

HALIFAX

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

Item No. 15.1.3 (i)
Halifax Regional Council
January 14, 2020

TO: Mayor Savage and Members of Halifax Regional Council

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

DATE: November 28, 2019

SUBJECT: Proposed By-Law S-448, an Amendment to By-Law S-400 Respecting Charges for Street Improvements

SUPPLEMENTARY REPORT

ORIGIN

November 26, 2019 amended motion of Regional Council, as follows:

Halifax Regional Council give First Reading to By-law S-448, amending by-law S-400, the Street Improvement By-law, as set out in Attachment 1 of the staff report dated September 20, 2019 as amended to insert \$0.35 per foot for asphalt paving of Raines Mills Road, Lakeside.

LEGISLATIVE AUTHORITY

Subsection 104(1)(f) of the *Halifax Regional Municipality Charter*, "The Council may make by-laws imposing, fixing and providing methods of enforcing payment of charges for ... (f) laying out, opening, constructing, repairing, improving and maintaining streets, curbs, sidewalks, gutters, bridges, culverts and retaining walls..."

By-law S-400, the Street Improvement By-law.

RECOMMENDATION

It is recommended that Halifax Regional Council adopt the revised By-law S-448 as set out in Attachment 1 of this report.

BACKGROUND

A staff report dated September 20th, 2019 pertaining to By-law S-448 (amendments to By-law S-400) was before Regional Council for consideration at its November 26th, 2019 meeting. For further information, please refer to the staff report dated September 20th, 2019.

DISCUSSION

During the November 26th, 2019 Regional Council meeting, Regional Council gave First Reading to By-law S-448, amending By-law S-400, the Street Improvement By-law, as set out in Attachment 1 of the staff report dated September 20, 2019, with one amendment. The amendment inserted \$0.35 per foot for asphalt paving of Raines Mills Road, Lakeside. Staff discovered a clerical number error listing the bridge financing fee as zero as opposed to \$0.35. The revision is reflected in Attachment 1 of this report.

FINANCIAL IMPLICATIONS

As outlined in the attached staff report dated September 20th, 2019

RISK CONSIDERATION

As outlined in the attached staff report dated September 20th, 2019

COMMUNITY ENGAGEMENT

As outlined in the attached staff report dated September 20th, 2019

ENVIRONMENTAL IMPLICATIONS

As outlined in the attached staff report dated September 20th, 2019

ALTERNATIVES

As outlined in the attached staff report dated September 20th, 2019

ATTACHMENTS

Attachment 1 – Revised Attachment 1 – By-Law S-448 including Maps 1,2,3,4,5,6 and 7

A copy of this report can be obtained online at halifax.ca or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Joshua Ivey, Tax Resource Supervisor, Finance & Asset Management, 902.237.9163

REVISED NOVEMBER 28, 2019

HALIFAX REGIONAL MUNICIPALITY

BY-LAW NUMBER S-448

RESPECTING CHARGES FOR STREET IMPROVEMENTS

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

1. Section 2 of the By-law is amended by adding the following subsection after subsection (26) and before section 3:

(27) Notwithstanding Subsections (1), (2) and (3) a charge is hereby imposed on those areas Listed in Schedule "AA" as more particularly set out in that Schedule.

2. The By-law is amended by adding the following schedule after Schedule "Z" and before Plan #1:

SCHEDULE "AA"

1. The Local Improvement Charges ("LIC") for properties abutting or properties that gain benefit of the street paving identified on "Map 1", dated April 29, 2019 attached hereto, shall be a frontage charge of \$20.20 per foot plus engineering fee of \$1.01 per foot and bridge financing of \$0.35 per foot for the asphalt paving of Silver Court, Cow Bay.

2. The Local Improvement Charges ("LIC") for properties abutting or properties that gain benefit of the street paving identified on "Map 2" to "Map 3", dated April 29, 2019 attached hereto, shall be a frontage charge of \$20.20 per foot plus engineering fee of \$1.01 per foot and bridge financing of \$0.35 per foot for the asphalt paving of Chalamont Drive, Hammonds Plains and Northwood Drive, Hammonds Plains.

3. The Local Improvement Charges ("LIC") for properties abutting or properties that gain benefit of the street paving identified on "Map 4" to "Map 6", dated April 29, 2019 attached hereto, shall be a frontage charge of \$20.20 per foot plus engineering fee of \$1.01 per foot and bridge financing of \$0.35 per foot for the asphalt paving of Gardeners Walk, Beaver Bank, Old Annapolis Road, Upper Hammonds Plains, and Carrie Crescent, Beaver Bank.

