

# HALIFAX

P.O. Box 1749  
Halifax, Nova Scotia  
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**Item No. 14.1.7**  
**Halifax Regional Council**  
**October 4, 2016**

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

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

Original Signed by   
\_\_\_\_\_  
Jane Fraser, Acting Deputy Chief Administrative Officer

**DATE:** September 20, 2016

**SUBJECT:** Allocation of Area Rate Funds collected for Sidewalks in Fall River

## **ORIGIN**

An area rate to fund sidewalk construction in Fall River was discontinued effective with the 2007-08 fiscal year. A community consultation was initiated by the Councillor of District 1 on February 23, 2015 to determine how the outstanding unallocated balance in the area rate account should be allocated for the benefit of the residents of Fall River.

On August 2, 2016, Regional Council approved the following motion: “authorize staff to develop a capital project that establishes a floating dock water access on Lake Thomas at Gordon R. Snow Community Centre in Fall River for future capital budget consideration, and further that staff continue to investigate the opportunity for swimming access at this location.”

## **LEGISLATIVE AUTHORITY**

*Halifax Regional Municipality Charter*, Section 96 (1) The Council may spend money in an area, or for the benefit of an area, for any purpose for which the Municipality may expend funds or borrow. Section 96 (2) The Council may recover annually from the area the amount required or as much of that sum as the Council considers advisable to collect in any one fiscal year by an area rate of so much on the dollar on the assessed value of the taxable property or occupancy assessments in the area.

## **RECOMMENDATION**

It is recommended that Halifax Regional Council approve the use of the \$46,792 in funds which is the balance remaining from the Fall River Sidewalk area rate asset account (HROP-3454) for use in the community of Fall River for the following projects, the use of the funds to be determined by the community group:

1. \$5,007 to expand the trails on Blue Hill Coach Trail;
2. \$11,932 towards the construction of a multi-purpose sports field located at St. Andrews Park at the corner of High Road and Carmel Crescent; and

3. \$29,853 towards a capital project that establishes a floating dock water access on Lake Thomas at Gordon R. Snow Community Centre.

## **BACKGROUND**

Until 2007-08, an area rate was in existence to collect funds for the construction of sidewalks in the community of Fall River in District 1. This area rate predates municipal amalgamation in 1996 and was intended as a community contribution towards the construction of sidewalks which are now completed.

At the request of the Councillor for the District, the area rate for Sidewalk construction in Fall River was discontinued effective with the 2007-08 fiscal year. Staff had determined that sufficient revenue had been collected from the area rate to retire the balance of payments remaining on the debenture issued to debt finance sidewalks which were constructed in the area. Any other funds remaining from this area rate were to be used to maintain existing sidewalks in Fall River. However, under the current tax structure, area rates for sidewalk maintenance are only implemented in the Rural and Suburban areas of HRM. In the community of Fall River, all of the sidewalks are within the Urban area and therefore their maintenance is funded from the Urban General Tax Rate. As a result, a balance of \$46,792 remains in the area rate account.

Based on an approximate cost of \$1,500 per meter, these funds would only be able to generate an additional 31 meters of new sidewalk. Since the remaining funds in the area rate account were insufficient to provide for new sidewalks, the Councillor for District 1 implemented consultation with the community on February 23, 2015 to determine how the balance should be allocated for the benefit of the residents of Fall River.

There is precedence for this. In September of 2012, Regional Council approved the reallocation of funds from an area rate account originally established to fund sidewalk construction in Waverley. As with the area rate for sidewalk construction in Fall River, there was a significant balance remaining in the area rate account after enough revenue had been collected to retire the debt related to construction costs. Following consultation with the residents of the community, the funds were reallocated for several projects including upgrades and improvements to the Village Green, the MacDonald Sports Park, and the Village Hall / Museum.

## **DISCUSSION**

The Councillor for District 1 initiated the consultation process by holding a meeting on February 23, 2015 which included invited community representatives from Fall River. The purpose of the meeting was to form an ad-hoc working group to consult with the community to determine priorities for allocating the funds remaining in the area rate account. The working group met on March 24, 2015 and April 12, 2015 to discuss and establish a process for soliciting proposals from the community. The Councillor participated in these discussions.

The group developed a template to ensure necessary information was included in proposals (Attachment 1), and options for advertising for proposals. A copy of the advertisement placed in The Laker to solicit proposals is included as Attachment 2. The Laker is a monthly community newspaper which services the communities of Fall River, Waverley, Fletcher's Lake, Wellington, Grand Lake, Oakfield and Beaver Bank. According to its website, it is distributed to about 8,400 homes with an estimated 21,000 readers. Notices were also posted on bulletin boards at several public places in Fall River such as grocery stores, gas stations, and community centres, as well as on CIOE-FM, a community radio station located in Lower Sackville, and on the internet at myfallriver.ca.

