranteed.

Planning Districts 14 & 17 (Shubenacadie Lakes) Plan Area

**Attachment C
(Amending By-law)**

**HALIFAX REGIONAL MUNICIPALITY
BY-LAW L-137
RESPECTING THE AMENDMENT OF BY-LAW L-100
THE LOCAL IMPROVEMENT BY-LAW**

BE IT ENACTED that Council of the Halifax Regional Municipality that the By-law L-100, the *Local Improvement By-law*, is further amended as follows:

1. Section 5 shall not apply to By-law L-137.
2. Schedule “A” of By-law L-100 is amended by adding the following after clause e of the section titled “King Road Bridge”:

(a) The Fall River Water Service Extension Project is a project to install a public water system in the area, known as the Servicing Area, as shown on the attached Map A;

(b) The Project provides for the installation of the Water Service, including water mains, valves, and hydrants as well as the installation of the public portion of the service laterals within the right of way within the Servicing Area;

(c) The estimated cost for the Project is \$7,925,740, with \$5,944,305 to be provided from the Clean Water & Wastewater Fund Program, with the net residual amount to be funded from a Local Improvement Charge;

(d) The interim Local Improvement Charge shall be levied on all properties shown within the Servicing Area as follows:

PROPERTY TYPE	AMOUNT OF CHARGE
Residential Properties that contain no more than three dwelling units	\$7,500.00
Commercial Properties no more than 3,716 square metres in size	\$7,500.00
Abutting properties, owned by all the same owners	\$100.00 per metre of total calculated frontage plus \$1.00 per square metre of total land area, within the water service area, or \$7,500.00 per lateral connection, whichever is greater
All other properties	\$100.00 per metre of calculated frontage plus \$1.00 per square metre of land area, within the water service area, or \$7,500.00, whichever is greater.

(e) The interim Local Improvement Charges shall be adjusted at the completion of the project, and shall be calculated on the basis of the total net cost of the project at the adjustment date; and

(f) A further charge based on the property type pursuant to clause (d) of this section shall be levied in respect of future connections to the Fall River water system for any properties either existing or created within the Servicing Area which were not assessed a local improvement charge at the time of the coming into force of this schedule.

Done and passed in Council this _____ day of _____, 2017.

Mayor





Municipal Clerk

I, Kevin Arjoon, Municipal Clerk for the Halifax Regional Municipality, hereby certify that the above-noted By-law was passed at a meeting of Halifax Regional Council on _____, 2017.

Kevin Arjoon, Municipal Clerk



Map A : The Fall River Water Service Extension Project

- | | | | |
|---|-----------------------------|---|----------------------|
|  | Servicing Area |  | New Water Mains |
|  | Existing Water Service Area |  | Existing Water Mains |

HALIFAX



The accuracy of any representation on this plan is not guaranteed.

Attachment D

**HALIFAX REGIONAL MUNICIPALITY
Public Information Meeting
Case RP16-05**

The following does not represent a verbatim record of the proceedings of this meeting.

Monday, February 27, 2017

6:45 p.m.

George P. Vanier Junior High School (Cafeteria)

STAFF IN

ATTENDANCE:

Maria Jacobs, Planner, HRM Planning and Development
Ben Sivak, Principle Planner, HRM Planning and Development
Maureen Ryan, Planner, HRM Planning and Development
Andre MacNeil, Financial Consultant, HRM Finance
Cara McFarlane, Planning Controller, HRM Planning and Development

ALSO IN

ATTENDANCE:

Councillor Steve Streach, District 1
Glenn Woodford, DesignPoint Engineering & Surveying Ltd.
Halifax Water Staff- Tom Gorman, Jamie Hannan, Josh DeYoung

PUBLIC IN

ATTENDANCE:

Approximately 150

The meeting commenced at approximately 6:45 p.m.

1. Call to order, purpose of meeting – Maria Jacobs

Ms. Jacobs introduced herself as the Planner and Facilitator for the project ; Councillor Steve Streach, District 1; Staff from Halifax Water; Glenn Woodford, DesignPoint Engineering & Surveying Ltd.; Andre MacNeil, HRM Finance; and Ben Sivak and Cara McFarlane, HRM Planning and Development.

