

# HALIFAX

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

**Item No. 10.1 (i)**  
**Halifax Regional Council**  
**September 26, 2023**  
**November 28, 2023**

**TO:** Mayor Savage and Members of Halifax Regional Council

**SUBMITTED BY:** Original Signed

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Cathie O'Toole, Chief Administrative Officer

**DATE:** August 14, 2023

**SUBJECT:** Proposed By-Law (S-452), an Amendment to By-Law S-400 Respecting Charges for Street Improvements

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## **ORIGIN**

An amending By-Law is required to recover Local Improvement Charges (LICs) for the paving of HRM owned gravel roads pursuant to By-Law S-400.

## **LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter, SNS 2008, c 39:*

73The Municipality may enter into and carry out agreements (a)for highway construction, improvement and maintenance and other purposes pursuant to the *Public Highways Act*;

104(1)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, whether the cost is incurred by the Municipality directly or by, or pursuant to, an agreement with His Majesty in right of the Province, the Minister of Public Works or any person;...

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

## **RECOMMENDATION**

It is recommended that Halifax Regional Council adopt By-Law S-452, amending By-Law S-400, the *Street Improvement By-Law*, as set out in Attachment 1 of this report.

## **BACKGROUND**

By-law S-400, the Street Improvement By-law, deals with the recovery of costs where Council undertakes a project such as the paving of gravel roads. Administered under this By-law are two separate types of gravel roads, Halifax Regional Municipality (HRM) owned and provincially owned “J” class (Referred to as the Aid to Municipality Program).

On September 22, 2020 Regional Council adopted By-law S-449, an amendment to By-law S-400, whereby surveys of the property owners are no longer required. Pursuant to this amendment HRM will continue to select the provincial “J” class gravel roads to be paved each year. The province is responsible for 50% of the construction cost, the property owners are responsible to pay 33.33% of the cost, and the Municipality will fund the remaining 16.67% of costs.

**DISCUSSION**

Local Improvement Charges apply for gravel road paving as per By-Law S-400. Regional Council approved the paving of Glory Avenue, Hope Avenue, Lake Eagle Drive, Lake Mist Drive, Noble Court as the 2021 Aid to Municipality Program. Queens Road, and Joel Cres were approved for the 2022 Aid to Municipality Program. The LIC is determined by the LIC rate as outlined in attached By-law S-452 based on one-third total project cost.

The proposed By-Law S-452 will impose an LIC to 50 properties (refer to Attachment 3) for the paving of Glory Avenue, Hope Avenue, Lake Eagle Drive, Lake Mist Drive, Nobel Court, Queens Road and Joel Crescent. Table 1 below sets out the calculation for the 2021 Aid to Municipalities LIC based on frontage. Table 2 sets out the calculation for the 2022 Aid to Municipalities LIC for Joel Cres and Queens Road based on a per lot charge.

Note that pursuant to Administrative Order 32, a public hearing is not required on the enactment or amendment of a by-law unless specifically directed by Council.

**LIC Calculations for the 2021 Aid to Municipalities Cost Sharing Program**

<b>Street Name</b>	<b>Frontage</b>	<b>Total Cost of Paving</b>	<b>33 1/3% Cost – LIC Recovery</b>
Noble Ave	464.89	\$ 60,308.11	\$20,100.69
Lake Mist	1143.3	\$ 101,079.32	\$33,689.74
Lake Eagle	1311.1	\$ 258,658.50	\$86,210.88
Hope Ave	554.45	\$ 55,167.00	\$18,387.16
Glory Ave	1143.97	\$ 95,215.69	\$31,735.39
<b>Total</b>	<b>4617.71</b>	<b>\$ 570,428.62</b>	
33 1/3% Recovery Amount			\$ 190,123.86
Net HST			\$ 8,148.71
Total LIC Recovery			\$ 198,272.57
Cost per Foot			\$ 42.94
Engineering Fee	5%		\$ 9,913.63
Engineering Fee per Foot			\$ 2.15
Total LIC Plus Engineering Fee			\$45.08
Bridge Finance			\$ 686.87
Bridge Finance Cost per Foot			\$ 0.15
Cost per Foot Total			\$ 45.23

**LIC Calculations for the 2022 Aid to Municipalities Cost Sharing Program**

<b>Street Name</b>	<b>Lots</b>	<b>Total Cost of Paving</b>	<b>33.33% Cost - LIC Recovery</b>
Joel Crescent	6	\$ 155,945.39	\$ 51,976.60
Queens Road	3	\$ 75,962.00	\$ 25,318.13
<b>Total</b>	<b>9</b>	<b>\$ 231,907.39</b>	<b>\$ 77,294.73</b>
33.33% Recovery Amount			\$ 77,294.73
Net HST (4.286%)			\$ 3,312.85
Total LIC Recovery			\$ 80,607.58
Cost per Lot			\$ 8,956.40
Engineering Fee	5%		\$ 4,030.38
Engineering Fee per Lot			\$ 995.16
Total LIC Plus Engineering Fee			\$ 9,951.56
Bridge Finance			\$ 144.27
Bridge Finance Cost per Lot			\$ 16.03
Cost per Foot Total			\$ 9,967.59

Administrative Order 15, Respecting License, Permit and Processing Fees, provides for an engineering fee to be charged to property owners equal to 5% of the property owner's share of total construction costs.

In 2005 Regional Council approved a staff recommendation that interest be charged on the bridge financing provided from HRM internal cash resources for Capital Projects that are for the benefit of a specific identifiable group or area, and which are either partially or fully funded by LIC's including those levied as an area rate. The rationale is that HRM funds tied up in the costs of these projects is not available for other purposes or to earn interest for the benefit of HRM taxpayers in general, so including a bridge financing fee in relevant local improvement charges would remedy this. The interest rate applied is the actual, or where necessary the projected rate of return earned by HRM under the Investment Policy. During the bridging periods for the projects in this report, the annualized interest rate ranged from 0.2702% to 0.3591%.

**FINANCIAL IMPLICATIONS**

Upon Council's approval of By-law S-452, Local Improvement Charges for, Glory Avenue, Hope Avenue, Lake Eagle Drive, Lake Mist Drive, Nobel Court, Joel Crescent, and Queens Road projects will be levied to the relevant property owners. By ensuring that the charges reflect the actual cost of the project, the revenue collected will offset the cost of the project so that there is no net budget impact in the relevant fiscal year.

**RISK CONSIDERATION**

There are no significant risks associated with the recommendations in this Report. The risks that were evaluated are rated low. To reach this conclusion, consideration was given to financial, legal, compliance and service delivery risks.

**COMMUNITY ENGAGEMENT**

In January 2022 property owners of Glory Avenue, Hope Ave, Lake Eagle Drive, Lake Mist Drive and Noble Court were advised of the paving project based on the estimated cost of \$48.01 per foot of frontage. In November 2022 property owners of Joel Crescent, Queens Road were advised of the paving project based on a per lot charge of \$9,465.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental implications were identified.

### **ALTERNATIVES**

Council could choose not to adopt the new charges for 2022/23, however, this is not recommended as full cost recovery would not be achieved resulting in net budget implications.

### **ATTACHMENTS**

Attachment 1: Amending By-Law S-452  
Attachment 2: Letters to Residents  
Attachment 3: Consolidated Billing and Cost Sheets

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A copy of this report can be obtained online at [halifax.ca](http://halifax.ca) or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Chantel Hamer, General Revenue Supervisor, Finance & Asset Management, (902) 478-9299

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**HALIFAX REGIONAL MUNICIPALITY  
BY-LAW NUMBER S-452  
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 amended, as follows:

1. Section 2 is amended by adding the following subsection (30) after subsection (29) and before section 3, as follows:

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

2. Adding Schedule "AD" immediately after Schedule "AC" and before Plan #1, as follows:

**SCHEDULE "AD"**

1. The Local Improvement Charges for properties abutting or properties that gain the benefit of the street paving identified on the Map "Queens and Joel" attached hereto, shall be a lot charge of \$8,956.40 per lot, plus the engineering fee of \$447.82 per lot and the bridge financing fee of \$16.03 per lot for the asphalt paving of Joel Crescent and Queens Road.
2. The Local Improvement Charges for properties abutting or properties that gain the benefit of the street paving identified on the Map "Glory Avenue" attached hereto, shall be a frontage charge of \$42.94 per foot, plus the engineering fee of \$0.15 per foot and the bridge financing fee of \$2.15 per foot for the asphalt paving of Glory Avenue.
3. The Local Improvement Charges for properties abutting or properties that gain the benefit of the street paving identified on the Map "Hope Avenue" attached hereto, shall be a frontage charge of \$42.94 per foot, plus the engineering fee of \$0.15 per foot and the bridge financing fee of \$2.15 per foot for the asphalt paving of Hope Avenue.
4. The Local Improvement Charges for properties abutting or properties that gain the benefit of the street paving identified on the Maps "Lake Eagle Drive" attached hereto, shall be a frontage charge of \$42.94 per foot, plus the engineering fee of \$0.15 per foot and the bridge financing fee of \$2.15 per foot for the asphalt paving of Lake Eagle Drive.
5. The Local Improvement Charges for properties abutting or properties that gain the benefit of the street paving identified on the Map "Lake Mist Drive" attached hereto, shall be a frontage charge of \$42.94 per foot, plus the engineering fee of \$0.15 per foot and the bridge financing fee of \$2.15 per foot for the asphalt paving of Lake Mist Drive.