June 1, 2015 was set as the deadline date for receiving proposals from the community. The working group met on June 7, 2015 to review the proposals. All proposals were first screened to ensure that they were submitted by persons or groups from the community of Fall River. They were also screened as to

how realistic they were given the funds available, and whether they could be addressed by other means. Attachment 3 provides a list of the 28 proposals submitted and the results of the evaluation of each.

Three proposals were recommended for funding. The detailed proposals submitted and recommended for funding are included as Attachment 4 to this report. The available funding was split between the three proposals based on the total relative cost of each. Those proposals are:

1. 10.7% of the funds (\$5,007) to the Shubenacadie Watershed Environmental Protection Society Trails Group which is sponsoring the construction of the active transportation Blue Hill Coach Trail;
2. 25.5% of the funds (\$11,932) to the Fall River Minor Football Association which is sponsoring the completion of the multi-use sport field at the corner of Carmel Drive and High Road; and
3. 63.8% of the funds (\$29,853) to the River Lakes Improvement Society to enhance access to Lake Thomas at the Gordon R. Snow Community Centre property.

A public meeting to present the recommendations was set for July 13, 2015 at the Gordon R. Snow Community Centre. The advertisement placed in The Laker for this meeting is included as Attachment 5 to this report. Those present unanimously approved the recommendation to fund the three proposals in the amounts proposed.

Because a majority of the funding was proposed to be allocated to enhance access to Lake Thomas at the Gordon R. Snow Community Centre, the recommendation could not be moved forward to Community Council or Regional Council until staff were able to complete an assessment of the viability of this proposal. On August 2, 2016, a recommendation report was provided to Regional Council advising that the proposed site at the Gordon R. Snow Community Centre did not meet the criteria for a municipally programmed/supervised beach. As a result, Regional Council authorized staff to develop a capital project for floating dock water access at this location. A copy of the recommendation report is available at: <http://www.halifax.ca/council/agendasc/documents/160802ca1416.pdf>. The community group will have input into the way the funds are spent on the Gordon R Snow Dock Project.

The Blue Hill Coach Trail is on crown owned land and is not part of the Active Transportation system. For these reasons, HRM would not be directly involved with this project. Therefore, the recommended funds for this project would be paid out as a grant to the Shubenacadie Watershed Environmental Protection Society.

Because the land at the corner of Carmel Drive and High Road is privately owned, the recommended funds for a multi-use sport field at this location would have to be paid out as a grant to the Fall River Minor Football Association.

### **FINANCIAL IMPLICATIONS**

The three projects recommended in this report would be totally funded from the \$46,792 in surplus remaining in the area rate asset account (HROP-3454) for the construction of sidewalks in Fall River. Therefore there is no impact on the Operating or Project Budget.

### **RISK CONSIDERATION**

The risk is very low because the amounts recommended for the three proposals in this report are apportioned based on existing funding remaining in the area rate account.

### **COMMUNITY ENGAGEMENT**

Details of the community engagement are provided in the Discussion section of this report.

### **ENVIRONMENTAL IMPLICATIONS**

No environmental implications have been identified.

### **ALTERNATIVES**

Council could decide against the recommendations in this report and allocate the funds to other purposes. However, this is not recommended because the community was consulted and has provided direction on the allocation of the funds which staff has determined as reasonable.

### **ATTACHMENTS**

- Attachment 1: Proposal template
- Attachment 2: Advertisement placed in The Laker to solicit proposals
- Attachment 3: List of Proposals with Evaluation Results
- Attachment 4: Submissions recommended for funding
- Attachment 5: Advertisement placed in The Laker for the public meeting

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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: Gordon Roussel, Senior Financial Consultant, 902.490.2500

Report Approved by: \_\_\_\_\_  
FOR: Bruce Fisher, Manager, Financial Policy and Planning, 902.490.4493

Financial Approval by: \_\_\_\_\_  
Amanda Whitewood, Director of Finance & ICT/CFO, 902.490.6308

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**Attachment 1**  
**Proposal Template**

**How I want to spend \$47,000.00**

Address:

Describe your idea, please be as detailed as you can. Engineering drawings are encouraged but not necessary.

Roughly, how much do you think this will cost to do?

How will this project benefit the community

Drop this form off at the Gordon R. Snow Community Centre

Or

Email to: 

## Attachment 2

Advertisement placed in The Laker to solicit proposals

# Help Wanted!

We are looking for your ideas for projects in the designated area within Fall River to spend .. **\$47,000**  
HRM is returning the former sidewalk fund back to our community.