Case RP16-05 – Proposal by HRM and Halifax Water for possible installation of a central (piped) water system to service properties along the Fall River Road, portion of Ingram Drive, McPherson Road and Lockview Road (to Lockview High School), and Highway #2 from Fall River Road to the Highway 102 interchange.

Councillor Streach welcomed and thanked everyone for attending the meeting. He individually thanked former councillor Barry Dalrymple, Darrell Samson, MP, and Bill Horne, MLA, for their hard work and dedication over the years in bringing this project forward.

The purpose of the Public Information Meeting (PIM) is to allow staff the opportunity to present

the proposal and receive public feedback/input that will be used to prepare the staff report for this application. No decisions are made at this PIM tonight and Regional Council will make the final decision.

2. Presentation of Proposal – Session One

The same presentation was given twice throughout the evening; they began at 6:45 p.m. and 8:05 p.m.). Both were followed by a session of questions and answers.

Presentation of Proposal – Maria Jacobs

Ms. Jacobs presented the proposal outlining the Regional Plan Designated Growth Centres (Fall River as one of them); the River-lakes Secondary Plan Area (outlined in dotted orange on the map); Fall River Village Centre Designation which showed the existing water district boundary and pipes (in blue), and the proposed water route for water main services; proposed water district boundary (outlined in red); and, a few key decisions and dates within the last year.

Presentation of Proposal – Glenn Woodford, Civil Engineer, DesignPoint Engineering & Surveying Ltd.

Mr. Woodford gave a presentation on the project design for the water system (75% complete to date).

Presentation of Proposal – André MacNeil, Senior Financial Consultant, HRM Finance

Mr. MacNeil presented the financial implications of the \$7.9 million project [(50% paid by Federal, 25% from Provincial and 25% from Local Improvement Charge (LIC)], the cost implications for property owners and the next steps along with timelines.

3. Questions and Comments

Michael Creighton asked a question on behalf of the Shubenacadie Watershed Environmental Protection Society for Trails. There was a request to install a bike lane on Fall River Road and down Highway #2 to the bridge opposite the sidewalk when the road is resurfaced after construction. What is the status of that plan? **Ms. Jacobs** mentioned that it is not part of this project but it has been mentioned to Transportation and Public Works Staff. **Tom Gorman, Halifax Water**, understands there is plan to do some widening on Fall River Road from Blue Hill Road down and along on Lockview Road. **Mr. Woodford** – The bike lanes are being designed and they basically go from Blue Hill Road to Fall River Road and onto MacPherson Road and the plan is to have it tendered with Halifax Water.

Kent Pearson – Will there be a tender process to help property owners ensure a quality contractor will be doing the work? **Jamie Hannam, Halifax Water** – A formal tender cannot be done by Halifax Water. The common advice to property owners is to search out three or four contractors to get several prices and talk to neighbours to optimize the price.

Dan O’Sullivan, MacPherson Road, had questions regarding the cost input from the levels of

government. What is the go forward vote as a result from the surveys sent to property owners? **Mr. MacNeil** – The survey provides information to Regional Council who will decide on the LIC and the project as a whole. The survey provides information to Regional Council for their decision. **Mr. Hannam** – Historically, Council wants to know what the sense of the community and that would have an impact on their deliberations. **Mr. O’Sullivan** - The Federal Government is providing 50% of the cost. He understands that the three school sites including the P-3 high school, the Gordon Snow Community Centre and HRM properties are not contributing to the cost of the proposal. **Mr. MacNeil** – The Provincial properties are exempt from the LIC. They could chose to contribute to the project but the Province is already funding 25% of the project. Municipal properties are not usually included in LICs.

Gordon Wolfe, Ingram Drive – The paper he received in the mail indicated his property would be included in the project but hasn’t heard it mentioned in the presentation. Is Ingram Drive included? **Mr. Woodford** – It is connecting to Ingram Drive. The pipe extends from Fall River Road across the old Carr Farm property to Ingram Drive and then down Ingram Drive quite a distance to the existing system. **Mr. Wolfe** would also like to see Laurie Baker’s project go ahead.