6. The Local Improvement Charges for properties abutting or properties that gain the benefit of the street paving identified on the Map “Noble Court” attached hereto, shall be a frontage charge of \$42.94 per foot, plus the engineering fee of \$0.15 per foot and the bridge financing fee of \$2.15 per foot for the asphalt paving of Noble Court.
  7. The Local Improvement Charges imposed under this Schedule may be paid over a 10-year period with interest.
3. The maps for Schedule “AC” in By-law S-451 described as “attached hereto” are as attached to the staff report dated February 28, 2023 as “Attachment 3”.

Done and passed by Council this      day of                      , 2023.

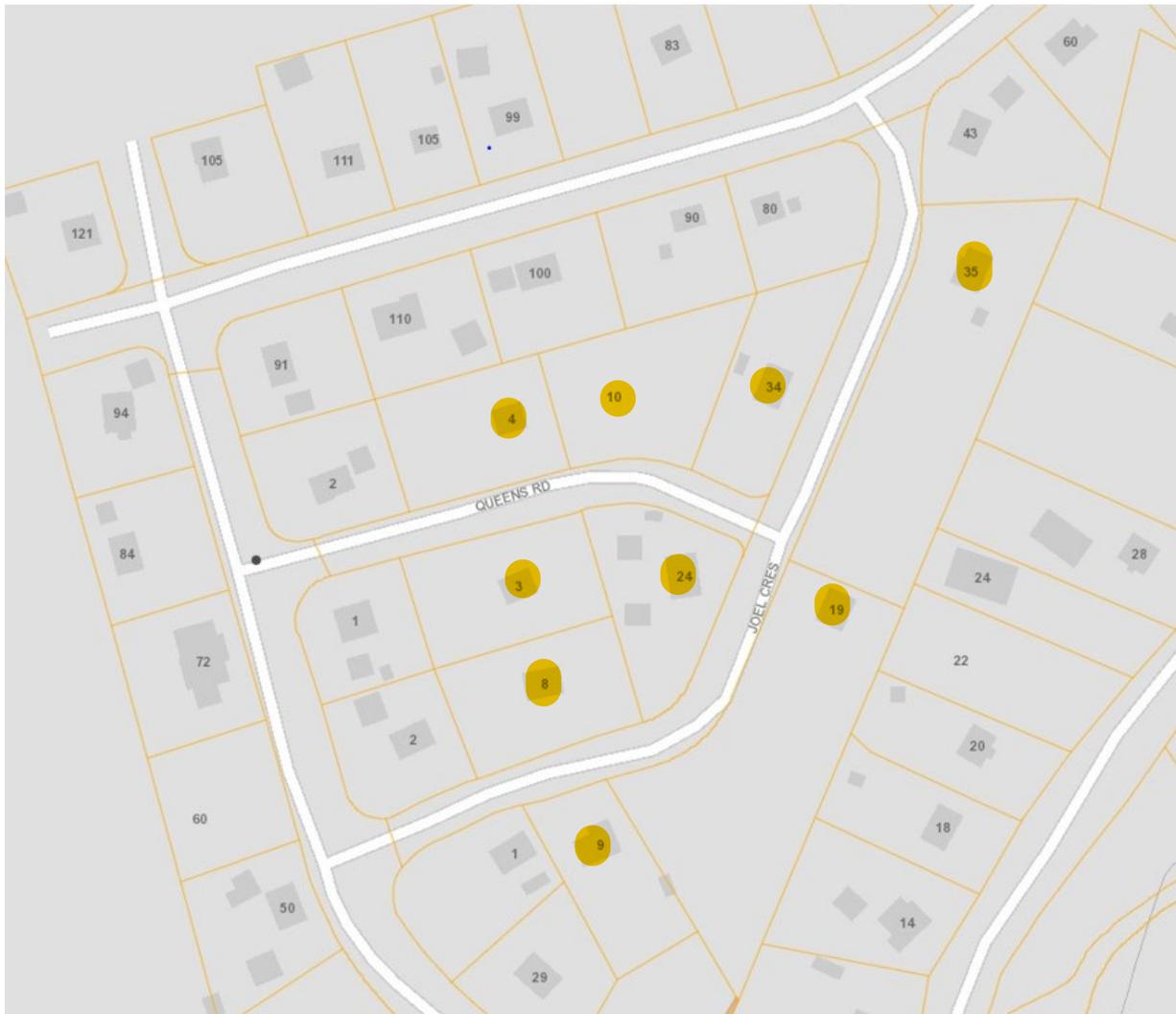
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
MUNICIPAL CLERK

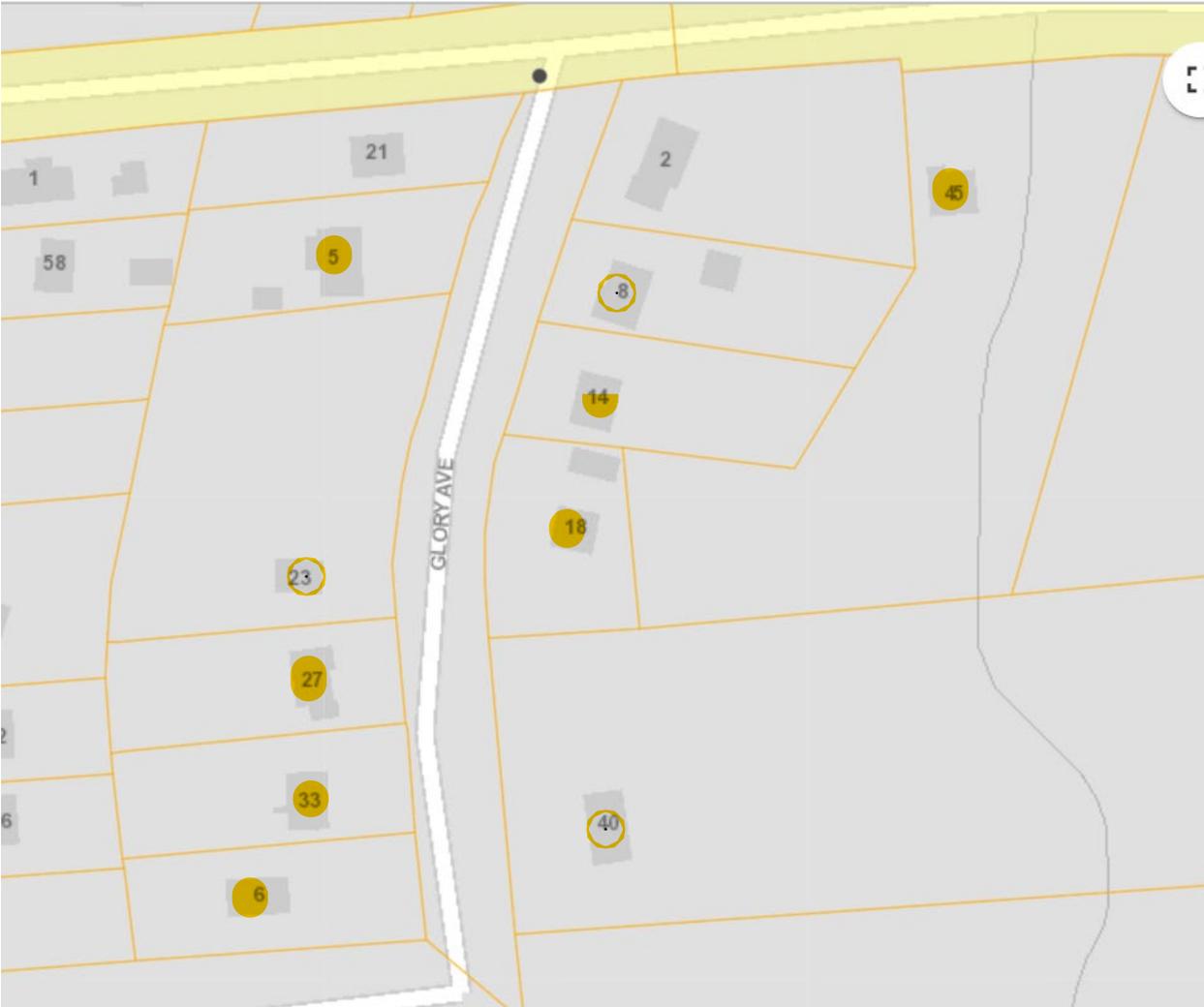
I, Iain MacLean, Municipal Clerk of the Halifax Regional Municipality, hereby certify that the above noted By-law was passed at a meeting of the Halifax Regional Council held on                      , 2023.

