

November 10, 2025

HALIFAX

Hubbards Rural Sidewalks Area Rate and Boundary

North West Community Council Meeting
Item 14.1.2

Presented by: Emma Martin, MBA
Project Manager, Rural AT Area Rate Project

Origin: Regional Council Motion

May 13, 2025, Halifax Regional Council Item 15.1.1:

MOVED by Councillor Hendsbee, seconded by Councillor Young

THAT Halifax Regional Council direct the Chief Administrative Officer to direct staff to:

[..] 3. return to North West Community Council with a recommendation on area rate and an area rate boundary for the community of Hubbards.

MOTION PUT AND PASSED UNANIMOUSLY

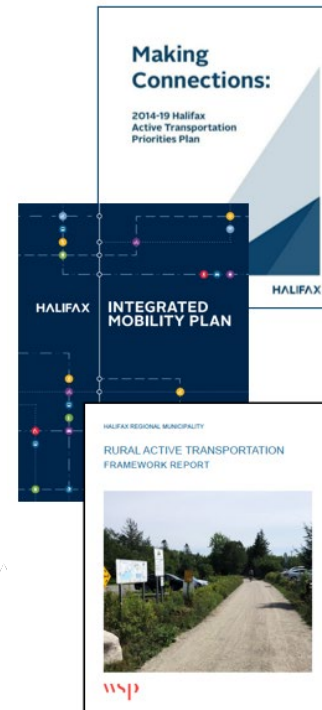
Background: Rural AT Program

Rural Active Transportation Program

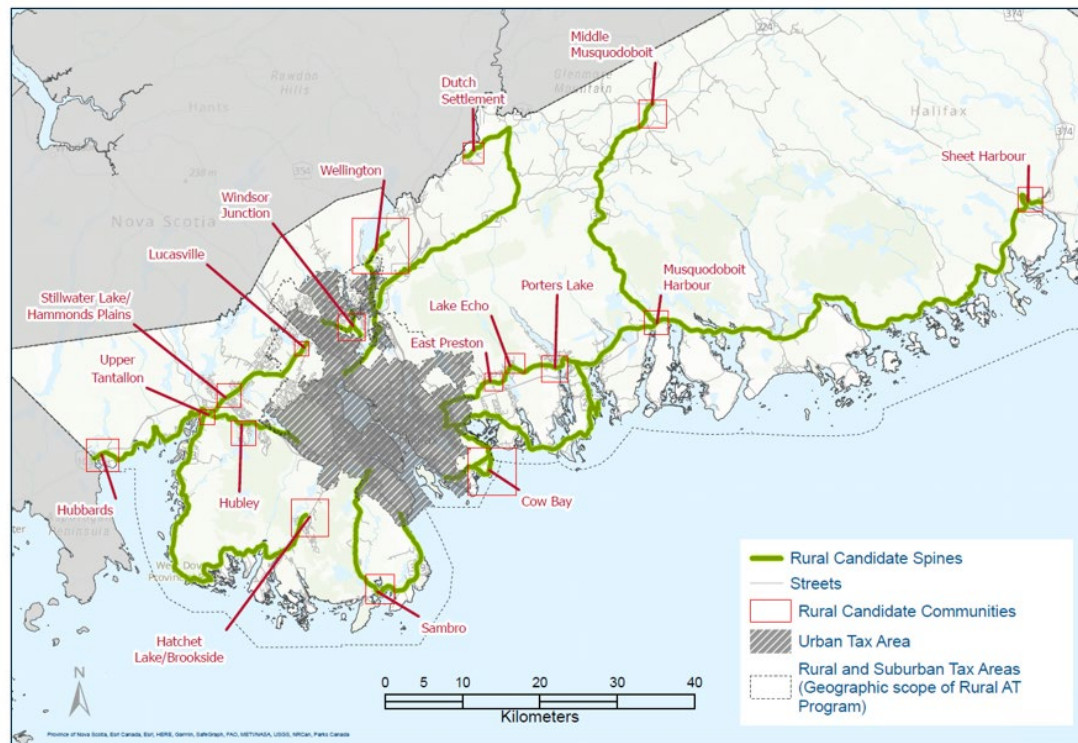
- Approved February 8, 2022
 - Follows directions from the Active Transportation Priorities Plan and Integrated Mobility Plan to consider AT infrastructure in rural centres.
- Priority
 - sidewalks and multi-use pathways in rural community centres.
- Commitment
 - construct AT facilities in five prioritized communities by 2032