4. The Local Improvement Charges ("LIC") for properties abutting or properties that gain benefit of the street paving identified on "Map 7", dated April 29, 2019 attached hereto, shall be a frontage charge of \$20.20 per foot plus engineering fee of \$1.01 per foot and bridge financing of \$0.35 per foot for the asphalt paving of Raines Mills Road, Lakeside.

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

Done and passed by Council this _____ day of _____, 2019

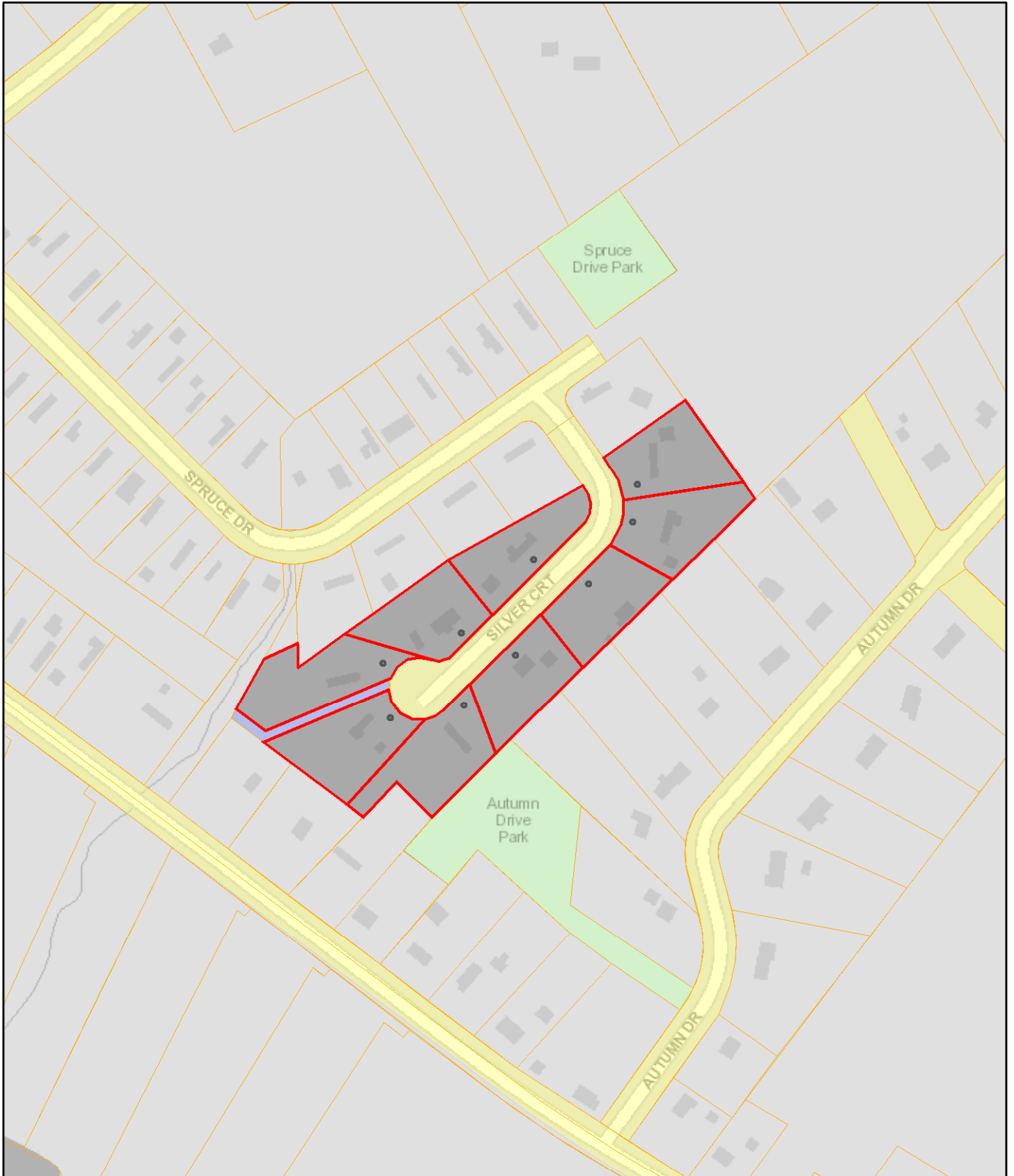
MAYOR

MUNICIPAL CLERK

I, Kevin Arjoon, Municipal Clerk of the Halifax Regional Municipality, hereby certify that the above noted by-law was passed at a meeting of the Halifax Regional Council held on _____, 2019