\_\_\_\_\_  
Iain MacLean, Municipal Clerk

Queens and Joel Map 1



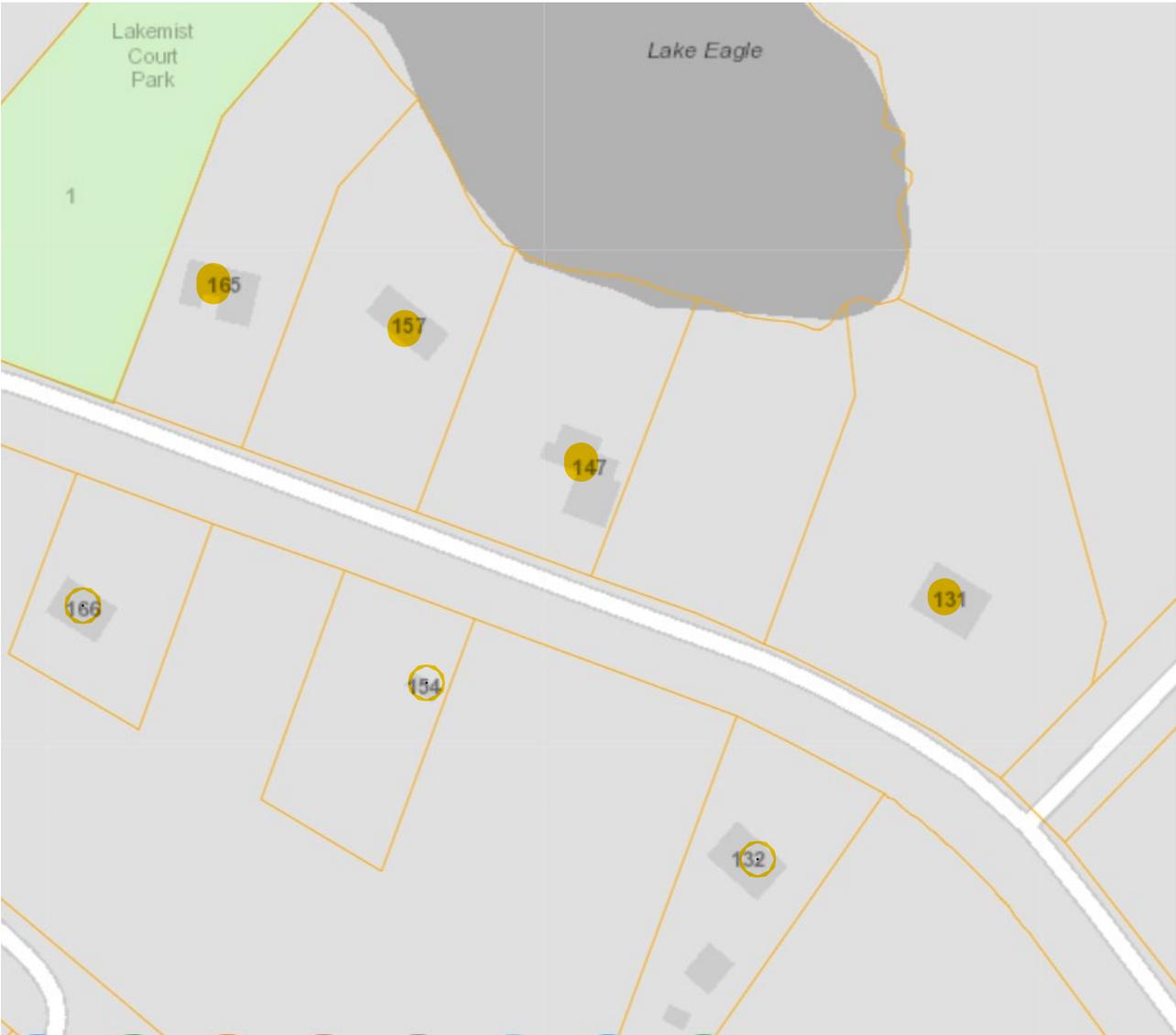
Glory Avenue - Map 2



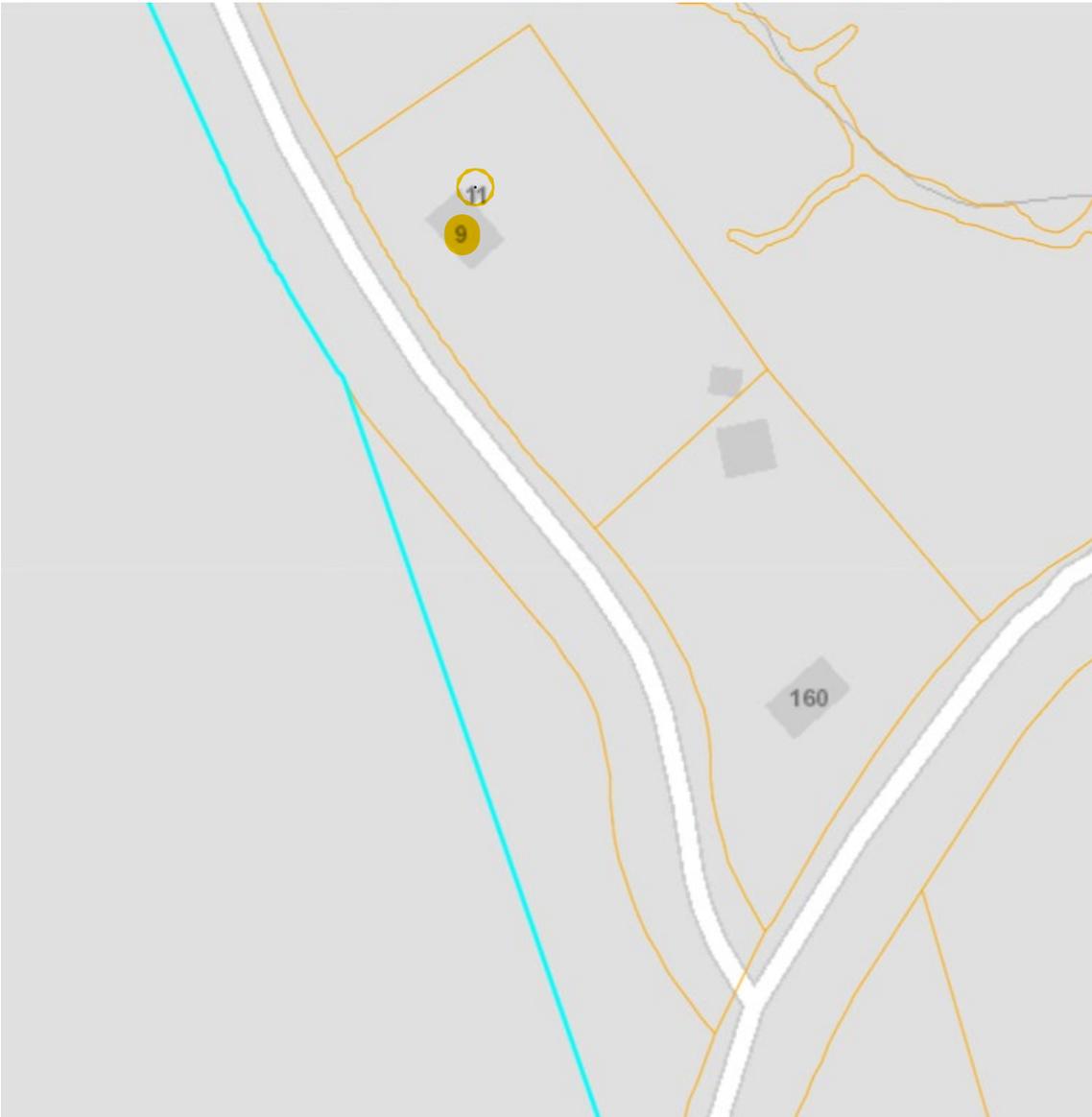
Hope Avenue - Map 3



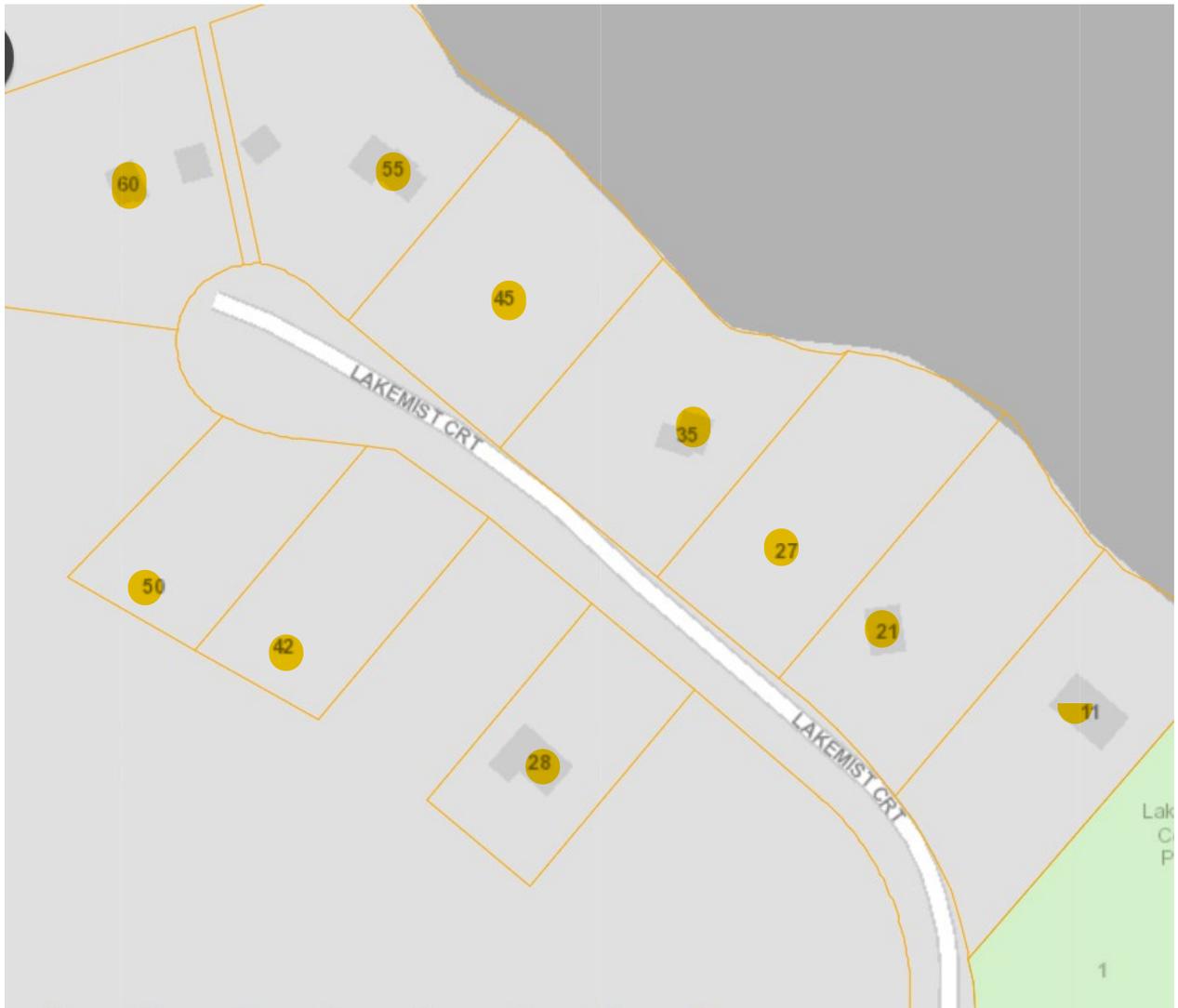
Lake Eagle Drive - Map 4



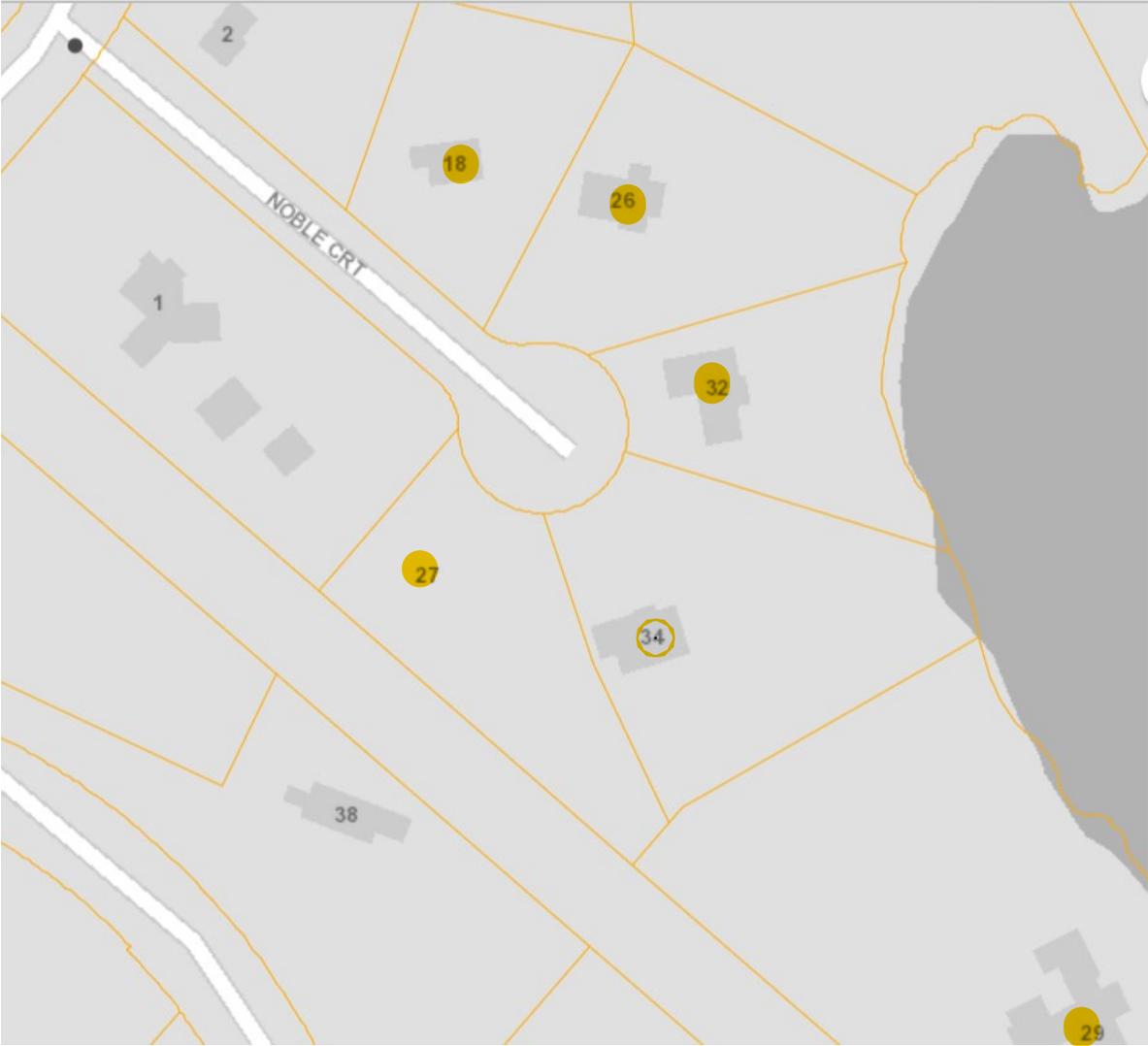
Lake Eagle – Map 4 Continued



Lake Mist Drive - Map 5



Noble Court - Map 6



November 4<sup>th</sup>, 2021

Dear Sir/Madam:

**Re: GLORY AVEUNE PAVING**

Earlier this year, your street was submitted to the Province of Nova Scotia for paving as part of the province's Aid-to-Municipality Program. Typically, Halifax Regional Municipality would provide advance notice to residents of the affected streets before construction begins so that you are as informed as possible and may prepare accordingly. Regrettably, we failed in this instance to provide that notification in advance to the residents of Glory Avenue and apologize for any inconvenience this may have caused. What follows is an overview of the Aid-to-Municipality Program, including the cost-sharing breakdown for your information.

