

# HALIFAX

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

**Item No.**  
**Halifax Regional Council**  
**September 26, 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.

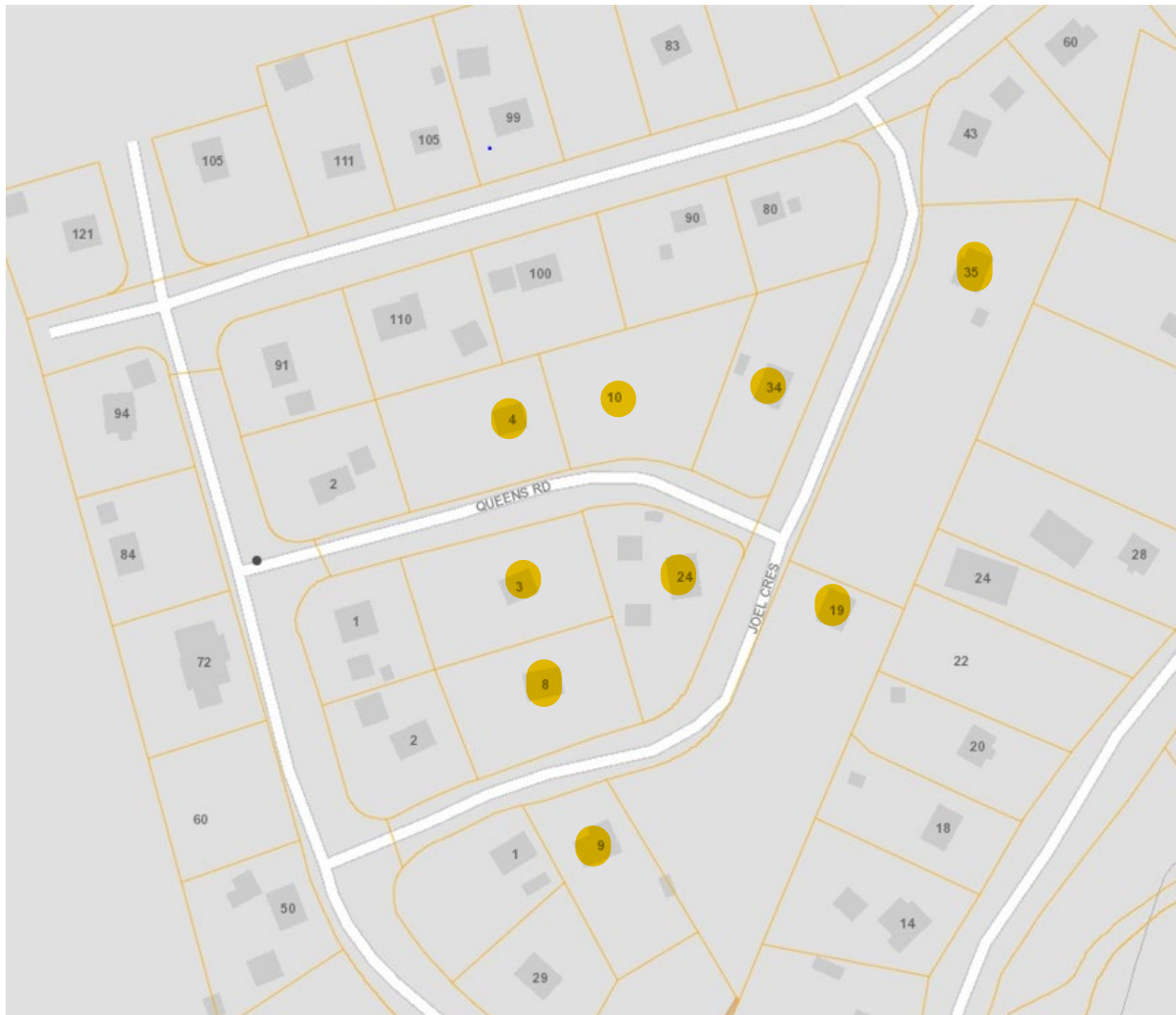
2. Adding Schedule "AD" immediately after Schedule "AC" and before Plan #1, as follows:

**SCHEDULE "AD"**

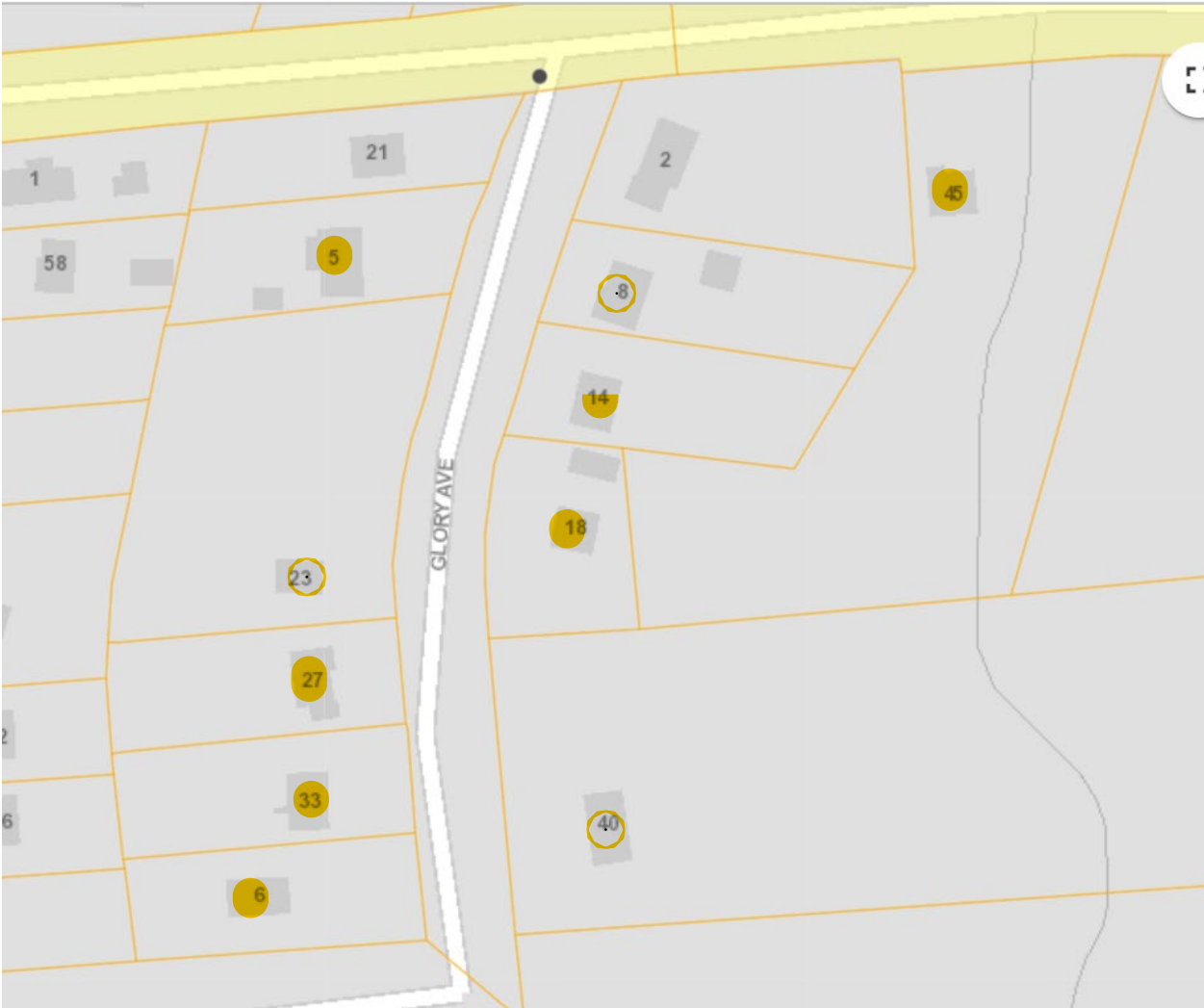
1. The Local Improvement Charges for properties abutting or properties that gain the benefit of the street paving identified on the Map "Queens and Joel" attached hereto, shall be a lot charge of \$8,956.40 per lot, plus the engineering fee of \$447.82 per lot and the bridge financing fee of \$16.03 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.