Kevin Arjoon
Municipal Clerk





PLAN SHOWING PROPERTIES FOR LIC VIA FRONTAGE CHARGE FOR PAVING OF SILVER COURT
BY-LAW S-448

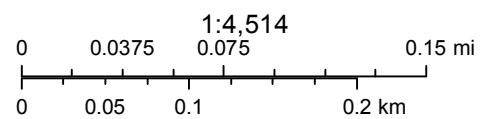


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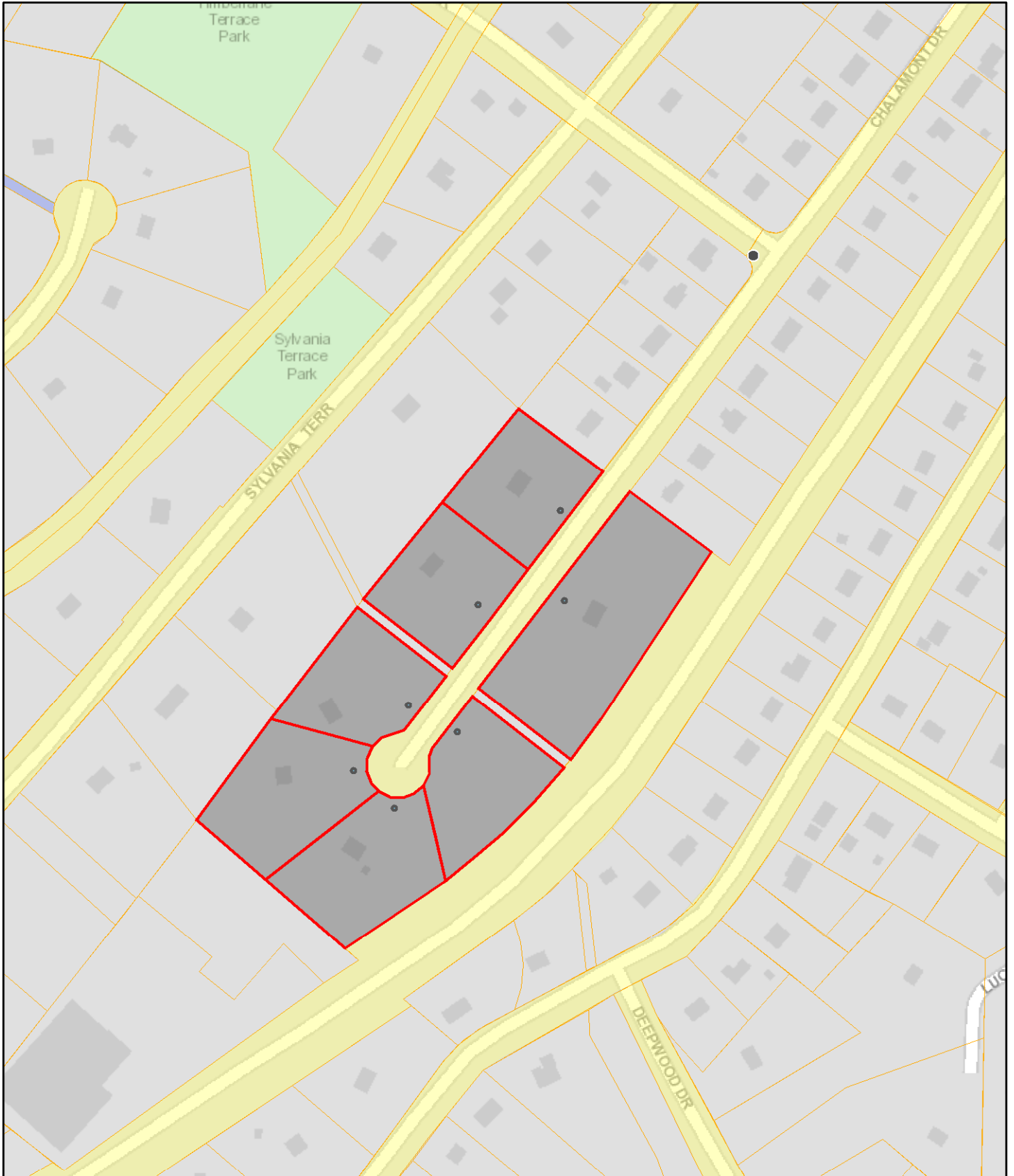
 HRM/NSTIR Exchange Boundary