**Who can submit ideas?**  
Open only to residents of Fall River Lake Fletcher Halland Road where sidewalks were installed and charged on taxes. (See Map)

**Is there a deadline?**  
Yes, the deadline to submit is Monday, June 1st 2015.

**What can the money be spent on?**  
The money has to be spent on items or projects that are for use within the designated community.

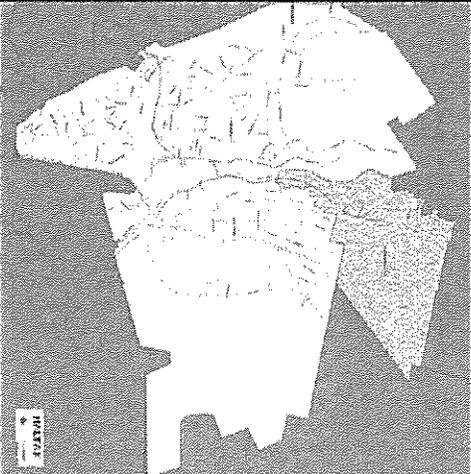
**How do I submit an idea?**  
E-mail: [redacted]  
Drop off: Gordon Snow Community Centre

**What should be included in my submission?**

- A detailed plan of idea/project
- Cost estimate
- Description of how it will benefit your community
- Your submission MUST include your civic address
- Please e-mail your submissions or you can pick up a form at the Gordon Snow Community Centre

**How will the projects be selected?**  
The committee will review all submissions and select those which offer the best improvements to the whole community. Those ideas will be presented and voted on by the residents within the designated area. The final decision of the committee will be sent to HRM for approval.

For inquiries, please contact Michael at [redacted]



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### **Attachment 3**

#### **List of Proposals with Evaluation Results**

1. 4 x Enhanced public water access at GRSCC (beach and dock)
  - Accepted
2. Improve green space at GRSCC (in part, includes amphitheatre/stage suggestion)
  - Could be part of water access proposal
3. Amphitheatre - preferably at GRSCC but anywhere in FR
  - There is an amphitheatre of sorts at GRSCC now
4. Fund second FR football field
  - Accepted
5. Recycling/trash bins at post box sites
  - This was tried before, misused and turned into a community trash pile
6. Sidewalk on west side #2 highway - Fletcher Dr to Fall River Rd
  - This is an HRM responsibility
7. Create a biker lane on Highway #2
  - This is an HRM/TIR responsibility
8. Extend Highway #118 Fall River exit by 2 KM
  - This is a TIR responsibility
9. Scholarship funds
  - Good idea but there are a number of bursaries/scholarships available in the community now
10. Fix sewage leaks on FR Road
  - This is an individual homeowner responsibility
11. New painted lines on roads
  - This is an HRM/TIR responsibility
12. Community savings fund
  - Save for what. This initiative is providing funds for the “what”
13. Support gravel quarry
  - Not in the best interests of the community
14. Snow blower attachment for the sidewalk clearing bobcats
  - This belongs to the sidewalk clearing company
15. New playground in the Kinloch area
  - This project is being sponsored by a local homeowners association
16. School bus shelters
  - Good idea but impracticable. School bus stop locations change frequently. What cost and security for portable shelters?
17. Paint Lockview tennis court with pickle ball markings
  - Good idea, forward proposal to HRM REC
18. Enhanced public water access to Kinsac Lake (Dock and parking lot)
  - Good idea but let's work on one access at a time.

*Continued on next page*

19. Asphalt pad on the football field, suitable for skating rink aka Halifax oval
  - This is a responsibility of HRM REC
20. Safe walking/bike path to connect present end of sidewalk in FR to Metro X stop
  - Cost prohibitive. Suggest bus route extension to downtown FR more practicable
21. Complete recreation portion of Blue Hill Coach road
  - Accepted
22. Treed park with fountain, lights and benches, tables, covered stage
  - Excellent idea. See “Village Green” section of FR Vision and Action Plan
23. Lock 4 improvements
  - Responsibility of Shubenacadie Canal Commission and DNR
24. Put the money in the Miller Lake scout camp
  - Responsibility of Scouts Canada
25. Return money to “rightful owners”
  - Impracticable
26. Fix the roof on the firefighters’ museum
  - Refer to insurance coverage for the building
27. Buy the old rec center and turn it into a food bank
  - Impracticable
28. Grade 5 suggestions (many)
  - There were a number of really good ideas in this submission but most were outside the scope of this project.