Greg Boyd, Fall River Road, asked for clarification as to whether his property was included in this proposal and if he would be subject to the LIC charge. **Maureen Ryan, HRM Planning and Development**, suggested he speak with a staff member after the meeting. **Mr. Boyd** – In the past, water wasn’t brought through Lockview at the time sewer came through because of the potential for lots being subdivided too small. Has that been considered for this project? **Ms. Ryan** – Under this project, direction has not been given by Council to extend the water main up Lockview Road any further than Lockview High School. There are only a few properties in the area that would meet the minimum subdivision standards. **Mr. Boyd** – Blue Hill Road doesn’t appear to be included in the LIC charge but they are in the water service boundary. **Ms. Ryan** – The road is in the proposed boundary but it is not within the area where service will be connected; therefore, those property owners will not be charged at the present time.

Ms. Patterson, Martin Drive, asked for clarification as to whether they would be paying the LIC charge or receiving any water to which Ms. Ryan answered no to both.

Tara Robinson, Lockview Road, would like to know why the water isn’t being extended further and how much longer will it be before she receives water to her property. **Ms. Ryan** – At the present time, the water service boundary is proposed to stop at the Lockview High School and that would have to be a matter for future consideration by Council. **Mr. Woodford** – The pipes were designed large enough to encompass all of Fall River; therefore, if funding was available in the future, expansion would be doable.

Rob McCormick, Fall River Village (35 metres from the pink LIC area), is in favour of progress but as a tax payer, he does not see the value here as it only benefits 210 residents. This project seems to be largely for commercial and institutional properties. What is going to be done to improve life for the community as a whole? **Councillor Streach** – There are other communities in the area that have paid 100% of the cost for a project like this. This proposed project shows great progress. This is just the beginning for Fall River and surrounding areas. He asked for everyone to be patient and be supportive for the right reasons. **Mr. McCormick** is concerned for his well and water supply when construction starts for the Baker project. What is the immediate road map? **Mr. Hannam** – This is an unserved area and HRM has to derive a development plan for this community.

Judy Kiley, Ballathie Crescent, is in favour of the proposal. In the past, her subdivision voted against the sewage treatment plant because they preferred water services and they ended up with nothing.

Barry Dalrymple thanked Darrell Samson and Bill Horne for the dedication which resulted in bringing this project forward, as well as the members of the Visioning Committee, surrounding communities and Staff. He made the motion a few years ago at Council to cover this area and the only amendment to the proposed area is the addition of MacPherson Square which he agrees with. The water issues in the Fall River area are known and expansion will have to be done in phases. He is the owner of two properties that house volunteer, not for profit buildings. One is a very small property and will probably fall under the \$7500 charge. He would be upset if the other property was charged with the larger amount. He is very disappointed that HRM is not making any contribution for any of its six large properties. **Mr. MacNeil** – HRM does not typically pay the LIC for its properties.

Jody Makary, Fall River Village – In the past, the residents turned down the vote marginally because there was no funding but when the funding became available, it was supposed to be re-tabled. She has the original proposal where it included Metzler Court in 2003. This proposal skips a lot of residential properties and goes to the commercial/institutional uses. Why is the originally captured area skipped in this proposal? **Ms. Ryan** – This point will have to be brought back to Regional Council for future consideration. In terms of the (proposed water service) area, staff is acting on the direction from Regional Council two years ago. The object is to get the main down Fall River Road and into the Village Centre, an area identified as a growth centre for the community under the River-lakes Secondary Plan and this is but one phase of a larger project. The idea is to work on the provision of water directly to those high end users and community needs first.

4. Presentation of Proposal – Session Two

Please see briefing notes from Session One.

5. Questions and Comments

A resident has a corner lot. He wondered if he would have to pay for the amount of frontage on two roadways or one. **Mr. MacNeil** – In most cases, it would be 50% of the total of both frontages plus the area of the property.

A resident asked about the financing, the +2% after prime. Why is it not interest free? **Mr. MacNeil** – There are administrative costs associated with putting through the LIC.

A resident asked for clarification on the project being 75% complete and what triggers the other 25% to be completed and when that is expected. **Mr. Woodford** – It is the time needed to complete for review, probably within two to three weeks. **The resident** – Will that impact the expected budget of the LIC? **Mr. Woodford** – No, but the tender might. Contractors will bid on the tender which will then give greater certainty on what the price will be. **The resident** – On the current timeline, when will the tendering process be complete? **Mr. Woodford** – Probably three or four weeks after the tender has been issued (mid to end of April, 2017). **The resident** - Are there 210 or 234 properties affected? **Mr. MacNeil** – There are approximately 234 properties that would be paying LIC. Some of those (209) would be paying the flat charge of \$7500.