HRM Owned Land by Classification

-  Drainage
-  Open Space Land
-  Right-of-Way Land
-  Property Charged

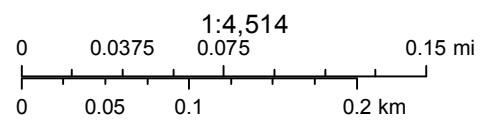


PLAN SHOWING PROPERTIES FOR LIC VIA FRONTAGE CHARGE FOR PAVING OF CHALAMONT DRIVE
BY-LAW S-448







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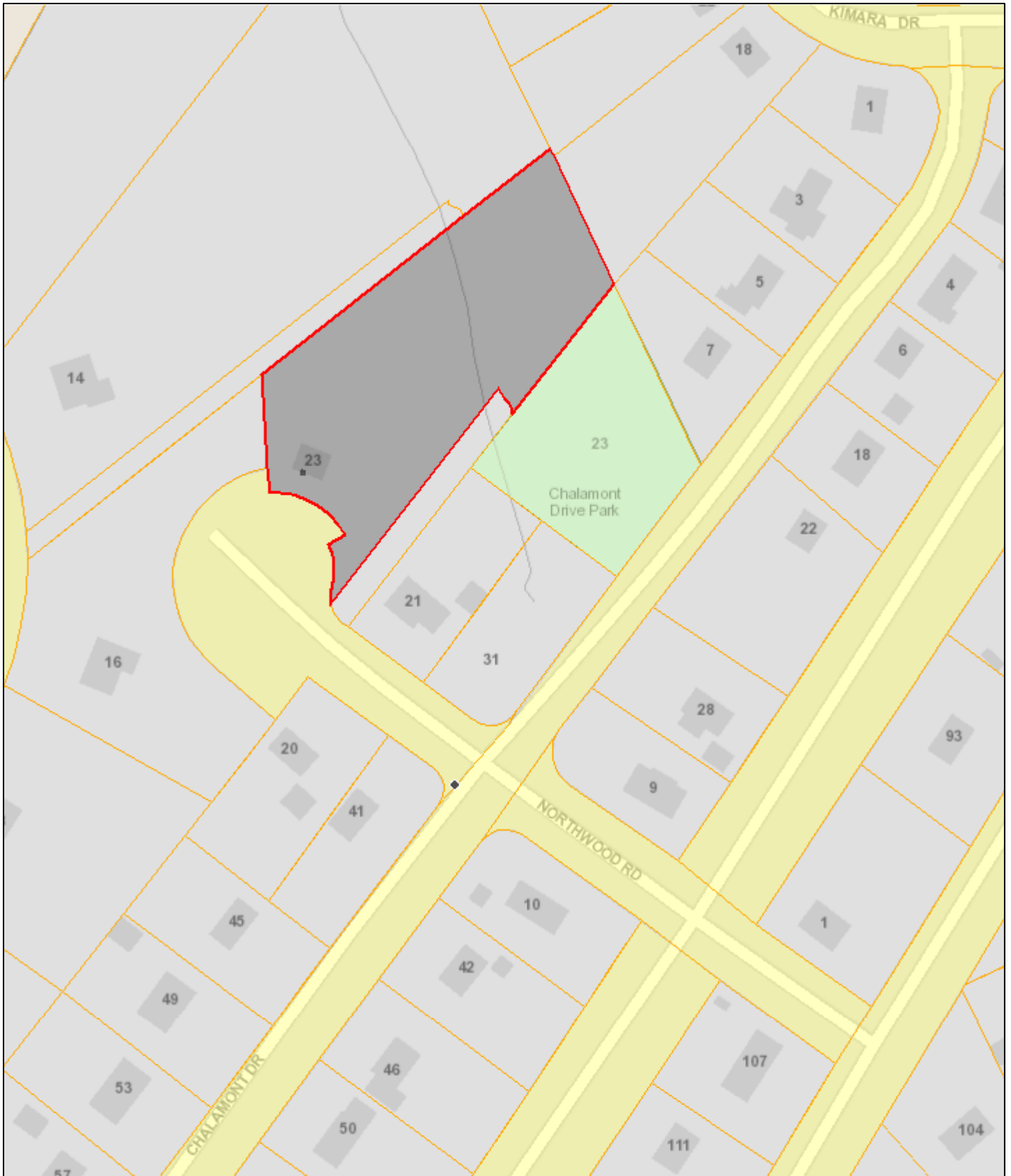
 HRM/NSTIR Exchange Boundary