## Attachment 4

### Submissions recommended for funding

How I want to Spend \$47,000.00 5/31/2015 Application Community Sports Field Construction Fall River Minor Football Association Authored by: Ian Avery [REDACTED] 902-401-7235 frfootball@eastlink.ca Fall River Minor Football Association

2. Community Benefit / Impact Fall River Minor Football Association has endeavored to construct a Canadian Football Rules, regulation sized grass football field in the community of Fall River, Nova Scotia. With only 1 regulation sized football field available for League play in Fall River and the surrounding communities, the addition of a second field will allow for continued growth of the sport.

2. Needs Assessment & Planning After several years of steady growth, the Association realized with that steady growth, and the lack of regulation sized football fields in the community, problems will arise with scheduling games and practices at the only regulation sized football field located at Lockview High School. Compounding the scheduling challenges with 4 divisions, plus the High School football team, is quite simply – the weather. Lockview Football Field, under care and control of Halifax Regional Municipality is considered a Schedule A grass field, therefore is subject to frequent closures during rain events. During the most recent 2014 fall football season, the Association had to relocate outside the Fall River community to play 3 sets of home games (9 games in total) out of a possible 4 sets or 12 games. Weather rain events resulted in cancelling 17% of total practices scheduled for 2014 and practice relocation of approximately 14%. With approximately 99 families participating in our fall tackle football program, relocating or rescheduling games and practices to neighboring communities creates logistical challenges for many. Similar scheduling challenges were evident in 2013 and 2012. Compounding the rain event relocations / cancellations is the direct financial cost to the Association. All relocated games during the 2014 fall football season had to be played on an all-weather football field (turf) in Hammonds Plains. The cost for 'renting' an all-weather field is quite substantial, compared to grass fields. The cost to play 1 game at home, at Lockview Football field is about \$45.00, depending on the age level. Cost to play 1 game on an allweather football field in HRM is about \$160.00, a bit more if it's a night game, due to the use of lights.

Fall River Minor Football Association

3 A grass football field under the care and control of the Association will alleviate many of the rain event cancellations and will also allow for more home games to be played in the Fall River community, thus increasing awareness of the sport, which in turn should increase participation by boys and girls, ages 7-14 years old or grades 1-9. Late 2013 saw a major step forward for the Association when a large parcel of undeveloped land was secured through a long term lease arrangement with a local residential subdivision developer. The current lease structure is for 7 years, plus additional 3 year extensions at a cost of \$1 per year. Approximately 4.48 acres of land was chosen to be developed into a community sports field with an emphasis on youth tackle football. The Association and the land owner / developer communicated the plan to the local residents by way of door-to-door letters and a direct mail-out to each residence. The local HRM councilor, Barry Dalrymple, attended local community group meetings to discuss the plan as well. Overall, the majority of residents contacted are very supportive of a

sports field to be constructed on the property set aside. Councilor Barry Dalrymple is also very supportive of the new sports field for the community and has been an active and vocal (positive) voice in promoting the project for the past 15 months. The association has also discussed off season use with several local youth sports associations. Based on the overall dimensions of the sports field under construction, youth soccer and rugby for both boys and girls can be accommodated. The Association has also offered the new sports field to a senior women's football team in Halifax, for use during their spring training sessions. Ultimate Frisbee has also expressed an interest in utilizing the football field during the late spring and summer months. It should be noted at this point, construction began in late 2013 through 2014, with a targeted completion over the summer, 2015, in order to have the sports field ready for practice and minimal play by fall 2015.

4.3. Equity and Accessibility The Fall Season of youth tackle football represents a several month community sports opportunity for boys and girls within the boundaries of the Association. Practice usually begins in early August, with final games and playoffs ending mid-November. During the 'off-season' the Association plans to offer the sports field for use to other community groups and sports teams. Several youth sports were previously highlighted, but there are also senior men's and women's soccer and rugby that may wish to utilize the sports field as well. Local community groups may wish to host community fun days on what is essentially a community sports field. There has also been interest from other HRM based youth tackle football associations that may wish to host rain-out games at the sports field. Once the sports field is completed, local sports association will be invited to the sports field for a quick tour to see if the field is useable. Rental proposals will be then issued to those interested.

4.4. Long Term Sustainability Fall River Minor Football Association has been operating for 10 years and continues to have strong support from the families and children in the community. Steady growth in registration numbers and increased involvement by families will ensure the Association stays active in the years ahead. 2012 – 58 registered players. 2013 – 71 registered players. 2014 – 103 registered players. 2015 – Estimated 125 players. The Association is currently exploring the opportunity to add to the Board of Directors, the position of Field Manager to ensure the sports field is properly cared for throughout its useful life. The Field Manager will primarily be responsible for the maintenance of the sports field focusing on a safe playing experience for the Association and guests. Fall River Minor Football Association

5. The Field Manager will also be responsible for setting rental fees for other user groups. The fees collected will aid in the daily / monthly upkeep of the sports field. Projections indicate there is an opportunity to collect approximately \$5,700.00 each year from other users as rental fees. Savings to the Association should average \$5,400.00 each year as the Association will not have to rent fields for practice & play and rain-outs.