A resident from Monarch/Rivendale Subdivision clarified that HRM properties and school properties are not contributing to the cost. **Mr. MacNeil** – The Provincial properties are not paying the LIC but the Province is contributing 25% of the cost. He will check on the P-3 school property but understands that HRM does not pay the LIC. **The resident** – Why is there funding now? Four years ago, his subdivision paid 100%. **Councillor Streach** – The normal former infrastructure was a three-way split. With the new government, this particular project fit with the waste water infrastructure strategy. This project has to be completed within one year in order to get the funding.

A resident from Metzler Court – His civic address has been changed from Fall River Road to Metzler Court. The route is going by the door but the property isn't included in the plan. **Ms. Jacobs** mentioned that their property may have been missed because it fronted on Metzler Court and not on Fall River Road and asked him to speak to staff after the meeting to clarify the issue. **The resident** asked what happens if his well goes dry because of construction. **Mr. Woodford** – Blasting probably won't be needed. The ground will more than likely be cut, ripped or broken.

A resident – Does the LIC interest rate fluctuate? **Mr. MacNeil** – The rate will be set at the time when the LIC charge goes through (Spring 2018) and then fixed at that point.

A resident would like to know if the +2% after prime is an extra interest rate or for administrative costs.

A resident – Are you trying to put in the biggest pipes in the entire area? **Mr. Woodford** – Sixteen inch pipes were selected particularly for the demand in the foreseeable future.

Jessie Halsman, Swartswald Subdivision – How does the proposed area get more of the available funding? What can the residents do? **Councillor Streach** – Exactly what has happened here. HRM is continually looking for partnership opportunities and Swartswald Subdivision is definitely an area of interest for expansion. **Mr. Gorman** – Halifax Water is making sure the pipes are sized for the community.

A resident is in the existing water boundary but doesn't have water. How will future developments affect him? Does he have to pay 100%? Government funding is being used to expand the water service boundary but nothing is being done for the properties that are located within the existing boundary and currently not receiving water service. **Ms. Jacobs** – A motion has to be put forth from Council to say they want to look at that area. The boundary was extended to allow the water service to get to the school.

The resident from Monarch/Rivendale Subdivision referred to another area in HRM that received funding from Council for water main construction; therefore, he demanded the same for his area and Fall River should receive the same.

Greg Boyd – Do the residents choose the location of the lateral on the property line? **Mr. Woodford** – Yes, during the construction phase each property owner will be consulted to discuss exactly where the pipe will be placed. **Mr. Boyd** didn't receive a survey but his neighbor did but only on Friday. Why was the survey not sent out earlier? **Ms. Jacobs** – The survey was sent out twice due to storm cancellations. **Mr. Boyd** – The water service boundary should be made as large as possible instead of coming back at a later time to expand.

The following residents made comments during the second session without stating their name at the time: Tom Stickings, Brad Conrad, Ondra MacLean, Eileen Murphy, and Barb MacLellan.

6. Closing Comments

Ms. Jacobs thanked everyone for coming and expressing their concerns and views.

7. Adjournment

The meeting adjourned at approximately 8:45 p.m.

ATTACHMENT E

Water Servicing to Fall River Village Centre

address
address
address
address

February 15, 2017

Re: Water Servicing Proposal & Property Owner Survey

We would like to invite you to a community meeting to review a proposal for the extension of municipal water service to a portion of the Fall River Community.

Halifax Regional Council has directed HRM and Halifax Water to investigate extending municipal water services to Fall River Village Centre. As identified through the recent community visioning and planning processes, water service was seen as contributor to a vibrant, sustainable village centre. A proposed \$7.9-million project will extend water services along Fall River Road from Windsor Junction Road to Highway #2, portion of Ingram Drive, along Lockview Road (to Lockview School) and McPherson Road, and along Highway # 2 from the Fall River Road to the 102 interchange. (See map included.) The project includes water mains, fire hydrants, main valves and laterals to each property line.

