

**HALIFAX REGIONAL MUNICIPALITY
BY-LAW NUMBER D-600
RESPECTING DEVELOPMENT CHARGES FOR DARTMOUTH COVE**

WHEREAS the Dundas Street Bridge and Extension project is a plan to improve access and development opportunities in the Dartmouth Cove area; and

WHEREAS the Dundas Street Bridge and Extension project will be funded by development charges and by the Halifax Regional Municipality;

BE IT ENACTED by the Council of the Halifax Regional Municipality, under the authority of Section 104 of the *Halifax Regional Municipality Charter*, 2008 R.S.N.S., c.39, as amended, as follows:

Number and Short Title

1. This By-law shall be known as By-law D-600 and may be cited as the *Dartmouth Cove Development Charge By-Law*.

Interpretation

2. In this By-law

“Floor Area Ratio (FAR)” means; floor area ratio as defined in the Regional Centre Land Use By-law;

Development Charge

3. A development charge shall be applied to the properties identified on Schedule 1 entitled “Properties Subject to the Dartmouth Cove Development Charge”, dated September 16, 2021.

4. (1) The interim development charge shall be based on fixed percentages and the estimated project cost, and shall be collected prior to the issuance of a building permit, or streets and services permit associated with a new development, whichever occurs first.

(2) The percentages in subsection (1) are calculated based on area of land parcel PID and Floor Area Ratio as set out in the Regional Centre Secondary Municipal Planning Strategy, 2021, and set out in Table 1:

Table 1 – Dartmouth Cove Development Charges		
Property Identification Description	Fixed Percentage	Estimate Cost
Halifax Regional Municipality	50.00	\$ 5,500,000
00114249	2.85	\$ 314,000
00114256	4.10	\$ 451,000
00114264	4.83	\$ 532,000
00114272	3.01	\$ 331,000
00381228	0.96	\$ 105,000
40612384	0.37	\$ 40,000
00114330	11.72	\$ 1,290,000
00114322	1.29	\$ 142,000
40180127	1.32	\$ 145,000
40718934	3.94	\$ 433,000
00114306	6.84	\$ 753,000
00114280	2.12	\$ 233,000
40612376	2.15	\$ 236,000
00097568	3.99	\$ 439,000
41496472	0.30	\$ 33,000
40612996	0.21	\$ 23,000

5. The interim development charge shall be adjusted at the substantial completion of the project and will be calculated based on the total net cost of the project.

Indexing

6. (1) The development charge prescribed in this By-law shall be indexed without amendment to this By-law on April 1, 2023, and in each subsequent year on April 1, by the “all-in cost” debenture rate published by the Nova Scotia Municipal Finance Corporation for their most recent debenture issue.

(2) The development charge shall not be indexed in the year that it is adjusted based on the total net cost of the project.

(3) The fees indexed in this manner shall be reduced to the nearest dollar where they contain a fraction of a dollar less than \$0.50 and shall be increased to the nearest dollar where they contain a fraction of a dollar equal to or greater than \$0.50.

(4) The Council of the Halifax Regional Municipality shall inform the public by publication of an Administrative Order, or by such other means as it considers appropriate, of the indexing calculated under this by-law.

Interest

7. Interest shall accrue on the Development Charges outstanding from the date of billing forward at the rate as set out in Administrative Order 14, *Respecting the Application of Interest Charges on Outstanding Accounts*.

Lien

8. (1) A charge imposed pursuant to this By-Law constitutes a lien upon the real property with respect which the charge has been levied in the same manner and with the same effect as taxes.

(2) A charge imposed pursuant to this By-law is collectable in the same manner as taxes and at the option of the Treasurer is collectable at the same time and by the same proceedings as taxes.

(3) The lien provided for in this By-law shall become effective on the date on which the Treasurer receives documentation confirming completion.

(4) The lien provided for in this By-law shall remain in effect until the charge plus interest has been paid in full.

Done and passed by Council this 23rd day of August, 2022.