5. Safe & Secure Environments Ensuring a safe and secure playing environment is paramount to the future success of the sports field and by extension, the Association. Although it is just a grass field, steps were undertaken to ensure field edge slopes were banked so as not to cause injury to players and others if they were to venture off to the side of the field. Trees were removed to offer clear sight lines from the main roads and fencing will be installed to keep motorized vehicle off the field. There will be no useable structure or facilities at the field, other than storage containers / shed for equipment and gear. Gates are already installed to block access by way of the installed driveway. Reputable engineers and heavy equipment contractors have been hired to assist in the overall build, thus ensuring proper methodology and techniques are employed to complete the sports field as per the Lease.

6. Resourcefulness Fall River Minor Football Association has engaged the services of local heavy equipment contractions & excavation companies who have offered or supplied labour, material, fuel and heavy equipment to aid in completing the sports field. To date, in-kind contributions from: Stantec Engineering Fall River Minor

Football Association 6 Kynock Resources Lively Excavation & Construction Trentstar Excavation Services G & R Kelly Excavation Several sponsors\* have also contributed financially to the sports field: Councilor Barry Dalrymple - HRM Scotian Materials Bill Horne – MLA 2015 will see continued fund-raising efforts through our sponsor packages made available to local business and individuals. Several other large companies were solicited to participate in the construction of the sports field, but to date, have declined to help out. Other fundraising activities slated for 2015 and beyond include the sale of Association themed apparel (swag), game-day barbecue's, parent initiated sales activities of Steeped Tea, 50/50 ticket sales and cash donations. New for 2015 will see the Association attempt 2 bottle drives (0.05 cent recyclables) – 1 in early spring and a second during the fall football season. The association is also planning to host a car wash in Fall River to aid in fundraising activities.

7. Commitment by Applicant Fall River Minor Football Association is 100% committed to complete the construction of the sports field and see it in use during the 2015 football season. During the 2013 football season, after many frustrating rain-outs and after many conversations within the association itself, it was decided to explore and eventually peruse the idea of building an association owned / controlled football field. Fall River Minor Football Association 7 Fast forward to early 2015, we are well underway to realizing the plan. With construction well into the final phase, completion is just a few months away. Currently our requirement is for a final or top-dressing of clean topsoil and hydro seeding, along with equipment to properly set up the playing surface for youth tackle football, including bleachers, goal-posts and line painting gear. Respectfully, we are requesting \$17,000.00 from the 'sidewalk' funds being returned to the community to assist us in completing our football field. For anyone interested, the football field can be visited at any time – it's on the corner of High Road and Carmel Crescent. You can't miss it! Fall River Minor Football Association 8

8. Construction Estimate (to finish) Lot # 108B Carmel Crescent or PID #41116120. } 10,000 cubic yards – backfill material various suppliers \$57,000.00 } 5,000 cubic yards – clean clay – top dressing Kynock Resources \$22,500.00 1700 cubic yards – topsoil 5-6 inch depth Kynock Resources \$40,000.00 } 200 tonnes surge rock – drainage Livery's / Municipal \$ 6,200.00 11,000 sq. yards hydro-seeding Elmsdale Landscaping \$ 6,700.00 } Football goalposts (FGP402SY-5' offset) Sports Sys Canada \$ 7,400.00 } Plate mounting kit (X2) Sports Sys Canada \$ 1,494.00 Stadium Bleachers, 4 row, 15ft (X3) Big Kahuna Sports \$ 10,015.00 } Line Painting Equipment – Fieldlazer 100 Sherwin Williams \$ 3,200.00 } Football field stencil kit Prodigy Sports \$ 490.00 Build Total \$154,999.00 Amounts noted in red are completed (or recently / already acquired) The above cost estimate represents the final stage in completing the community sports field in Fall River, NS. Work is to include the placing of 200 tonnes of surge rock to aid in field drainage concerns along High Road. Also included is the placing a top dressing of topsoil. Once the topsoil is in place and leveled / sloped, hydro-seeding can commence. Work to be completed by June 30, 2015, weather dependant. Fall River Minor Football Association 9