Administrative Order #2022-008-ADM

- Approved February 7, 2023, amended July 8, 2025
 - Outlines requirements for Implementation of area rates to fund sidewalks outside the Urban Tax Area



Rural AT Network Vision Map



Hubbards Rural Sidewalks Area Rate and Boundary Recommendation Report

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Hubbards – Priority Community

- Rural Growth Centre
- Regional destination with a Village Core (concentrated commercial and service area)
- Hubbards Community Plan Key Concerns
 - Vehicle Traffic volumes, speeds, and collision rates
 - High number of pedestrians and cyclists on existing facilities

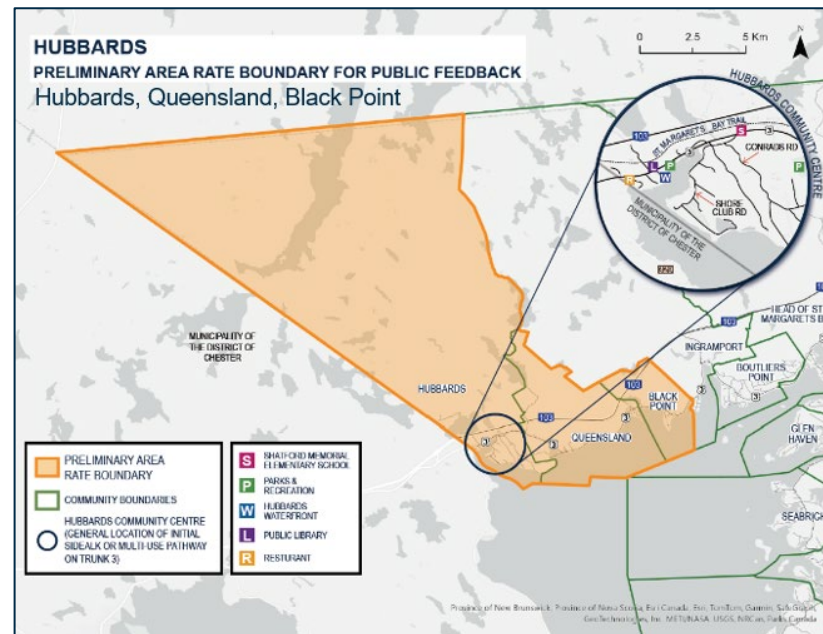


*Rural Growth Centres Map
(Regional Plan, 2014)*



Setting the Preliminary Area Rate Boundary for Community Engagement

- Travel Patterns & Traffic Origins/ Destinations
- Shatford Memorial Elementary School Boundaries
- Concentration and Use of Community Amenities



Community Engagement Notifications

February 25 – April 15, 2024

Public Notification methods		Hubbards*
# notification letters delivered in each preliminary area rate boundary		1,037
Location targeted advertisements	# clicks	1,617
	# reaches	30,553
	# impressions	129,048
Facebook posts	# comments	102
	# shares	27
	# reactions	91
# unique visitors to Shape Your City webpage		923