The Aid-to-Municipality Program is an agreement between the Province of Nova Scotia and other Nova Scotia municipalities (including HRM) to upgrade provincially owned and maintained gravel roads to asphalt. The program is cost-shared between the Province, the Municipality, and the residents, with the Province paying 50% of the actual total construction costs, and the Municipality and the residents covering 16.67% and 33.33%, respectively. The residents' portion is recovered through HRM's S-400 – Street Improvement Bylaw by levying a Local Improvement Charge to the abutting properties on the street that is proposed to be paved. The Province is responsible to design, tender and provide contract administration and inspection during construction while HRM's role is to identify the streets to be paved each year and to facilitate the Local Improvement Charge (LIC) process pursuant to S-400 – Street Improvement Bylaw.

HRM submitted Glory Avenue to the Province of Nova Scotia and received notice from the Province in May 2021, confirming that this street has been approved for paving under the 2021/22 Aid to Municipality Cost Sharing Program. The **estimated** rate for the paving of Glory Avenue is \$48.01 per foot (which includes estimated construction costs plus engineering/administration fees) of street frontage abutting your property. This estimated rate is subject to change, and the final rate will be calculated when the actual cost of the project has been determined (at the end of construction). This fee may also be calculated and prorated to a per lot rate as an alternative.

The actual LIC rate/lot charge will then be presented to Regional Council for their approval prior to the billing process. The billing process generally begins within 12 months after the completion of the construction phase. As a note if your property has been assessed for paving on a previous project, you will be exempt from the LIC for the paving of Glory Avenue.

Final billings for all Local Improvement projects are **payable over a 10-year period**, with the first installment due 30 days after the billing date. Installments are due on the anniversary date of the original billing. Billings may also be paid in full at any time if the abutter so desires. The interest is set at a rate equal to the prime rate of the Municipality's banker plus two percentage points on the date that notification of the local improvement project is issued. The municipality has programs available to assist customers, including the ability to set up a payment plan where customers pay smaller monthly amounts instead of a larger annual lump sum. As well, customers whose annual household income is under \$35,000 may be eligible to defer the local improvement charges. To set-up a monthly payment plan or to discuss the deferral program please contact 311 or [contactus@311.halifax.ca](mailto:contactus@311.halifax.ca)

If you have any questions regarding the local improvement charge process, please call the 311/ 1-800-835-6428 or email [contactus@311.halifax.ca](mailto:contactus@311.halifax.ca).



Respectfully,

HRM

cc

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November 4<sup>th</sup> , 2021



Dear Sir/Madam:

**Re: HOPE AVENUE PAVING**

Earlier this year, your street was submitted to the Province of Nova Scotia for paving as part of the province's Aid-to-Municipality Program. Typically, Halifax Regional Municipality would provide advance notice to residents of the affected streets before construction begins so that you are as informed as possible and may prepare accordingly. Regrettably, we failed in this instance to provide that notification in advance to the residents of Hope Avenue and apologize for any inconvenience this may have caused. What follows is an overview of the Aid-to-Municipality Program, including the cost-sharing breakdown for your information.

The Aid-to-Municipality Program is an agreement between the Province of Nova Scotia and other Nova Scotia municipalities (including HRM) to upgrade provincially owned and maintained gravel roads to asphalt. The program is cost-shared between the Province, the Municipality, and the residents, with the Province paying 50% of the actual total construction costs, and the Municipality and the residents covering 16.67% and 33.33%, respectively. The residents' portion is recovered through HRM's S-400 – Street Improvement Bylaw by levying a Local Improvement Charge to the abutting properties on the street that is proposed to be paved. The Province is responsible to design, tender and provide contract administration and inspection during construction while HRM's role is to identify the streets to be paved each year and to facilitate the Local Improvement Charge (LIC) process pursuant to S-400 – Street Improvement Bylaw.

HRM submitted Hope Avenue to the Province of Nova Scotia and received notice from the Province in May 2021, confirming that this street has been approved for paving under the 2021/22 Aid to Municipality Cost Sharing Program. The **estimated** rate for the paving of Hope Avenue is \$48.01 per foot (which includes estimated construction costs plus engineering/administration fees) of street frontage abutting your property. This estimated rate is subject to change, and the final rate will be calculated when the actual cost of the project has been determined (at the end of construction). This fee may also be calculated and prorated to a per lot rate as an alternative.

The actual LIC rate/lot charge will then be presented to Regional Council for their approval prior to the billing process. The billing process generally begins within 12 months after the completion of the construction phase. As a note if your property has been assessed for paving on a previous project, you will be exempt from the LIC for the paving of Hope Avenue.

Final billings for all Local Improvement projects are **payable over a 10-year period**, with the first installment due 30 days after the billing date. Installments are due on the anniversary date of the original billing. Billings may also be paid in full at any time if the abutter so desires. The interest is set at a rate equal to the prime rate of the Municipality's banker plus two percentage points on the date that notification of the local improvement project is issued. The municipality has programs available to assist customers, including the ability to set up a payment plan where customers pay smaller monthly amounts instead of a larger annual lump sum. As well, customers whose annual household income is under \$35,000 may be eligible to defer the local improvement charges. To set-up a monthly payment plan or to discuss the deferral program please contact 311 or [contactus@311.halifax.ca](mailto:contactus@311.halifax.ca)

If you have any questions regarding the local improvement charge process, please call the 311/ 1-800-835-6428 or email [contactus@311.halifax.ca](mailto:contactus@311.halifax.ca).

Respectfully,

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November 4<sup>th</sup> , 2021



Dear Sir/Madam:

**Re: LAKE EAGLE DRIVE PAVING**

Earlier this year, your street was submitted to the Province of Nova Scotia for paving as part of the province's Aid-to-Municipality Program. Typically, Halifax Regional Municipality would provide advance notice to residents of the affected streets before construction begins so that you are as informed as possible and may prepare accordingly. Regrettably, we failed in this instance to provide that notification in advance to the residents of Lake Eagle Drive and apologize for any inconvenience this may have caused. What follows is an overview of the Aid-to-Municipality Program, including the cost-sharing breakdown for your information.

The Aid-to-Municipality Program is an agreement between the Province of Nova Scotia and other Nova Scotia municipalities (including HRM) to upgrade provincially owned and maintained gravel roads to asphalt. The program is cost-shared between the Province, the Municipality, and the residents, with the Province paying 50% of the actual total construction costs, and the Municipality and the residents covering 16.67% and 33.33%, respectively. The residents' portion is recovered through HRM's S-400 – Street Improvement Bylaw by levying a Local Improvement Charge to the abutting properties on the street that is proposed to be paved. The Province is responsible to design, tender and provide contract administration and inspection during construction while HRM's role is to identify the streets to be paved each year and to facilitate the Local Improvement Charge (LIC) process pursuant to S-400 – Street Improvement Bylaw.

HRM submitted Lake Eagle Drive to the Province of Nova Scotia and received notice from the Province in May 2021, confirming that this street has been approved for paving under the 2021/22 Aid to Municipality Cost Sharing Program. The **estimated** rate for the paving of Lake Eagle Drive is \$48.01 per foot (which includes estimated construction costs plus engineering/administration fees) of street frontage abutting your property. This estimated rate is subject to change, and the final rate will be calculated when the actual cost of the project has been determined (at the end of construction). This fee may also be calculated and prorated to a per lot rate as an alternative.