9. Maintenance Costs - 2015 Lot # 108B Carmel Crescent or PID #41116120. Once completed and operational, we anticipate a yearly maintenance cost of approximately \$6,810.00, which includes the following: Grass Cutting Services 5 hrs per week @ \$25.00 per hour (fuel, maintenance) To be conducted by volunteers from the association – labour and mowers donated in kind – association will cover cost of fuel and basic maintenance to mowers – blade sharpening and tune-ups. 35 weeks. Total estimate for yearly grass cutting services - \$4,375.00 Line painting & marking for game play Field prep crew will need 2-3 hours per week to prep and maintain football field markings and paint. Labour will be donated from volunteers from the association. Field paint per month \$125.00 over the course of the season. Total estimate for paint - \$875.00 During the off season, the field will be prepared based on long term rental agreements, otherwise one day events will use pylons and cones to show sidelines, etc. Grass patchwork – year end

maintenance A budget of \$2,350.00 has been established for 2015 year-end patchwork of the football field, to include filling in of any low areas due to settling or bare spots as a result of year #1 field use. The leveling and placing of grass seed on bare spots will be conducted during the month of November or earlier, depending on the finish date of the football season. Volunteers, under the direct supervision of the Association Field Manager will facilitate the repairs as needed. It is anticipated yearly maintenance during the month of November will be required to repair bare spots and prep for the next season. Year #2 and #3 are budgeted at \$1,250.00 per.

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***Describe your idea, please be as detailed as you can. Engineering drawings are encouraged but not necessary.***

The proposed project is to build recreational trails in the Fall River area. Specifically, this proposal is to develop a section of the Old Coach Road that was built in the early 1800's and runs through Fall River into a trail called the Blue Hill Coach walking trail. Other portions of the Old Coach Road are being developed to active transportation (AT) standards to allow a connected trail system from the Shubie Park trails to Enfield. What has been missing to date is the addition of recreational trails connected to the AT trails that will meet more of the needs of the local community.

SWEPS Trails has subcontracted the design and development of the Lake William Trail, the MacDonald Sportspark Connector Trail into Fall River Village, the Blue Hill Coach Trail, and the Holland Coach Trail. Survey and engineering designs have been developed. SWEPS Trails is pursuing funding for the AT segments of these trails. These AT trails support cyclists commuting to other communities, jogging, walking, and other similar activities. They are

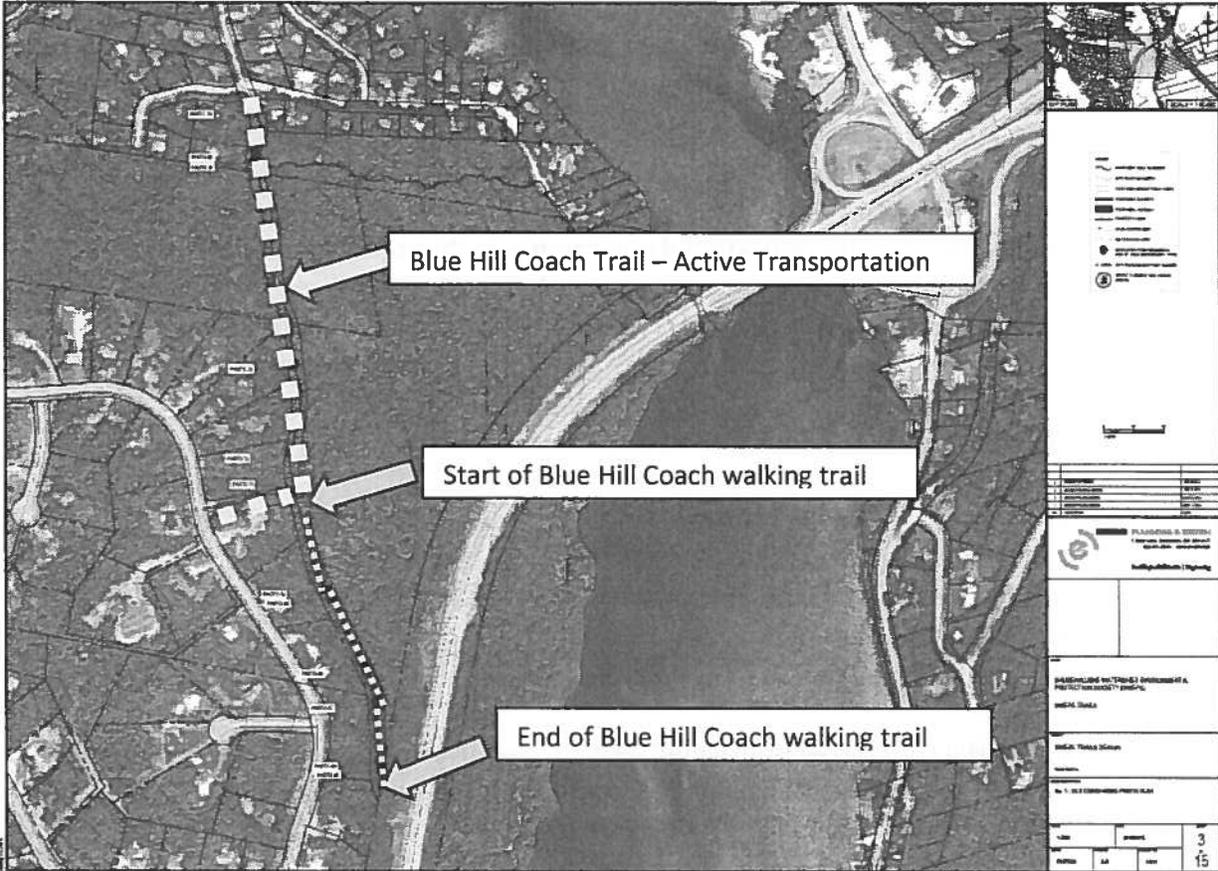
designed with a 3m width, and with layers of gravel and crusher dust compacted to provide a relatively smooth surface.