Community Engagement Participation

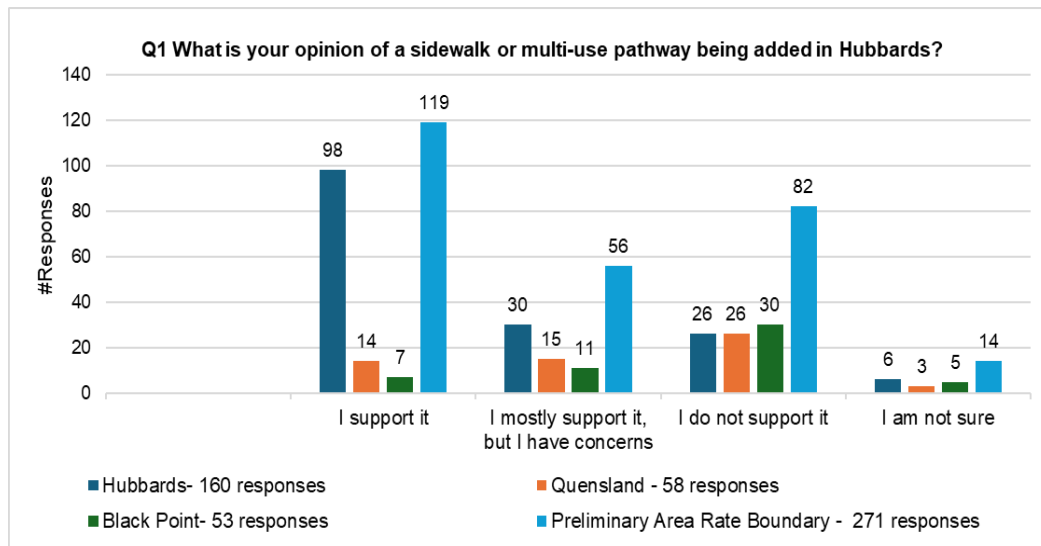
February 25 – April 15, 2024

Engagement participation		Hubbards*
In -person public meetings March 4 and 25, 2024	# meetings	4
	# participants	134
# online survey received		208
Paper survey	#received	64
	#distributed	326
# emails with feedback		5
# phone calls with feedback		5

*Hubbards Preliminary Area Rate Boundary

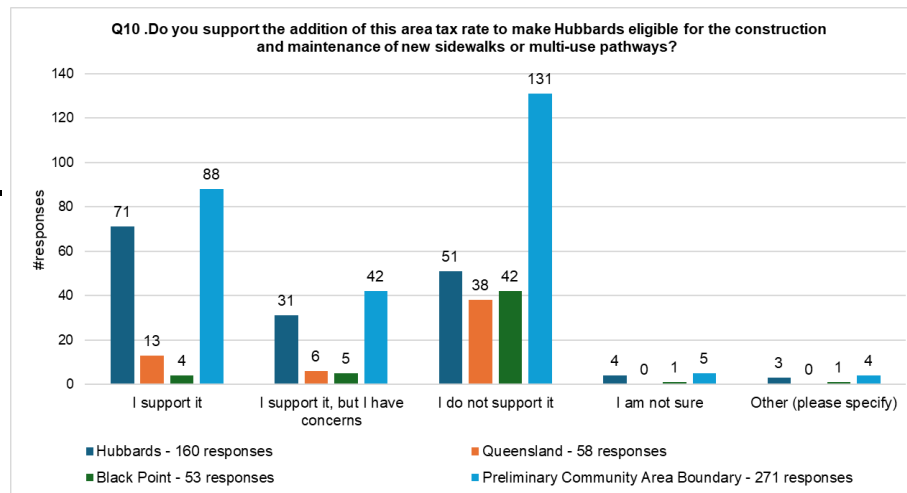
AT Facilities on St Margaret's Bay Rd in Hubbards

- Preliminary area rate boundary (light blue): 65% supportive and supportive with concerns.
- Hubbards (dark blue): "I support" - the most common response; 81% supportive or supportive with some concerns.



Addition of the Area Rate to Property Tax Bill

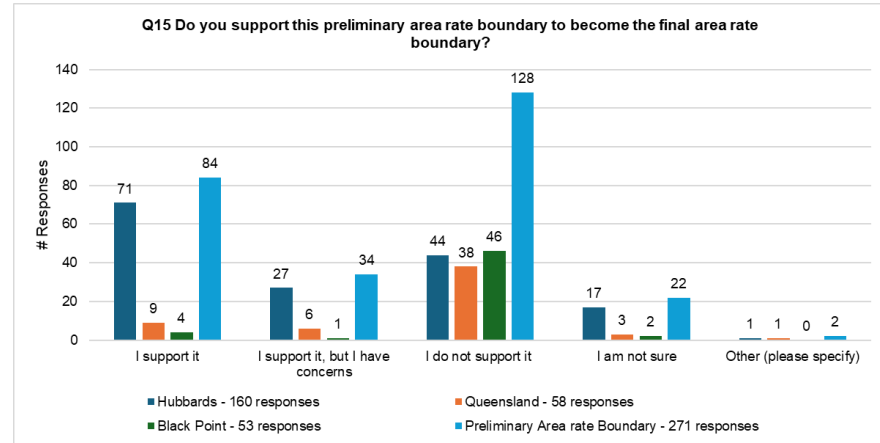
- Preliminary area rate boundary: 48.16% supportive and supportive with concerns.
- Hubbards: “I support” - most common answer; 65% were supportive or supportive with some concerns.