We are surveying property owners along the proposed water main for feedback to Regional Council. **The purpose of this letter is to inform you of a community meeting and to determine your interest in this proposal based on the estimated project cost.**

*****RESCHEDULED - Open House and Information Meeting*****

**Monday, February 27, 2017 at George P Vanier School, 1410 Fall River Road
6:30-8:30pm with a presentation at 7:00 (storm date March 2, 2017)**

Recently the municipality received 75% of the total cost of this project, with 50% federal and 25% provincial support. For more information: <http://www.halifax.ca/regionalplanning/index.php>

The remaining municipal portion (25% of the project costs) totals just under \$2 million. This portion of the costs will be shared by the property owners along the proposed water main. A Local Improvement Charge (LIC) Bylaw will need to be approved by Regional Council to create a Fall River LIC. The final costs to property owners will be determined once the project is completed.

Property Owner Survey of the proposed Local Improvement Charge

Once the piped water system is installed, it will not be mandatory to connect to water main; however every property owner will be required to pay their share of the public portion (new water main and hydrants). This cost will be charged to each property owner fronting the water main, in the form of a Local Improvement Charge (LIC), which will form a lien on the property. The LIC can be paid by the property owner in one lump sum or over a period of up to twenty years. Interest on any balance will be applied at a rate of prime plus 2%. Owners wishing to connect to the water system will be responsible for the full cost of extending the lateral from the property line to their house.

The estimated cost for each property owner is outlined below:

- Per residential property (1-3 dwelling units) - approximately \$7,500
 - For smaller mixed-use properties - approximately \$7,500
 - For larger commercial, multi-unit residential and vacant parcels, the LIC charge will be based on both parcel size and road frontage:
 - Approximately \$1 per square metre of land area + \$100 per metre of frontage
- For example: A property with 10,000 m² of land and 50m of frontage would pay:
10,000 m² x \$1 per m² + 50m x \$100 per m = \$10,000 + \$5000 = **\$15,000**.

It is important to complete and return the survey by **February 27, 2017**.

Are you in favour of this proposal?

Yes **No** (Circle one)

Name of Property Owner _____

Civic Address of Property _____ or

Property Identification Number (PID) _____

Signature

Date



For more information contact:

Maria Jacobs, Planner, Planning & Development HRM jacobsm@halifax.ca (902-490-4911)

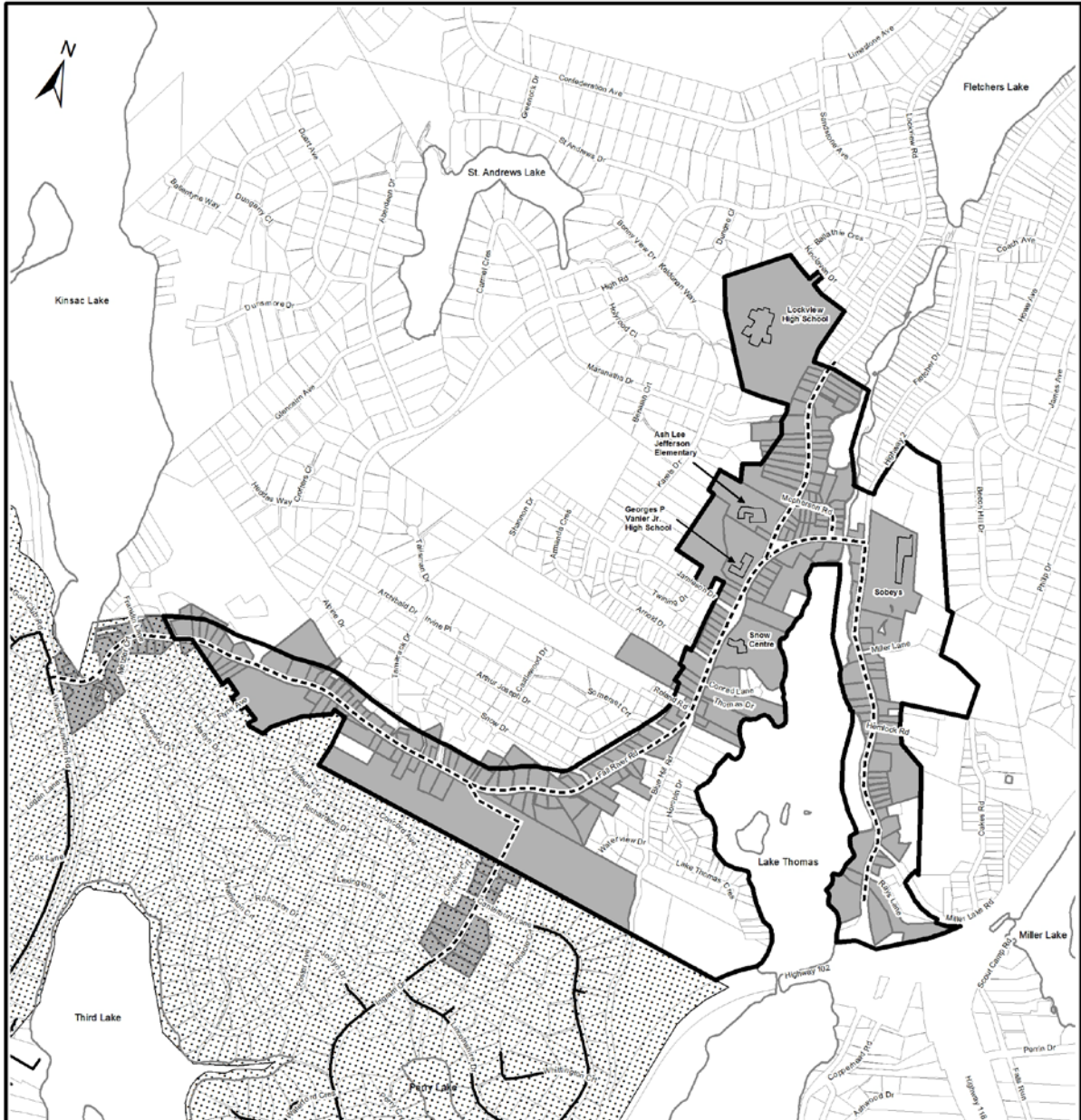
Josh De Young, Development Engineer, Halifax Water joshd@halifaxwater.ca (902-830-6540)