The actual LIC rate/lot charge will then be presented to Regional Council for their approval prior to the billing process. The billing process generally begins within 12 months after the completion of the construction phase. As a note if your property has been assessed for paving on a previous project, you will be exempt from the LIC for the paving of Lake Eagle Drive.

Final billings for all Local Improvement projects are **payable over a 10-year period**, with the first installment due 30 days after the billing date. Installments are due on the anniversary date of the original billing. Billings may also be paid in full at any time if the abutter so desires. The interest is set at a rate equal to the prime rate of the Municipality's banker plus two percentage points on the date that notification of the local improvement project is issued. The municipality has programs available to assist customers, including the ability to set up a payment plan where customers pay smaller monthly amounts instead of a larger annual lump sum. As well, customers whose annual household income is under \$35,000 may be eligible to defer the local improvement charges. To set-up a monthly payment plan or to discuss the deferral program please contact 311 or [contactus@311.halifax.ca](mailto:contactus@311.halifax.ca)

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November 4<sup>th</sup> , 2021



Dear Sir/Madam:

**Re: LAKEMIST COURT PAVING**

Earlier this year, your street was submitted to the Province of Nova Scotia for paving as part of the province's Aid-to-Municipality Program. Typically, Halifax Regional Municipality would provide advance notice to residents of the affected streets before construction begins so that you are as informed as possible and may prepare accordingly. Regrettably, we failed in this instance to provide that notification in advance to the residents of Lakemist Court and apologize for any inconvenience this may have caused. What follows is an overview of the Aid-to-Municipality Program, including the cost-sharing breakdown for your information.

The Aid-to-Municipality Program is an agreement between the Province of Nova Scotia and other Nova Scotia municipalities (including HRM) to upgrade provincially owned and maintained gravel roads to asphalt. The program is cost-shared between the Province, the Municipality, and the residents, with the Province paying 50% of the actual total construction costs, and the Municipality and the residents covering 16.67% and 33.33%, respectively. The residents' portion is recovered through HRM's S-400 – Street Improvement Bylaw by levying a Local Improvement Charge to the abutting properties on the street that is proposed to be paved. The Province is responsible to design, tender and provide contract administration and inspection during construction while HRM's role is to identify the streets to be paved each year and to facilitate the Local Improvement Charge (LIC) process pursuant to S-400 – Street Improvement Bylaw.

HRM submitted Lakemist Court to the Province of Nova Scotia and received notice from the Province in May 2021, confirming that this street has been approved for paving under the 2021/22 Aid to Municipality Cost Sharing Program. The **estimated** rate for the paving of Lakemist Court is \$48.01 per foot (which includes estimated construction costs plus engineering/administration fees) of street frontage abutting your property. This estimated rate is subject to change, and the final rate will be calculated when the actual cost of the project has been determined (at the end of construction). This fee may also be calculated and prorated to a per lot rate as an alternative.

The actual LIC rate/lot charge will then be presented to Regional Council for their approval prior to the billing process. The billing process generally begins within 12 months after the completion of the construction phase. As a note if your property has been assessed for paving on a previous project, you will be exempt from the LIC for the paving of Lakemist Court.

Final billings for all Local Improvement projects are **payable over a 10-year period**, with the first installment due 30 days after the billing date. Installments are due on the anniversary date of the original billing. Billings may also be paid in full at any time if the abutter so desires. The interest is set at a rate equal to the prime rate of the Municipality's banker plus two percentage points on the date that notification of the local improvement project is issued. The municipality has programs available to assist customers, including the ability to set up a payment plan where customers pay smaller monthly amounts instead of a larger annual lump sum. As well, customers whose annual household income is under \$35,000 may be eligible to defer the local improvement charges. To set-up a monthly payment plan or to discuss the deferral program please contact 311 or [contactus@311.halifax.ca](mailto:contactus@311.halifax.ca)

If you have any questions regarding the local improvement charge process, please call the 311/ 1-800-835-6428 or email [contactus@311.halifax.ca](mailto:contactus@311.halifax.ca).

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November 4<sup>th</sup> , 2021



Dear Sir/Madam:

**Re: NOBLE COURT PAVING**

Earlier this year, your street was submitted to the Province of Nova Scotia for paving as part of the province's Aid-to-Municipality Program. Typically, Halifax Regional Municipality would provide advance notice to residents of the affected streets before construction begins so that you are as informed as possible and may prepare accordingly. Regrettably, we failed in this instance to provide that notification in advance to the residents of Noble Court and apologize for any inconvenience this may have caused. What follows is an overview of the Aid-to-Municipality Program, including the cost-sharing breakdown for your information.

The Aid-to-Municipality Program is an agreement between the Province of Nova Scotia and other Nova Scotia municipalities (including HRM) to upgrade provincially owned and maintained gravel roads to asphalt. The program is cost-shared between the Province, the Municipality, and the residents, with the Province paying 50% of the actual total construction costs, and the Municipality and the residents covering 16.67% and 33.33%, respectively. The residents' portion is recovered through HRM's S-400 – Street Improvement Bylaw by levying a Local Improvement Charge to the abutting properties on the street that is proposed to be paved. The Province is responsible to design, tender and provide contract administration and inspection during construction while HRM's role is to identify the streets to be paved each year and to facilitate the Local Improvement Charge (LIC) process pursuant to S-400 – Street Improvement Bylaw.

HRM submitted Noble Court to the Province of Nova Scotia and received notice from the Province in May 2021, confirming that this street has been approved for paving under the 2021/22 Aid to Municipality Cost Sharing Program. The **estimated** rate for the paving of Noble Court is \$48.01 per foot (which includes estimated construction costs plus engineering/administration fees) of street frontage abutting your property. This estimated rate is subject to change, and the final rate will be calculated when the actual cost of the project has been determined (at the end of construction). This fee may also be calculated and prorated to a per lot rate as an alternative.

The actual LIC rate/lot charge will then be presented to Regional Council for their approval prior to the billing process. The billing process generally begins within 12 months after the completion of the construction phase. As a note if your property has been assessed for paving on a previous project, you will be exempt from the LIC for the paving of Noble Court.

Final billings for all Local Improvement projects are **payable over a 10-year period**, with the first installment due 30 days after the billing date. Installments are due on the anniversary date of the original billing. Billings may also be paid in full at any time if the abutter so desires. The interest is set at a rate equal to the prime rate of the Municipality's banker plus two percentage points on the date that notification of the local improvement project is issued. The municipality has programs available to assist customers, including the ability to set up a payment plan where customers pay smaller monthly amounts instead of a larger annual lump sum. As well, customers whose annual household income is under \$35,000 may be eligible to defer the local improvement charges. To set-up a monthly payment plan or to discuss the deferral program please contact 311 or [contactus@311.halifax.ca](mailto:contactus@311.halifax.ca)

If you have any questions regarding the local improvement charge process, please call the 311/ 1-800-835-6428 or email [contactus@311.halifax.ca](mailto:contactus@311.halifax.ca).

Respectfully,

HRM

cc

Councillor Pam Lovelace, District 13  
Jerry Blackwood, CPA, CGA, Executive Director, CFO  
Renee Towns, CPA, CGA, CTP, Director of Revenue, Treasurer  
David Hubley, P.Eng., Director, Project Planning and Design  
Ed Surette, P.Eng., Pavement Management Supervisor  
Debbie Andrews, Construction Coordinator  
Training & Development Lead, Citizen Contact Centre (311)  
Client Relationship & Process Lead, Citizen Contact Centre (311)

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August 5, 2022

<Mailing Address>

Dear Property Owner:

**Re: Paving – Joel Crescent & Queens Road, Lawrencetown – \*Cost Estimate Update\***

This is an update to the previous letter sent regarding the Aid-to-Municipality Program's paving of Joel Crescent & Queens Road.

The Province of Nova Scotia has advised HRM of an increase to the expected cost of the paving project. The previously communicated estimated rate for the paving of Joel Crescent & Queens Road was \$8,496.53 per property abutting on Joel Crescent or Queens Road. The **updated estimated** rate is **\$9,465**. This estimated rate is subject to change, and the final rate will be calculated when the actual cost of the project has been determined (at the end of construction). The actual LIC rate will then be presented to Regional Council for their approval prior to the billing process. The billing process generally begins within 12 months after the completion of the construction phase. As a note, if your property has been assessed for paving on a previous project, you will be exempt from the LIC for the paving of Joel Crescent & Queens Road.