Other segments of these trails have been designated as non-AT. These are recreational use trails that support more leisurely activities such as walkers (with and without dogs), nature enthusiasts, and family outings with picnic spots. In the case of the proposed recreational Blue Hill Coach Trail, it also provides educational environments that tell the story of historical transportation routes and the economy they supported in the 1800's and 1900's. This trail carries on from the AT segment, traverses through a beautiful nature environment, and finishes at the Highway 102 right of way.

However funding is not available for these types of non-AT trails.

SWEPS Trails proposes to complete this trail as a recreational trail with interpretation panels and picnic facilities. The design and costing for trails construction has already been completed. The surveying has been done. A work permit has been issued. This work was done as part of the overall Blue Hill Coach Trail design. So significant in-kind contribution is available to support the proposed project.

A map of the Blue Hill Coach trail is provided below. The Blue Hill Coach Trail is 1.06km in length with entrances at Blue Hill Road and at Canterbury Lane. Approximately 610m is designated as AT (the section in yellow). Another 390m is the recreational trail being proposed here (the section in green).



***Roughly, how much do you think this will cost to do?***

The total cost for the recreational portion of trail is estimated at just under \$12,000. The work will be done by contractors in the community and volunteers. It will also leverage over \$100k of funding already spent for the designs and survey of the full trail, and the pending construction of the AT portion of Blue Hill Coach Trail.

The attached document, 2014-06-016 Old Coach Road Manual, provides maps, design considerations, and approximate costs. The sections proposed here are sections 17 to 21 shown on the map of page 4, and the costs for those sections are on page 9.

### ***How will this project benefit the community***

The Blue Hill Coach Trail helps to promote a healthy and safe lifestyle with the proposed use of outdoor physical activity such as hiking, walking, and cross country skiing.

Fall River has a significant lack of sidewalk infrastructure to support outdoor recreational pursuits. Specifically, Fall River Village does not have any sidewalks – family walks, dog walkers, and others use the roads for exercise. This is especially unsafe during winter and the shoulder seasons where there may be ice on the roads. The Blue Hill Coach Trail promotes safe exercise. Due to the lack of sidewalks, this is a fitting project for the funds available in the 'sidewalk fund'.

The trail is a historic route. The Blue Hill Coach Trail represents the last vestiges of an important and historic route that connected Halifax to Truro but also connected the developing villages and communities along the way.

As one of Nova Scotia's 2 Great Roads (The other was the Windsor road), it was first cut through in the 1760's and at that time called the Old Cobequid Road. Later it became known as The Truro Road, with a stagecoach service to Truro established in 1816. In 1817 a trip by stagecoach took 24 hours with an overnight stop. There are several areas along the route where stagecoach tracks are still available. Preserving this route, developing it as an educational experience for community members and the school system, and promoting it as part of our heritage, are all benefits.

Currently the trail has some hazards such as abandoned vehicles, dumped materials, and is being destroyed by ATV and other vehicle use. This is very disturbing to the homeowners whose lots back onto the trail. Proper trail development, appropriate barriers to non-intended use, and maintenance to remove garbage and rusted vehicles, are benefits to the community in discouraging destructive use of the current terrain.

In some cases there have been tire fires on the trail. Opening up the trail and encouraging public use is a deterrent to these unwanted activities.

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**Describe your idea, please be as detailed as you can. Engineering drawings are encouraged but not necessary.**

Install a public water access in the Lake Thomas cove at the GRSCC. Access be amenable to: swimming, sunning, kayak and canoe launching.

Requires re-grading of shoreline approx. 24 ft long and 10 ft deep, infill land side with 6 inches of pea gravel and/or sand.

Build a pad on dry land large enough to anchor 10ft x 6 ft ramp leading to a 10 ft x 10 ft float.