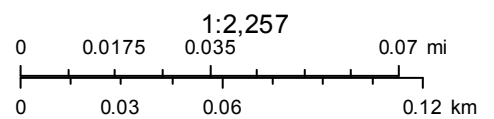
HRM Owned Land by Classification

-  Drainage
-  Open Space Land
-  Right-of-Way Land
-  Property Charged

PLAN SHOWING PROPERTIES FOR LIC VIA FRONTAGE CHARGE FOR PAVING OF NORTHWOOD ROAD
BY-LAW S-448







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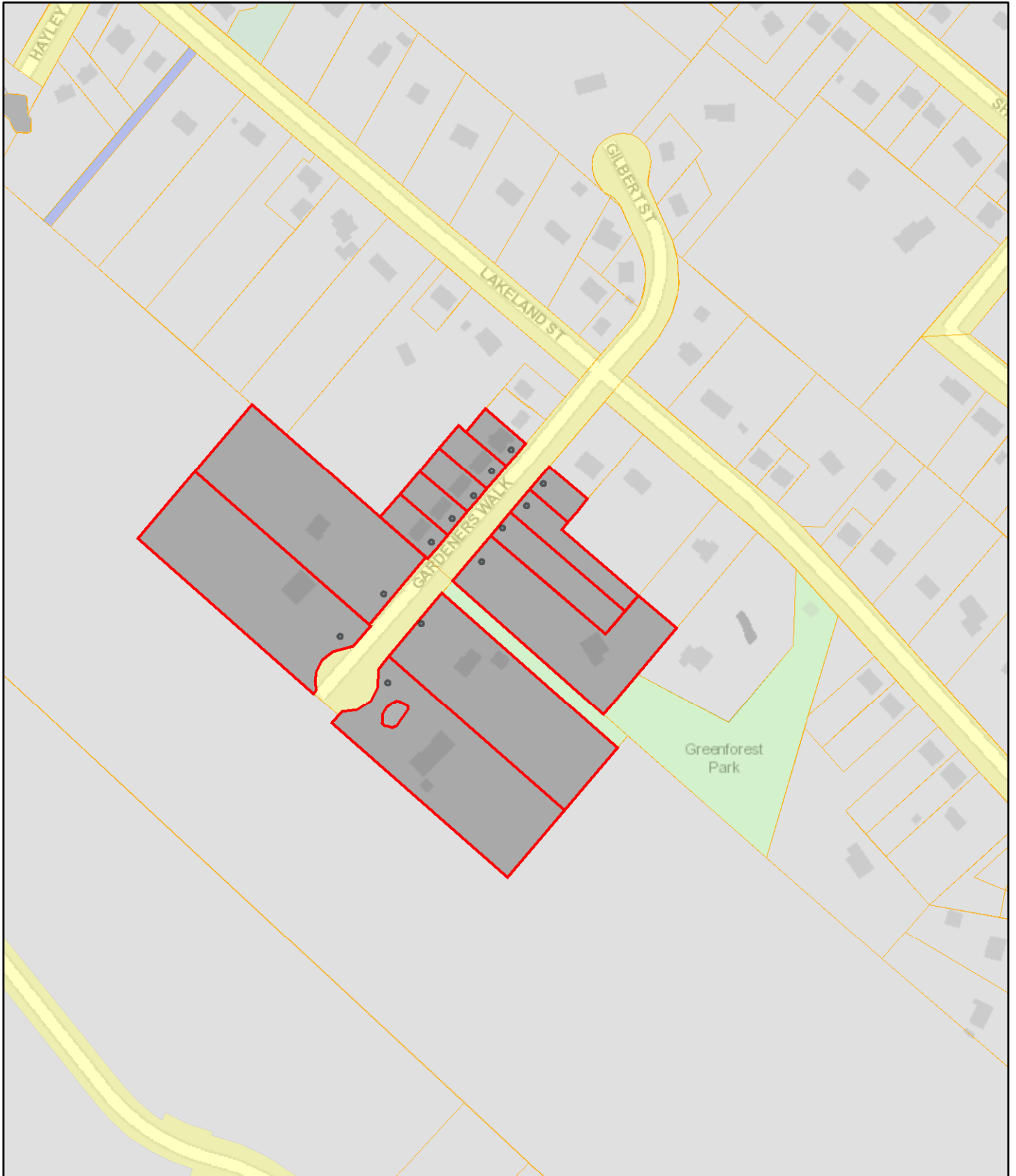