Queens and Joel Map 1

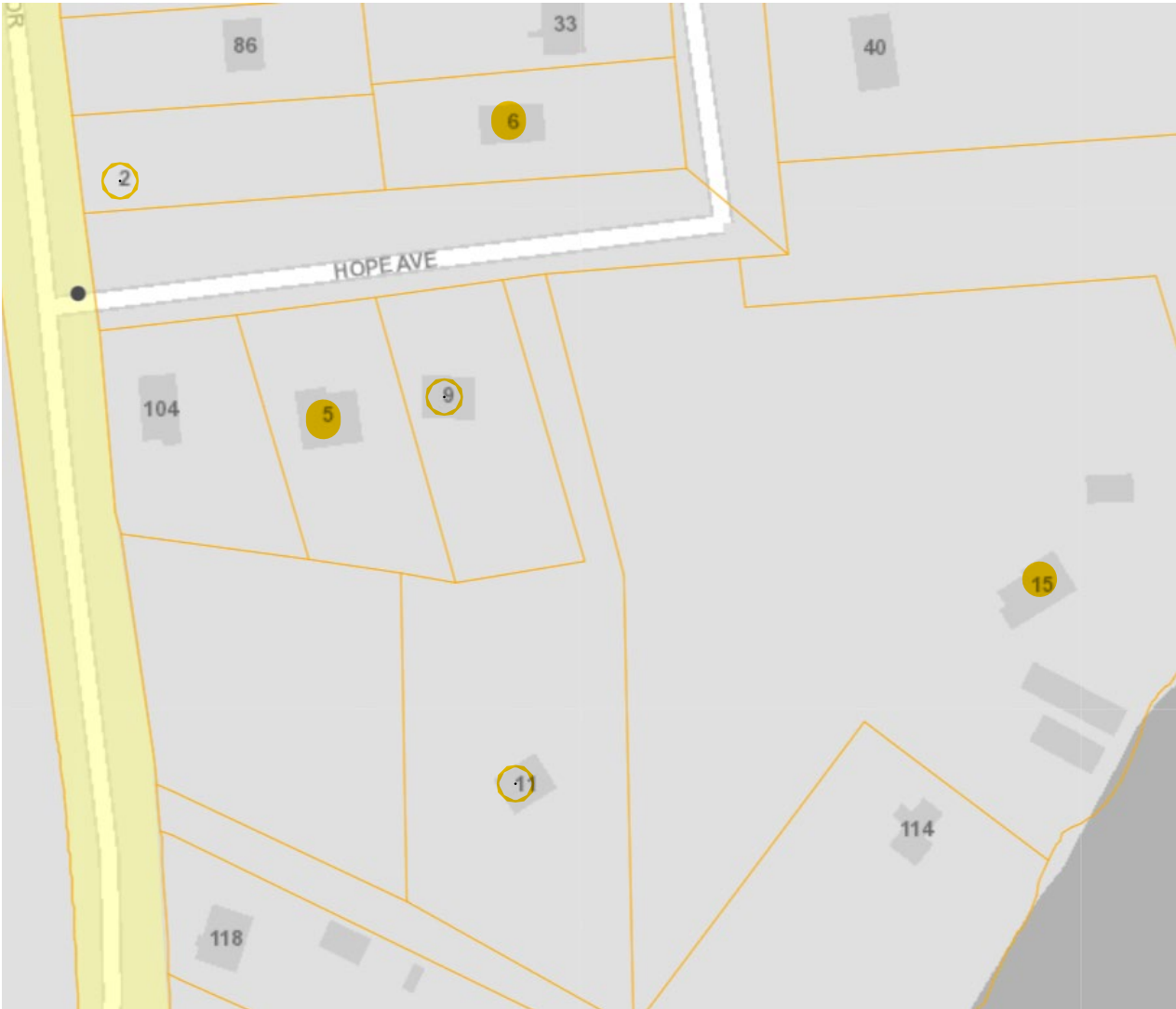


Glory Avenue - Map 2

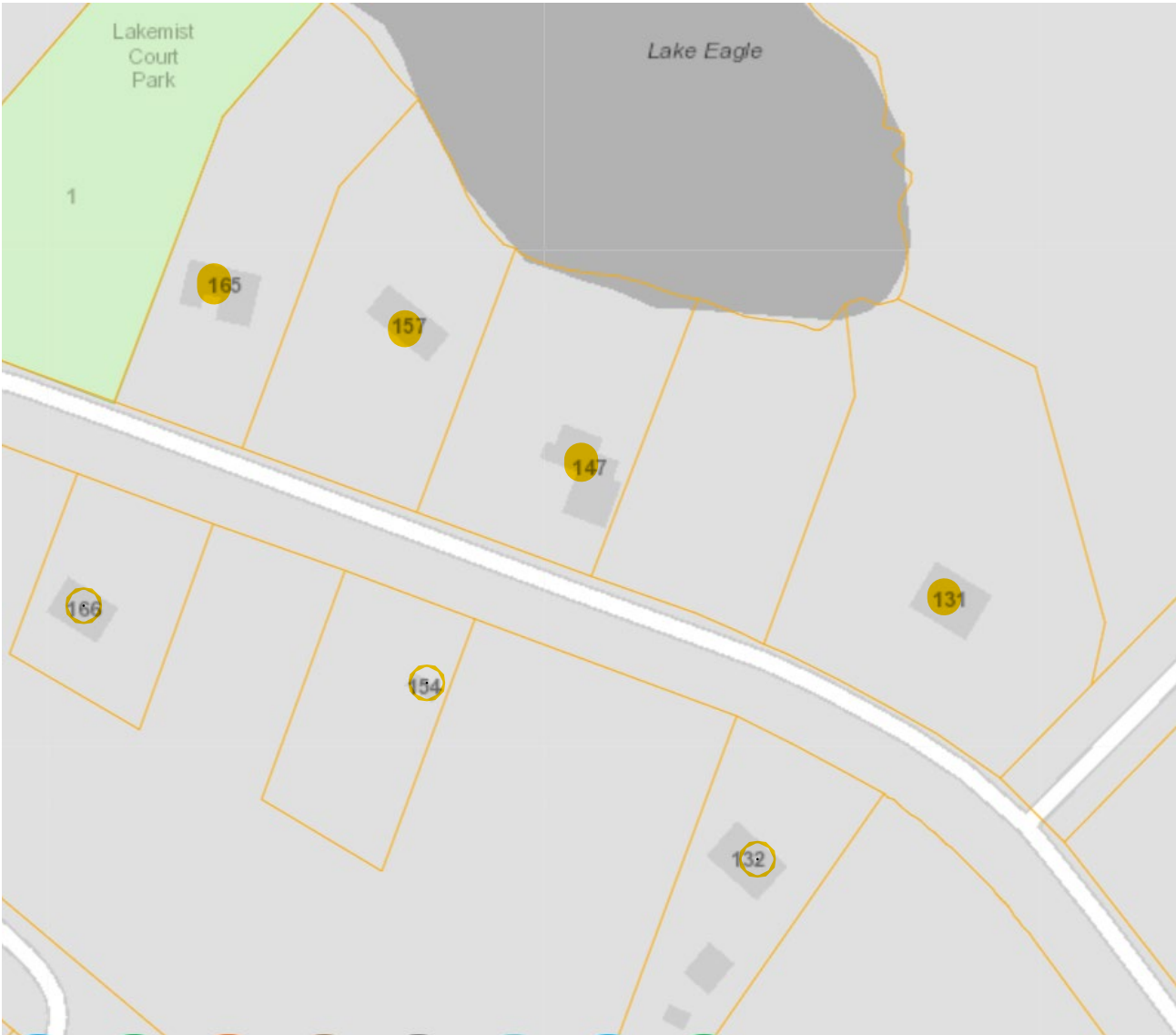




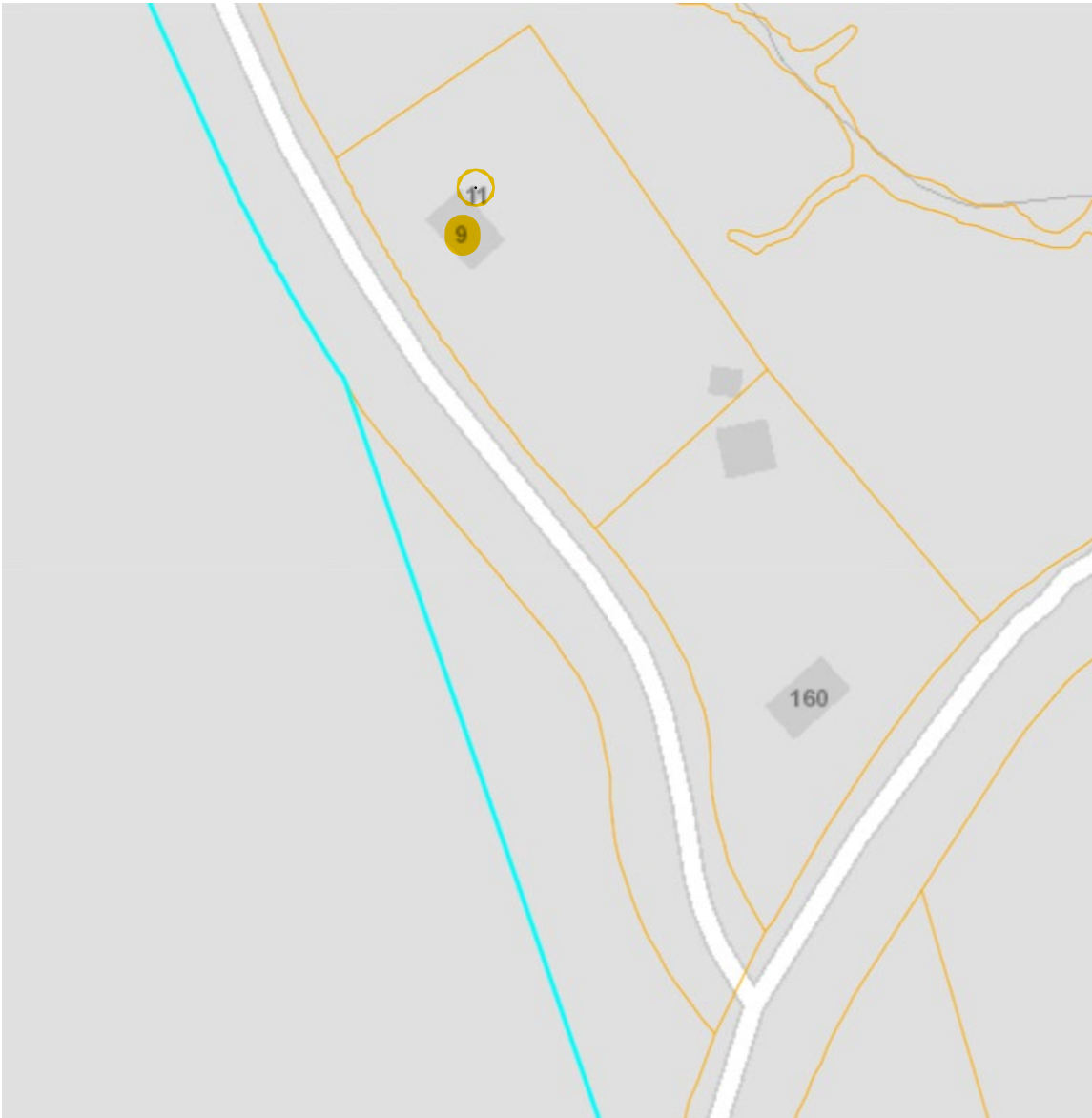
Hope Avenue - Map 3



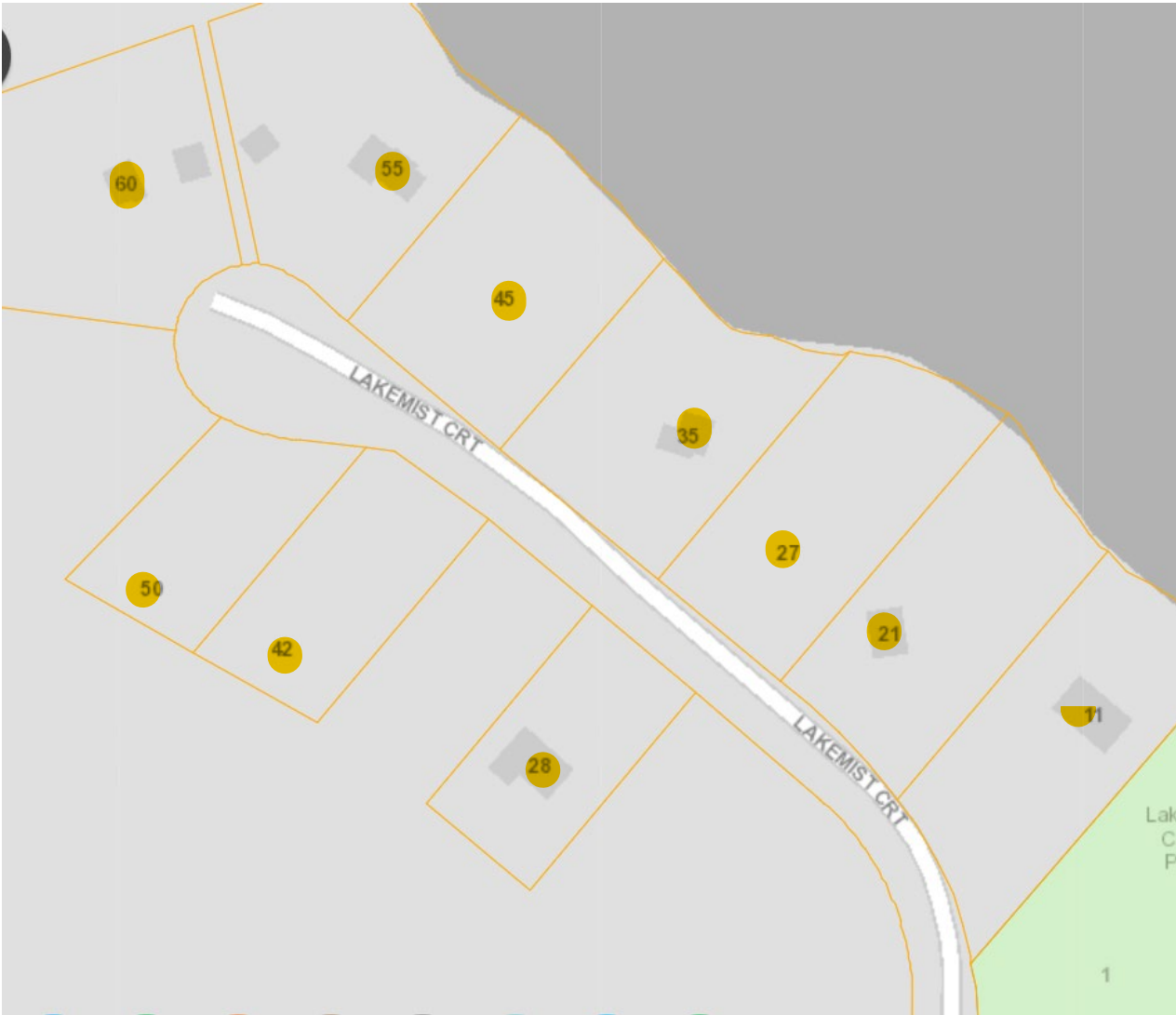
Lake Eagle Drive - Map 4



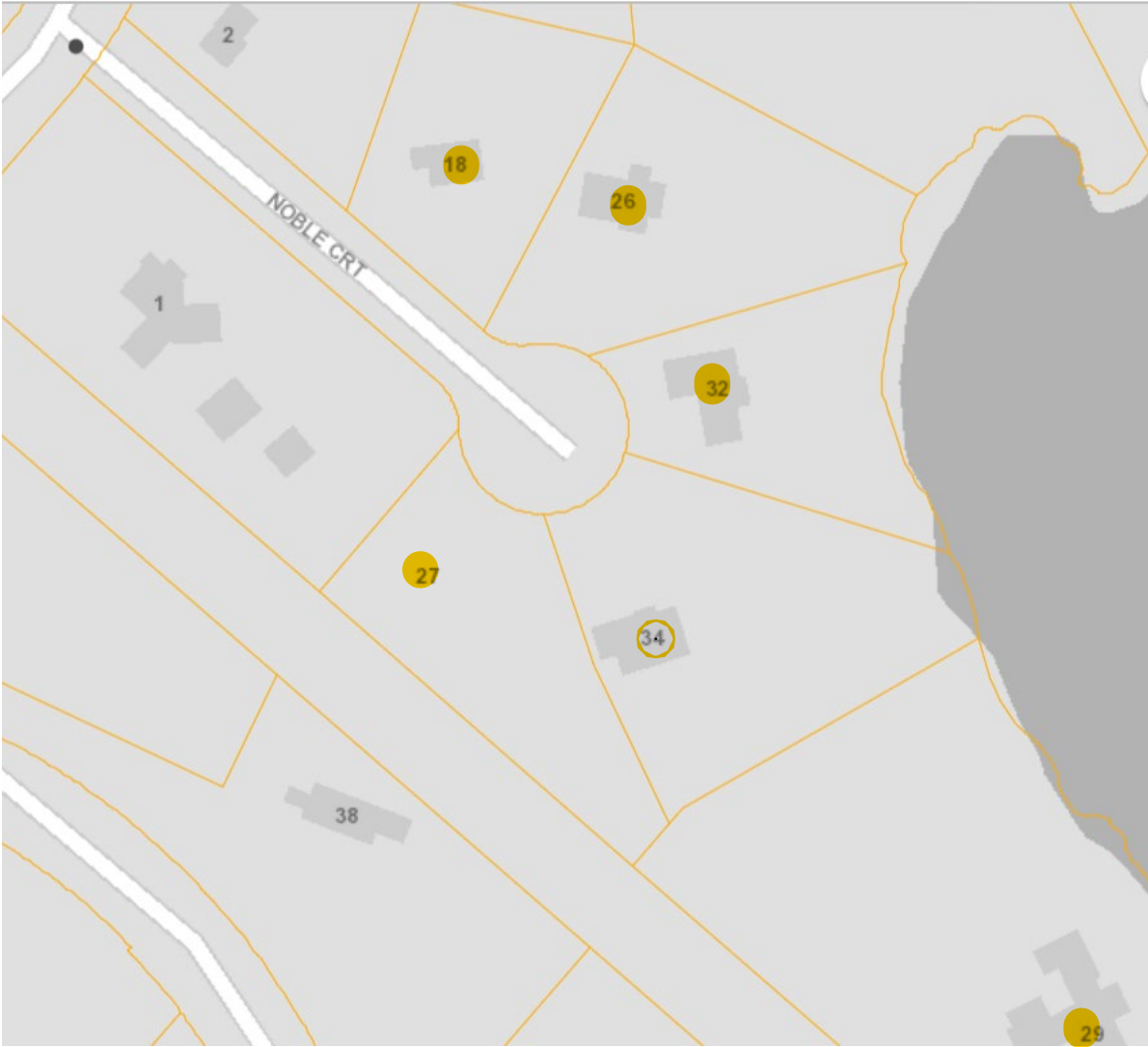
Lake Eagle – Map 4 Continued



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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Jerry Blackwood, CPA, CGA, Executive Director, CFO  
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Client Relationship & Process Lead, Citizen Contact Centre (311)