Final billings for all Local Improvement projects are **payable over a 10-year period**, with the first installment due 30 days after the billing date. Installments are due on the anniversary date of the original billing. Billings may also be paid in full at any time if the abutter so desires. The interest is set at a rate equal to the prime rate of the Municipality's banker plus two percentage points on the date that notification of the local improvement project is issued. The Municipality has programs available to assist customers, including the ability to set up a payment plan where customers pay smaller monthly amounts instead of a larger annual lump sum. As well, customers whose annual household income is under a certain threshold may be eligible to defer the local improvement

charges. To set-up a monthly payment plan or to discuss the deferral program please contact 311 or [contactus@311.halifax.ca](mailto:contactus@311.halifax.ca)

Please contact the HRM Call Center number (311) if you have any questions regarding the local improvement charge process. For construction related questions, please call the provincial Department of Public Works at 1-844-696-7737 or by email at [tir-occ@novascotia.ca](mailto:tir-occ@novascotia.ca).

Respectfully,

Halifax Regional Municipality

cc Councillor David Hendsbee, District 2  
Jerry Blackwood, CPA, CGA, Executive Director, CFO  
Renee Towns, CPA, CGA, CTP, Director of Revenue  
Edmund Surette, PhD, P.Eng. Acting Director, Project Planning & Asset Management  
Debbie Andrews, Construction Coordinator  
Hugh Morrison, P.Eng., Construction Supervisor  
Training & Development Lead - Citizen Contact Centre (311)  
Client Relationship & Process Lead - Citizen Contact Centre (311)  
Laura Cunningham, Capital Program Administration Officer

Halifax Regional Municipality Local Improvement Billing												
Project Name: 2021 Aid-To-Municipality Glory Avenue, Hubley												
ADDRESS							PAVING	LIC per Foot	Bridge Finan	Engineering Fe	Total LIC's	Comments
CIVIC #	LOT #	STREE	ST. TYPE	AAN #	PID #	Frontage	\$42.94	\$0.15	\$2.15	\$45.24		
46	91-3RPDB	GLORY	AVE	07723393	40593592	50.00	\$2,147.00	\$7.50	\$107.50	\$ 2,262.00		
27	20	GLORY	AVE	04352556	594135	78.59	\$3,374.65	\$11.79	\$168.97	\$ 3,555.41		
5	16	GLORY	AVE	00323705	40054686	85.00	\$3,649.90	\$12.75	\$182.75	\$ 3,845.40		
8	28	GLORY	AVE	02040808	40305674	80.00	\$3,435.20	\$12.00	\$172.00	\$ 3,619.20		
6	22	HOPE	AVE	00895458	40054728	80.00	\$3,435.20	\$12.00	\$172.00	\$ 3,619.20		
40	91-2	GLORY	AVE	07723385	40593154	216.17	\$9,282.34	\$32.43	\$464.77	\$ 9,779.53		
14	27	GLORY	AVE	02294915	40227720	80.00	\$3,435.20	\$12.00	\$172.00	\$ 3,619.20		
33	21	GLORY	AVE OR	04352564	594218	80.00	\$3,435.20	\$12.00	\$172.00	\$ 3,619.20		
18	25	GLORY	AVE	03744159	40055063	156.77	\$6,731.70	\$23.52	\$337.06	\$ 7,092.27		
23	17,18,19	GLORY	AVE	05411459	40054876	237.44	\$10,195.67	\$35.62	\$510.50	\$ 10,741.79		
							<b>1143.97</b>	<b>\$49,122.07</b>	<b>\$171.60</b>		<b>\$51,753.20</b>	
Prepared By: Chantel Hamer, General Revenue Supervisor												
Approved By: Renee Towns, CPA, CGA, CTP, Director of Revenue/Treasurer												
Approved By: Ed Surette, P. Eng, Pavement Management Supervisor												

Halifax Regional Municipality Local Improvement Billing												
Project Name: 2021 Aid-To-Municipality Hope Avenue, Hubley												
ADDRESS							PAVING	LIC per Foot	Engineering Fee per foot	Bridge Finan	Total LIC's	Comments
CIVIC #	LOT #	STREE	ST. TYPE	AAN #	PID #	Frontage	\$42.94	\$2.15	\$0.15	\$45.24		
	1	HOPE	AVE	06104193	40363996	100.00	\$4,294.00	\$215.00	\$15.00	\$ 4,524.00		
	E	HOPE	AVE	05264898	40287823	100.00	\$4,294.00	\$215.00	\$15.00	\$ 4,524.00		
	22	HOPE	AVE	00895458	40054728	215.00	\$9,232.10	\$462.25	\$32.25	\$ 9,726.60		
	91-3RPDA	HOPE	AVE	03744418	40054769	139.45	\$5,987.98	\$299.82	\$20.92	\$ 6,308.72		
							<b>554.45</b>	<b>\$23,808.08</b>	<b>\$1,192.07</b>	<b>\$83.17</b>	<b>\$25,083.32</b>	
Prepared By: Chantel Hamer, General Revenue Supervisor												
Approved By: Ed Surette, P.Eng, Pavement Management Supervisor												
Approved By: Renee Towns, CPA, CGA, CTP, Director of Revenue/Treasurer												

Halifax Regional Municipality  
Local Improvement Billing

Project Name: 2021 Aid to the Municipality  
Lake Eagle Drive, East Preston

ADDRESS							PAVING	LIC per Foot	Bridge Finance	Engineering Fee per Foot	Total LIC's	Comments
CIVIC #	LOT #	STREET	ST. TYPE	AAN #	PID #	Frontage	\$42.94	\$0.15	\$2.15	\$45.24		
	165	48 LAKE EAGLE	DR	04011783	4E+07	100.00	\$4,294.00	\$15.00		\$215.00	\$ 4,524.00	
	132	41 LAKE EAGLE	DR	03707156	4E+07	120.20	\$5,161.39	\$18.03		\$258.43	\$ 5,437.85	
	157	46A LAKE EAGLE	DR	01042777	4E+07	133.00	\$5,711.02	\$19.95		\$285.95	\$ 6,016.92	
	147	45A LAKE EAGLE	DR	00485098	4E+07	134.00	\$5,753.96	\$20.10		\$288.10	\$ 6,062.16	
	154	38 LAKE EAGLE	DR	02064111	315051	100.00	\$4,294.00	\$15.00		\$215.00	\$ 4,524.00	
	166	36 LAKE EAGLE	DR	02390167	315077	105.00	\$4,508.70	\$15.75		\$225.75	\$ 4,750.20	
9 AND 11	104	LAKE EAGLE	DR	09115153	4E+07	290.30	\$12,465.48	\$43.55		\$624.15	\$ 13,133.17	
	131	44A LAKE EAGLE	DR	02605244	4E+07	133.00	\$5,711.02	\$19.95		\$285.95	\$ 6,016.92	
	131	43 LAKE EAGLE	DR	02726459	4E+07	195.60	\$8,399.06	\$29.34		\$420.54	\$ 8,848.94	
						1311.10	\$56,298.63				\$59,314.16	

Prepared By: Chantel Hamer, General Revenue Supervisor

Approved by: Ed Surette, P. Eng., Pavement Management Supervisor

Approved by: Renee Towns, CPA, CGA, CTP - Director of Revenue/Treasurer

Halifax Regional Municipality  
Local Improvement Billing

Project Name: 2021 Aid to Municipality  
Lake Mist Drive, East Preston

ADDRESS							PAVING	LIC per Foot	Bridge Finance	Engineering Fee Per	Total LIC's	Comments
CIVIC #	LOT #	STREET	ST. TYPE	AAN #	PID #	Frontage (Fe	\$42.94	\$0.15	\$2.15	\$45.24		
	28	61 LAKEMIST	DR	00194344	315200	100.00	\$4,294.00	\$15.00		\$215.00	\$4,524.00	
	27	51A LAKEMIST	DR	04299639	315119	120.00	\$5,152.80	\$18.00		\$258.00	\$5,428.80	
	35	52A LAKEMIST	DR	00849634	315127	150.00	\$6,441.00	\$22.50		\$322.50	\$6,786.00	
	60	56 LAKEMIST	DR	01286595	315150	75.10	\$3,224.79	\$11.27		\$161.47	\$3,397.52	
	11	49A LAKEMIST	DR	02406969	40306326	132.00	\$5,668.08	\$19.80		\$283.80	\$5,971.68	
	55	55 LAKEMIST	DR	00359106	315143	76.30	\$3,276.32	\$11.45		\$164.05	\$3,451.81	
	21	50A LAKEMIST	DR	02406977	315101	120.00	\$5,152.80	\$18.00		\$258.00	\$5,428.80	
	42	59 LAKEMIST	DR	02266598	315184	103.20	\$4,431.41	\$15.48		\$221.88	\$4,666.77	
	45	53A LAKEMIST	DR	00359092	315135	150.00	\$6,441.00	\$22.50		\$322.50	\$6,786.00	
	50	58 LAKEMIST	DR	00025712	315176	116.70	\$5,011.10	\$17.51		\$250.91	\$5,279.51	
						1143.30	\$49,093.30	\$171.50			\$51,722.89	