 HRM/NSTIR Exchange Boundary


HRM Owned Land by Classification

-  Other
-  Open Space Land
-  Right-of-Way Land
-  Property Charged





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BY-LAW S-448

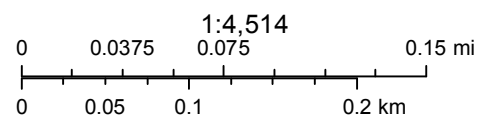


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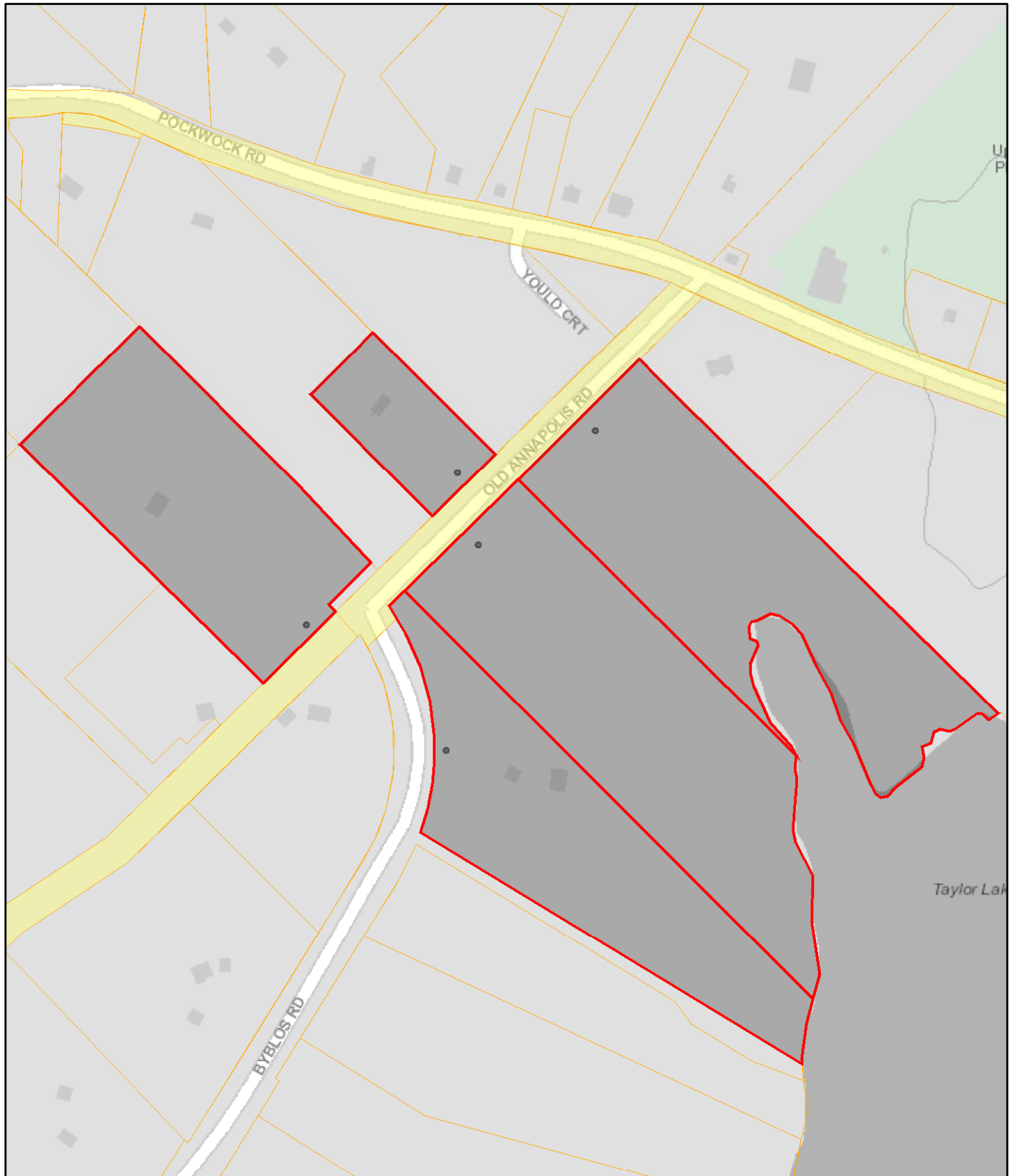
 HRM/NSTIR Exchange Boundary

HRM Owned Land by Classification

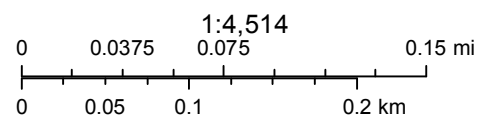
-  Drainage
-  Open Space Land
-  Right-of-Way Land
-  Property Charged