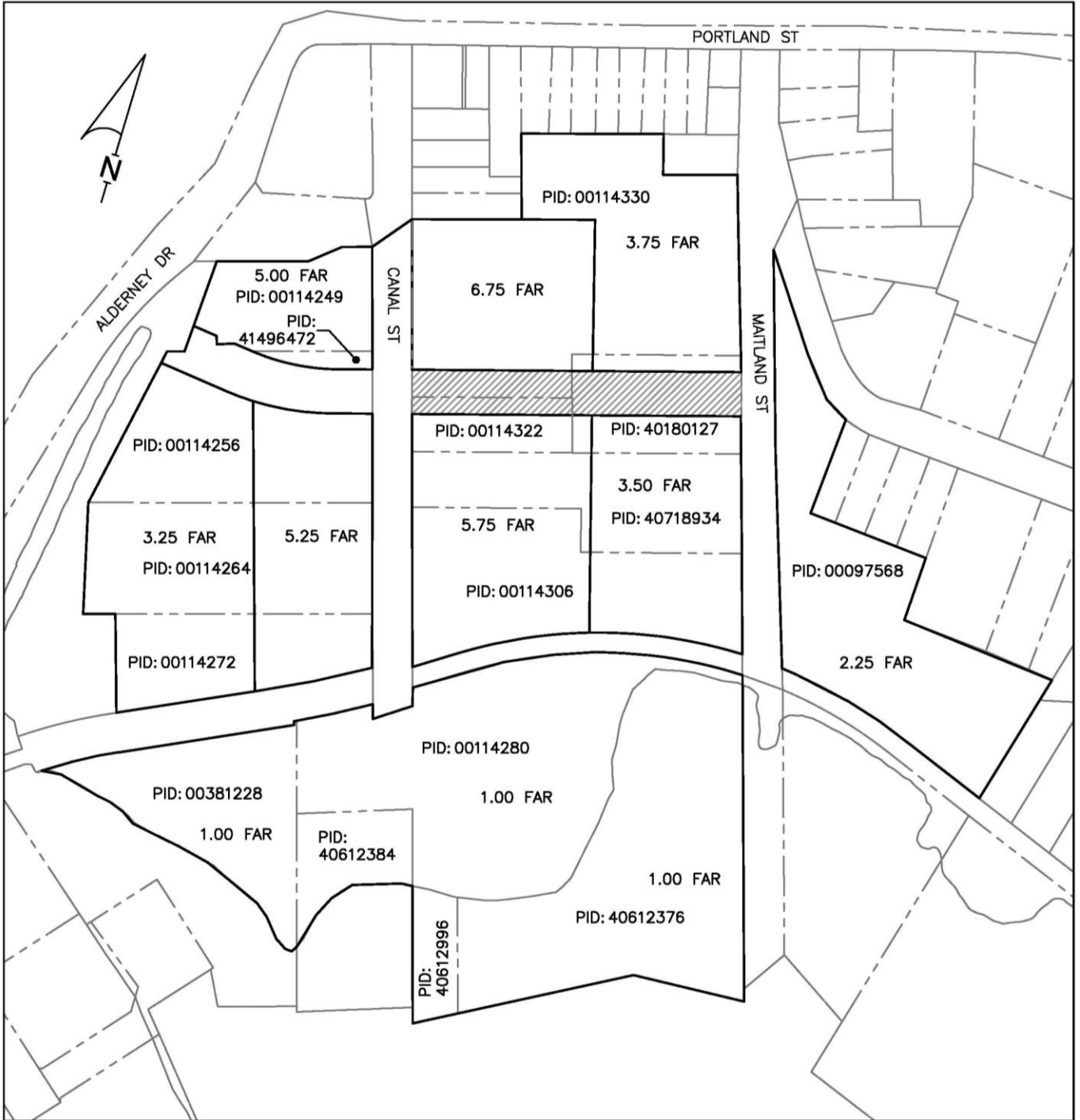
Mayor Mike Savage

Iain MacLean, 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 August 23, 2022.

Iain MacLean, Municipal Clerk

Notice of Motion:	June 14, 2022
First Reading:	June 28, 2022
Notice of Second Reading Publication:	August 6, 2022
Second Reading:	August 23, 2022
Approval by Minister of Municipal Affairs and Housing:	N/A
Effective Date:	September 3, 2022



**Schedule 1
Properties subject to
Dartmouth Cove
Development Charge**

Legend

- Property Boundaries
- FAR Boundaries
- Transportation Reserve

HALIFAX