Prepared By: Chantel Hamer, General Revenue Supervisor

Approved By: Ed Surette, P. Eng, Pavement Management Supervisor

Approved By: Renee Towns, CPA, CGA, CTP, Director of Revenue-Treasurer

Halifax Regional Municipality  
Local Improvement Billing

Project Name: 2021 Aid-To-Municipality  
Noble Court, Shel Drake Lake (Hubley)

ADDRESS						PAVING	LIC per Foot	Edge Final	Engineering Fee per	Total LIC's	Comments
CIVIC #	LOT #	STREET	ST. TYPE	AAN #	PID #	Frontage	\$42.94	\$0.15	\$2.15	\$45.24	
26	6C	NOBLE	CRT	03764729	40051948	80.01	\$3,435.63	\$12.00	\$172.02	\$ 3,619.65	
34	4X	NOBLE	CRT	04076443	40051666	78.00	\$3,349.32	\$11.70	\$167.70	\$ 3,528.72	
18	7C	NOBLE	CRT	03764702	40051674	131.00	\$5,625.14	\$19.65	\$281.65	\$ 5,926.44	
32	5C	NOBLE	CRT	03374254	40051922	80.00	\$3,435.20	\$12.00	\$172.00	\$ 3,619.20	
27	223	NOBLE	CRT	06098762	339689	64.07	\$2,751.17	\$9.61	\$137.75	\$ 2,898.53	
29	224	NOBLE	CRT	06098789	40379406	31.81	\$1,365.92	\$4.77	\$68.39	\$ 1,439.08	
						<b>464.89</b>	<b>\$19,962.38</b>	<b>\$69.73</b>		<b>\$21,031.62</b>	

Prepared By: BJ Watson, Tax Analyst - Revenue/Taxation

Approved By: Ed Surette, P. Eng, pavement Management Supervisor

Approved By: Renee Towns, CPA, CGA, CTP, Director of Revenue/Treasurer

LIC Calculations for the 2021 Aid to Municipalities Cost Sharing Program			
Street Name	Frontage	Total Cost of Paving	33 1/3% Cost - LIC recovery
Noble Ave	464.89	\$ 60,308.11	\$ 20,100.69
Lake Mist	1143.3	\$ 101,079.32	\$ 33,689.74
Lake Eagle	1311.1	\$ 258,658.50	\$ 86,210.88
Hope Ave	554.45	\$ 55,167.00	\$ 18,387.16
Glory Ave	1143.97	\$ 95,215.69	\$ 31,735.39
<b>Total</b>	<b>4617.71</b>	<b>\$ 570,428.62</b>	
33 1/3% Recovery Amount			\$ 190,123.86
Net HST			\$ 8,148.71
Total LIC Recovery			\$ 198,272.57
Cost per foot			\$ 42.94
Engineering Fee	5%		\$ 9,913.63
Engineering Fee Per Foot			\$ 2.15
Total LIC plus engineering fee			\$ 45.08
Bridge Finance			\$ 686.87
Bridge Finance cost per foot			\$ 0.15
<b>Cost per foot Total</b>			<b>\$ 45.23</b>

Halifax Regional Municipality Local Improvement Billing														
Project Name: Joel Crescent & Queens Road 2022 Aid to Municipalities Program By-Law S452														
MAILING ADDRESS	MAILING ADDRESS	ADDRESS						Frontage (in meters)		LIC per lot	Engineering Fee	Bridge Finance	Total LIC's	Comments
		CIVIC #	LOT #	STREE	ST. TYPE	AAN #	PID #	Joel Cres	Queens Rd	\$ 8,956.40	5%	16.03 per lot		
8 JOEL CRES	LAWRENCETOWN NS B2Z 1L5	8	LOT C2	Joel	Cres	05655188	00657700	60.04	-	\$ 8,956.40	\$ 447.82	\$ 16.03	\$ 9,420.25	
9 JOEL CRES	LAWRENCETOWN NS B2Z 1L5	9	LOT B5	Joel	Cres	05655021	00658641	30.11	-	\$ 8,956.40	\$ 447.82	\$ 16.03	\$ 9,420.25	
19 JOEL CRES	LAWRENCETOWN NS B2Z 1L5	19	LOT B6X	Joel	Cres	05849446	40237067	104.91	-	\$ 8,956.40	\$ 447.82	\$ 16.03	\$ 9,420.25	
24 JOEL CRES	LAWRENCETOWN NS B2Z 1L5	24	LOT C3	Joel	Cres	05655161	00657718	68.39	63.08	\$ 8,956.40	\$ 447.82	\$ 16.03	\$ 9,420.25	
34 JOEL CRES	LAWRENCETOWN NS B2Z 1L5	34	LOT C11	Joel	Cres	05655145	00657742	87.03	28.90	\$ 8,956.40	\$ 447.82	\$ 16.03	\$ 9,420.25	
35 JOEL CRES	LAWRENCETOWN NS B2Z 1L5	35	LOT B8X	Joel	Cres	05655196	00657692	130.74	-	\$ 8,956.40	\$ 447.82	\$ 16.03	\$ 9,420.25	
3 QUEENS RD	LAWRENCETOWN NS B2Z 1L7	3	LOT C4	Queens	Road	05655013	00658658	-	64.41	\$ 8,956.40	\$ 447.82	\$ 16.03	\$ 9,420.25	
PO BOX 2201 STN EAST	DARTMOUTH NS B2W 3Y2	4	LOT C9	Queens	Road	05655153	00657726	-	57.26	\$ 8,956.40	\$ 447.82	\$ 16.03	\$ 9,420.25	
PO BOX 2201 STN EAST	DARTMOUTH NS B2W 3Y2	10	LOT C10	Queens	Road	05655048	00657734	-	42.44	\$ 8,956.40	\$ 447.82	\$ 16.03	\$ 9,420.25	
		<b>14</b>						<b>481.22</b>	<b>164.11</b>	<b>\$ 80,607.60</b>	<b>\$ 4,030.38</b>	<b>\$ 143.10</b>	<b>\$ 84,830.34</b>	
Prepared By: Chantel Hamer - General Revenue Supervisor														
Approved By: Ed Surette, P. Eng, pavement Management Supervisor														
Approved By: Renee Towns, CPA, CGA, CTP, Director of Revenue/Treasurer														

LIC Calculations for the 2022 Aid to Municipalities Cost Sharing Program			
	Lots	Total Cost of Paving	33.33% Cost - LIC recovery
Street Name			
JOEL CRESCENT	6	\$ 155,945.39	\$ 51,976.60
QUEENS ROAD	3	\$ 75,962.00	\$ 25,318.13
			\$ -
			\$ -
			\$ -
<b>Total</b>	<b>9</b>	<b>\$ 231,907.39</b>	<b>\$ 77,294.73</b>
33.33% Recovery Amount			\$ 77,294.73
Net HST (4.286%)			\$ 3,312.85
Total LIC Recovery			\$ 80,607.58
Cost per Lot			<b>\$ 8,956.40</b>
Engineering Fee	5%		\$ 4,030.38
Engineering Fee Per Lot			<b>\$ 447.82</b>
Total LIC plus engineering fee			\$ 9,404.22
Bridge Finance			\$ 144.27
Bridge Finance cost per lot			<b>\$ 16.03</b>
Cost per foot Total			<b>\$ 9,420.25</b>