PLAN SHOWING PROPERTIES FOR LIC VIA FRONTAGE CHARGE FOR PAVING OF OLD ANnapolis ROAD
BY-LAW S-448



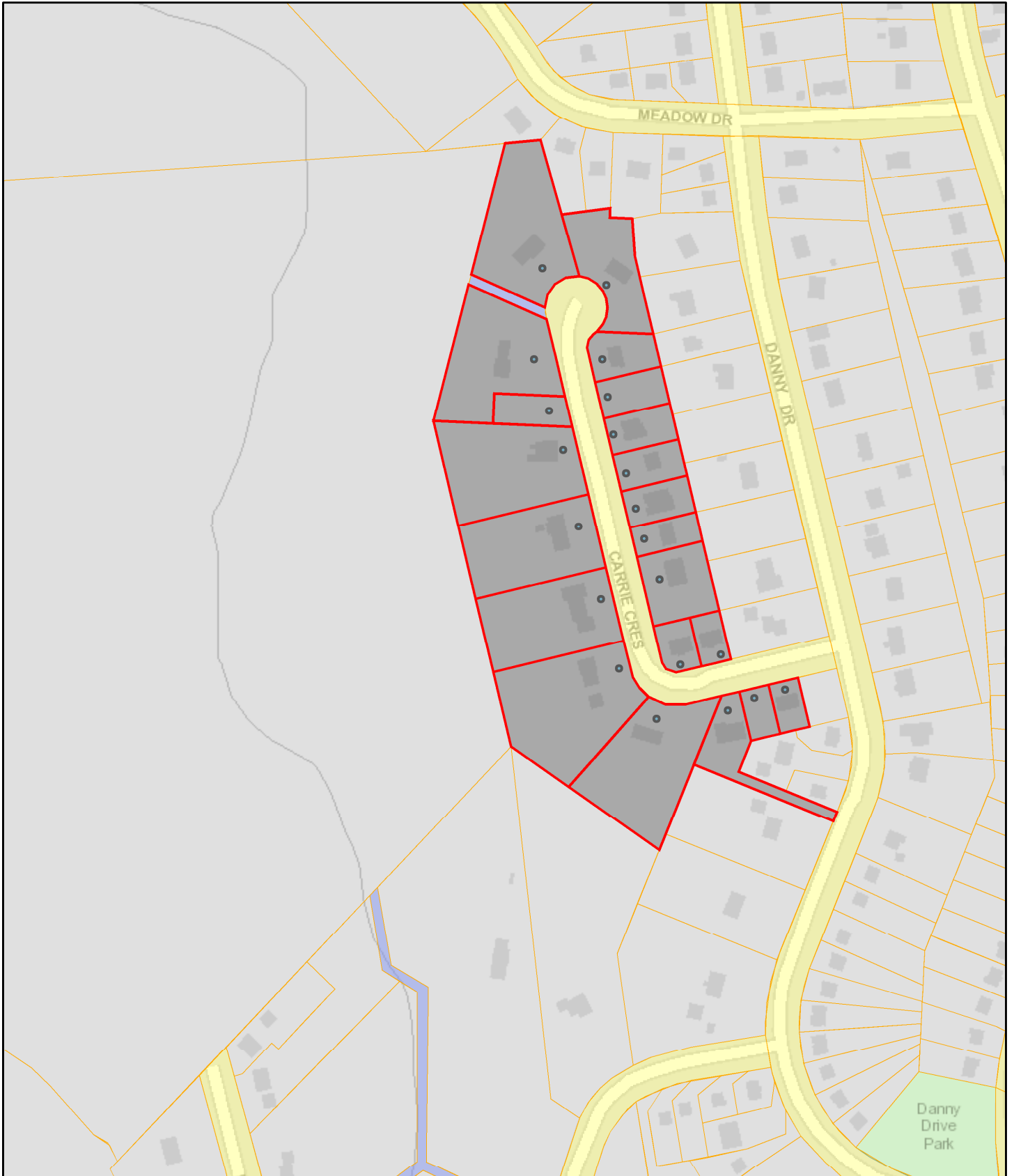
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HRM Owned Land by Classification