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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,

HRM

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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)

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: 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)

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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 Huble, 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)

R:\TPWD&C\Design\Local Improvements\2021 Aid to Municipality\2021 Aid Program Letter Example.docx

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<br>Local Improvement Billing             |          |       |          |          |          |                |                    |                 |              |                    |             |          |
|--|----------|-------|----------|----------|----------|----------------|--------------------|-----------------|--------------|--------------------|-------------|----------|
| Project Name: 2021 Aid-To-Municipality<br>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<br>Local Improvement Billing             |          |       |          |          |          |               |                    |                   |                          |                    |             |          |
|--|----------|-------|----------|----------|----------|---------------|--------------------|-------------------|--------------------------|--------------------|-------------|----------|
| Project Name: 2021 Aid-To-Municipality<br>Hope Avenue, Hubley          |          |       |          |          |          |               |                    |                   |                          |                    |             |          |
| ADDRESS  |          |       |          |          |          |               | PAVING             | LIC per Foot      | Engineering Fee per foot | Bridge Finance     | 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 Pe | 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           | \$4,668.77  |          |
|         | 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, Sheldrake Lake (Hubley)

| ADDRESS |       |       |          |          |          | PAVING        | LIC per Foot       | dge Final      | earing Fee pe | Total LIC's        | Comments |
|---------|-------|-------|----------|----------|----------|---------------|--------------------|----------------|---------------|--------------------|----------|
| CIVIC # | LOT # | STREE | 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<br>(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>         |