Please return survey by February 27, 2017 to:

By Mail: Halifax Regional Municipality
Att. Maria Jacobs, Planning & Development
PO Box 1749
Halifax, NS B3J 3A5






By Hand: HRM Customer Service, 1st Floor, 40 Alderney Drive
Att. Maria Jacobs Regional and Community Planning
2nd Floor, 40 Alderney Drive
Dartmouth, NS

By email: jacobsm@halifax.ca



Proposed Fall River Village Water Service Extension

HALIFAX

-  Existing Water Service Boundary
-  Existing Water Mains
-  Proposed Water Service Boundary Extension
-  Proposed Water Mains
-  Proposed Properties with Local Improvement Charge (LIC)



The accuracy of any representation on this plan is not guaranteed.

31 January 2017

T:\work\planning\Marla\WATER EXTENTION\public meeting\ (HK)

Water Servicing to Fall River Village Centre

address
address
address
address

February 15, 2017

Re: Water Servicing Proposal

Halifax Regional Council has directed HRM and Halifax Water to investigate extending piped water services to Fall River Village Centre. As identified through the community planning processes, water service is seen as contributing to a vibrant, sustainable village centre. A proposed \$7.9-million project will extend water services along Fall River Road from Windsor Junction Road to Highway #2, portion of Ingram Drive, along Lockview Road (to Lockview School) and McPherson Road, and along Highway #2 from the Fall River Road to the 102 overpass. (See map included.)

Those property owners fronting this route will receive a Local Improvement Charge (LIC). This proposal also requires a Water Service Boundary amendment to the Regional Subdivision By-law. You have been notified because a portion or all of your property is within the proposed Water Service boundary. At this time, however, you will not have the opportunity to hook up into the water system as your property does not front on the proposed water main route. (See map included) For more information, go to <http://www.halifax.ca/regionalplanning/index.php>.

The purpose of this letter is to inform you of an upcoming community meeting and the proposed Water Service boundary change.