-  Right-of-Way Land
-  Property Charged
-  HRM/NSTIR Exchange Boundary





PLAN SHOWING PROPERTIES FOR LIC VIA FRONTAGE CHARGE FOR PAVING OF CARRIE CRESCENT BY-LAW S-448

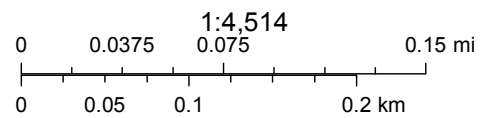


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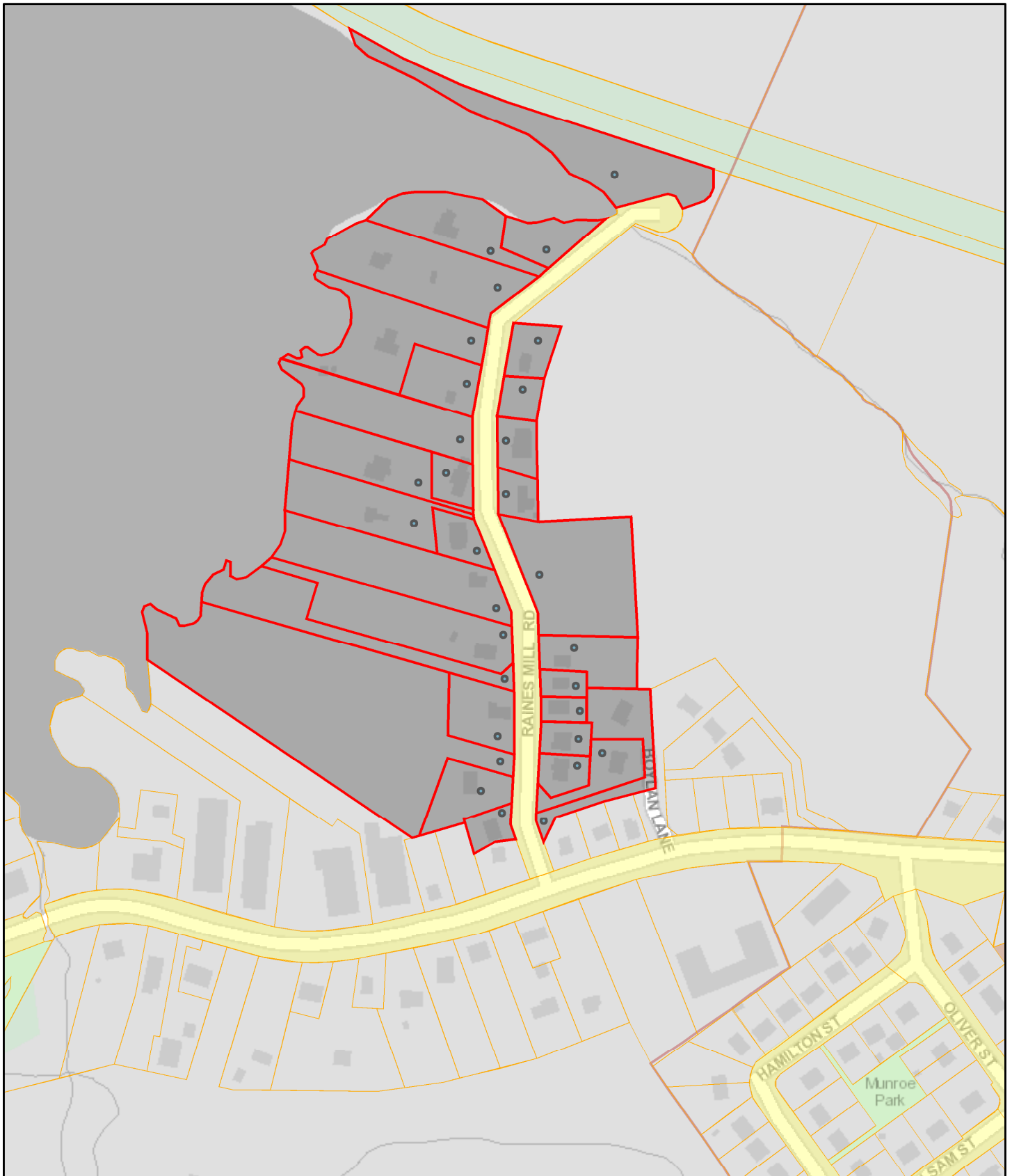
 HRM/NSTIR Exchange Boundary

HRM Owned Land by Classification

-  Drainage
-  Open Space Land
-  Right-of-Way Land
-  Property Charged







PLAN SHOWING PROPERTIES FOR LIC VIA FRONTAGE CHARGE FOR PAVING OF RAINES MILLS ROAD
BY-LAW S-448

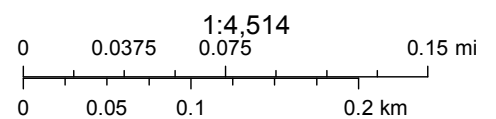


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 HRM/NSTIR Exchange Boundary

HRM Owned Land by Classification

-  Open Space Land
-  Right-of-Way Land
-  Vacant
-  Property Charged



Halifax Regional Municipality