**Roughly, how much do you think this will cost to do?**

Permissions required:

NS DNR - will not require input as not on salt water

NS Environment – requires request for work to be submitted. If shoreline not altered, high likelihood of approval.

DFO – Navigation protection programme – Lake Thomas not a scheduled waterway so no permission required

- Fisheries protection programme – NSE forwards application to this department for review. If no structures in water, impact will be minimal and approval likely.

HRM – permission required to do work on HRM property. This will probably prove most problematic. Riverlake SMPS requires 20 m riparian buffer zone. This has been waived for other projects. Also will have to coordinate permissions from at least 2 HRM departments and rules often are contra-indicative.

Heavy equipment costs – 50 hrs @\$125/hr = \$6250

Material for infill (6 tons sand (est., pea gravel less) @ \$20 per) = \$120

Base, ramp and dock = \$3795.00

Misc charges and fees = \$1 100

Contractor profit = \$12,000

Total project cost (est.) = \$23,265.00

**How will this project benefit the community?**

This will enhance the only public access to water in the area for swimming, boating, fishing, skating and community gathering. HRM swim programmes would become available, more low impact use of the lake, more utilization of community centre.

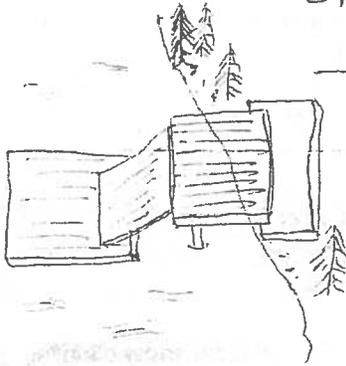
- I would like to see the beach area behind the GRSCC finished off for use by area residents so that they have a public place on at least one of our lakes. There are paths down to the lake at the present time. A detailed plan would include clearing of the trees between the pathway and the lakeshore and cleaning the shore area of any large boulders, etc.; cleaning out of all plant growth in the water, especially in the rounded cove part of the shore and hopefully, some sand poured in to complete this area. As well, we should have decks on each side of the u-shaped “swimming area”. These would be great for the older community members to use for diving into the water or for help in the launch of small watercraft, such as canoes, kayaks, etc.

- An estimate for this work is beyond my knowledge; however, if the idea is worthy of consideration by members of the community, we surely have enough business/construction people who live in Fall River and surrounding area who could help us with determination of the cost as well as perhaps assisting us with some of the physical work. This would hopefully allow us to get the maximum for our dollars.

- Description of benefits: There are multiple benefits to having a beach/swim/boating area in our community. These include making the GRSCC more of an asset to property owners than it is at the present time. As well, we can supply parents with a place to take their children to in the summer months that is within their neighborhood. A further extension to having the lake area more useable is the possibility of having our own Fall River Community Centre summer program extended to include swimming lessons, lifeguards, boat safety, etc., as well as a place closer to home so that those without wheels can still get their children to a place to swim.

Describe your idea, please be as detailed as you can. Engineering drawings are encouraged but not necessary.

### ENHANCED PUBLIC ACCESS TO LAKE THOMAS AT THE G.R. SNOW REC. CENTRE.



- ① RE-GRADE THE SHORELINE AND ADD WASHED, PEA GRAVEL ... 6" X 24' X 10'
- ② INSTALL A CONCRETE PAD ON DRY LAND (10' X 6')
- ③ CANTILEVER A DOCK SECTION OUT OVER THE WATER
- ④ ATTACH A DOWN RAMP (8' X 4')
- ⑤ ADD A FLOAT (10' X 6') IN WATER DEEP ENOUGH TO FLOAT A SMALL KAYAK/CANOE/BASS BOAT.
- ⑥ TAKE YOUR GRANDCHILDREN TO CANADIAN TIRE AND BUY THEM A FISHING ROD.

Roughly, how much do you think this will cost to do?

\$ 50,000

How will this project benefit the community

IT WILL OFFER THE FIRST AND ONLY SAFE PUBLIC ACCESS TO LAKE THOMAS, WHERE PEOPLE COULD LAUNCH SMALL BOATS, FISH, SWIM AND SKATE.

Drop this form off at the Gordon B. Snow Community Centre

## Attachment 5

Advertisement placed in *The Laker* for the public meeting

FALL RIVER you were asked how you would like to spend \$47,000 in excess sidewalk funding.

We asked and the  
community responded!!  
**Big time!**

We received many many exceptional recommendations, the committee has met and reviewed each application and is now prepared to share with the community the recommendations that will be sent to HRM for approval. YOU are invited to come to a community meeting to hear the results on:

**Monday July 13, 2017**

**7:00 PM**

Gordon Snow Community Centre,  
Multi Purpose Room



**HALIFAX**

halifax.ca