- Area rate change from \$0.033 to \$0.021 per \$100 taxable property value could potentially increase support for sidewalks and area rate

Preliminary Area Rate Boundary

- Preliminary Area Rate Boundary: 31% supportive and 13% supportive with concerns
- Hubbards: “I support” most common response ; 62% were supportive or supportive with concerns)



Rationale to Apply Area Rate in Hubbards Community Boundary Only

- Respondents from Queensland and Black Point strongly opposed to being included if there are no prospects for AT facilities within their communities.
- Traffic generated in Hubbards primarily originates outside of Hubbards, however there is no strong evidence showing that Queensland and/or Black Point are generating the same traffic as Hubbards.
- School catchment boundary includes Hubbards, Queensland and Black Point; most children live outside Hubbards but are eligible to use school bus – no increased traffic; AT facilities on St Margaret's Bay Rd connects their school to the library, parks, trails, etc.
- Hubbards is recognized as a community hub for its services/amenities/destinations by all three communities; however, less than 20% of respondents from either Queensland or Black Point use any of the amenities listed as options

Financial Implications

Functional planning and 30% design:

- 2025-2026 capital budget includes funding for planning and designing rural AT facilities.
- Subsequent budgets will include detailed design 30%-90%.

Construction costs are estimated at \$1.5M-\$3M/ KM – priority segment to be constructed after 2028, is 1.5Km

- Funded through the Capital Budget and cost sharing with other levels of government when new programs become available.

Estimated maintenance costs of \$26,159 annually

- Area Rate of \$0.021 per \$100 applied to all properties in Hubbards is expected to cover this amount.

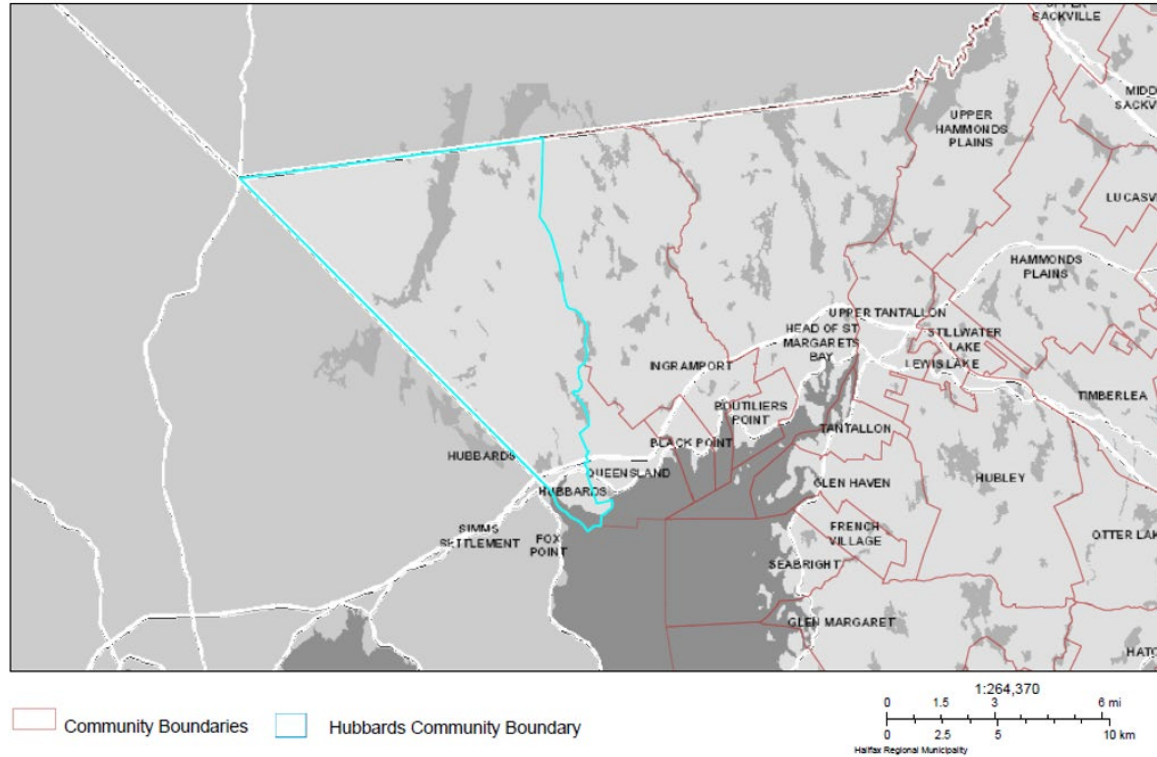
Tax cost implications to single family households:

- Average tax bill implication estimated at \$74.21 for an area rate of \$0.021 per \$100 (average taxable value in 2025: \$353,400)
- Property value increases over time will impact the average tax bill increase when it will be charged after 2028

Recommendations

It is recommended that North West Community Council recommend that Halifax Regional Council:

1. Approve the community boundary of Hubbards, as shown in Attachment 1 of this report, for an area rate of \$0.021 per \$100 of taxable property value, to be charged after substantial completion of the AT facility, consistent with the process outlined in Administrative Order 2022-008-ADM, the *Rural Sidewalk Area Rates Administrative Order*.
2. Pending approval of the area rate in Hubbards:
 - a. Direct the Chief Administrative Officer to direct staff to explore external funding opportunities with other orders of government to support the active transportation facilities in Hubbards; and
 - b. Authorize the Chief Administrative Officer, or their designate, to negotiate and enter into one or more agreements, and any amendments to those agreements, with the Province of Nova Scotia respecting the construction, operation, and maintenance of AT facilities in the provincial right-of way.



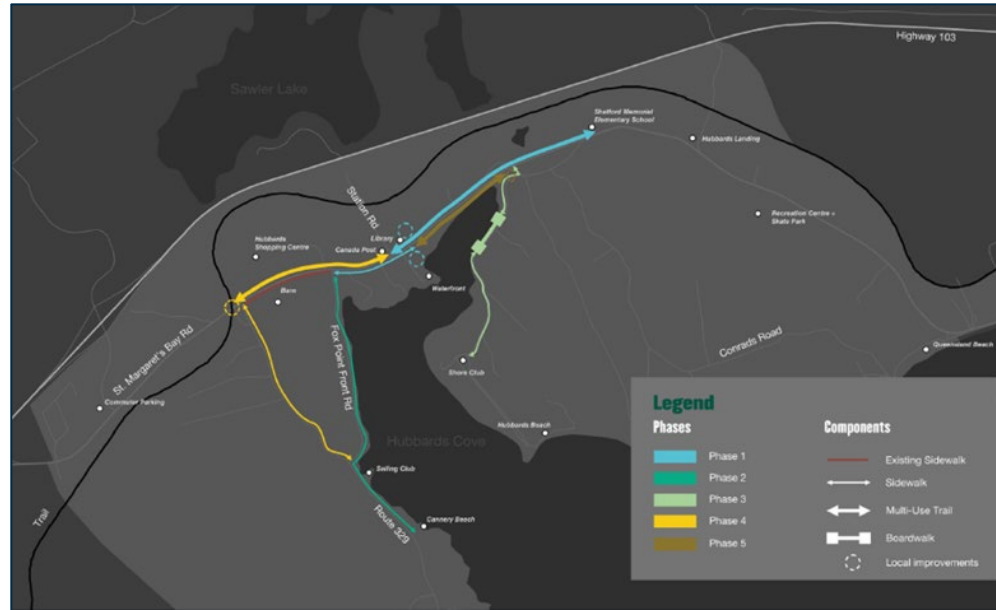
Halifax Regional Municipality

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Thank You!



Source: 2022 Hubbards Community Plan

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