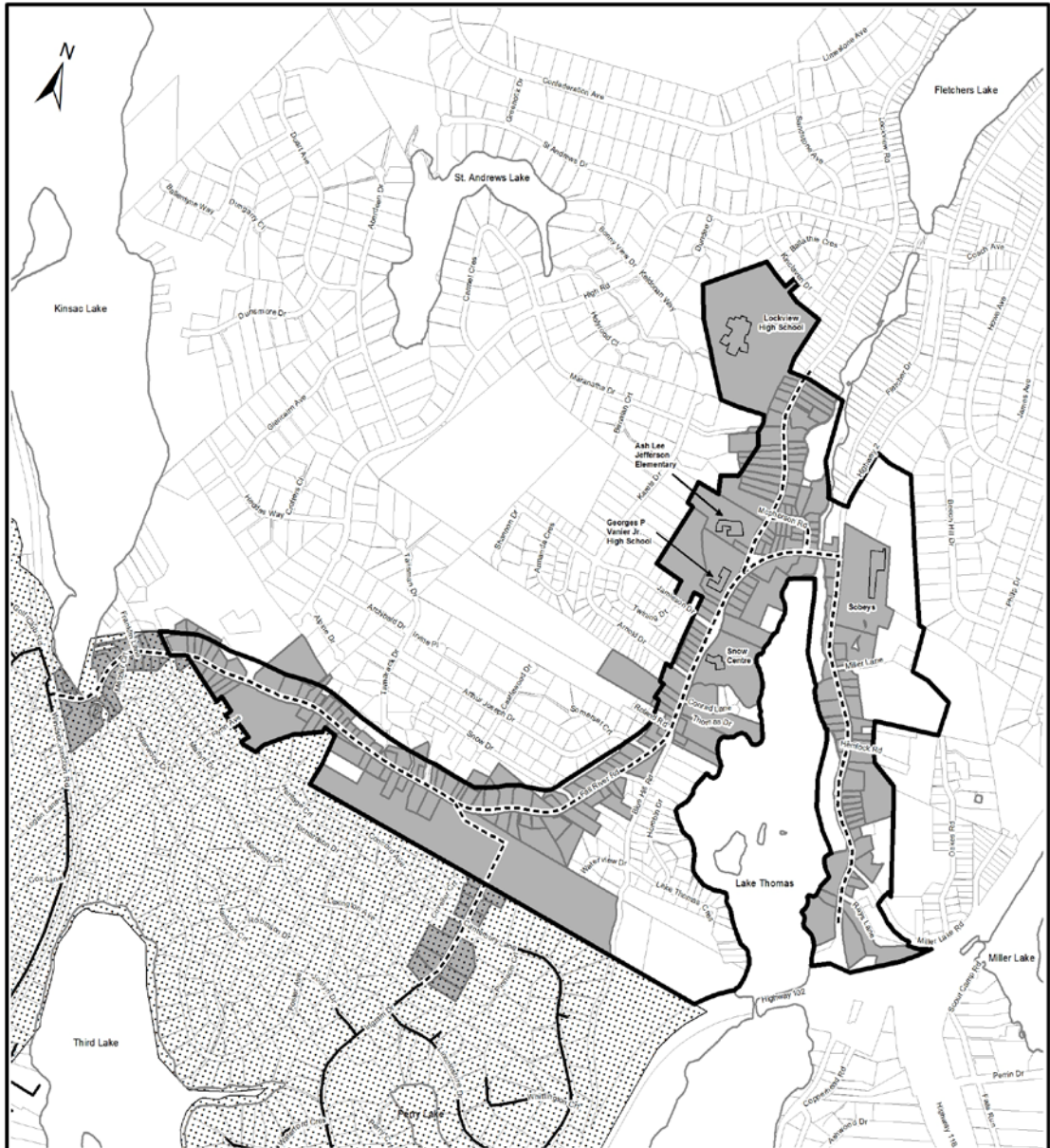
*****RESCHEDULED - Open House and Information Meeting*****

**February 27, 2017 at George P Vanier School, 1410 Fall River Road
6:30-8:30 with a presentation at 7:00pm (storm date March 2, 2017)**

If you have any questions, please call or e-mail;






Maria Jacobs, Planner, HRM Regional Planning: jacobsm@halifax.ca (902) 490-4911

Josh De Young, Development Engineer, Halifax Water: joshd@halifaxwater.ca (902) 830-6540



Proposed Fall River Village Water Service Extension

HALIFAX

-  Existing Water Service Boundary
-  Existing Water Mains
-  Proposed Water Service Boundary Extension
-  Proposed Water Mains
-  Proposed Properties with Local Improvement Charge (LIC)



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31 January 2017

T:\work\planning\Marla\WATER EXTENTION\public meeting\ (HK)