

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

COMMITTEE OF THE WHOLE SPECIAL MEETING AGENDA

Thursday February 2nd @ 5pm

Rescheduled from Tuesday, January 24th, 2017

Municipal Administration Centre

- 1) Call to Order – Chairman, Warden Russell Boucher
- 2) Approval of Agenda
- 3) Approval of January 17, 2017 Committee of the Whole Minutes
- 4) Business Arising from the Minutes
- 5) Discussion of Capital Improvement Charges
- 6) Consideration of Projects for Municipal Capital Plan
- 7) Adjournment

TO: COMMITTEE MEMBERS
FROM: GLENN HORNE, MUNICIPAL CLERK TREASURER
SUBJECT: ***COMMITTEE OF THE WHOLE MEMO***
DATE: FEBRUARY 2ND, 2017

DISCUSSION OF CAPITAL IMPROVEMENTS CHARGES (For Discussion)

Please see the attached memo for discussion.

CAPITAL PLAN (For Discussion)

Attached are materials to support the Committees consideration of capital investment over the next three years (approx.). Included are the Infrastructure Inventory lists and various preliminary assessments of projects on this list.

Based on the infrastructure list, preliminary assessments, previous discussion and staff identified priorities, Council is asked to consider moving forward with the following projects and to identify the top Council priorities to move forward with in the short term.

Senior staff will be on hand to address any questions of the Committee.

| Project | Description | Estimated Cost | Proposed Next Step |
|--|--|---|--|
| Sylvan Valley Sewer Line Relocation | Relocate sewer line from along Wright's River to feed into Hawthorne Street. | February | Receive design and tender documents from SNC Lavalin. Consider & issue tender. |
| Fringe Water System Upgrades | Complete Hwy 337 & Area Assessment; Update Hwy 104 Corridor Assessment. Assessment to evaluate development capacity. | Hwy 337 - March 2017 Hwy 104 – June 2017 | 1) Receive Hwy 337 Assessment and consider options. 2) Initiate update of Hwy 104 Corridor Assessment. |
| Fringe Sewer Upgrades | Municipal officials continue to work with the Town officials to determine appropriate upgrades for the Town STP. | NA | 1) Submit ERA to NSE (Feb 2017). 2) Assess plant and system operations for interim improvements. 3) Develop Pre-Design Study (2018). |
| Somers Road Waterline Extension | Extend municipal water to the end of Somers Rd | \$600,000 | 1) Contact Residents re: Local Improvement 2) Prepare Design & Tender Docs |
| North Grant Water Extension | Extend municipal water to the North Grant. | Option A = \$1,450,000 Option B = \$925,000 | 1) Contact Residents re: Local Improvement 2) Prepare Design & Tender Docs |

| | | | |
|---|---|--|---|
| Gaspereaux Lake Water System Expansion | Expand Gaspereaux Lake water system south west along Ohio East Rd, south & north along St. Joseph's Rd and north along Addington Forks Rd - total of 2km. | \$600,000 - \$800,000 | 1) Determine the need for additional storage 2) Contact Residents re: Local Improvement 3) Prepare Design & Tender Docs |
| South Side Harbour Sewer Extension | Phase 1 - Extend the sewer line from its current end at the Trans-Canada Highway to the railroad crossing (Gravity). Phase 2 – Extend sewer line from railroad crossing to Village Lane (Gravity & Pressure) | Phase 1 - \$430,000 Phase 2 - \$1,320,800 | 1) Contact Residents re: Local Improvement 2) Prepare Design & Tender Docs |
| County Court House | A building audit completed in 2015 prioritize maintenance and upgrades to the building. Efforts to maintain and upgrade the building must have consideration for federally issued Standards and Guidelines for the Conservation of Historic Places in Canada | \$120,000 over 3 Years | Prepare Design & Tender Docs |
| Active Transportation Improvements | An Advisory Committee has been established to provide advice to Municipal Council on implementation of the 2015 AT Plan | Fall 2017 | Await the committee's recommendations. |

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

COMMITTEE OF THE WHOLE MEETING MINUTES

A Committee of the Whole Meeting was held Tuesday, January 17th, 2017 at 5:30pm in the Council Chambers of the Municipal Administrative Centre, 285 Beech Hill Road, Antigonish NS.

Present were: Deputy Warden Owen McCarron, Chair
Councillor Mary MacLellan
Councillor Donnie MacDonald
Councillor Hughie Stewart
Councillor Vaughan Chisholm
Councillor Rémi Deveau
Councillor John Dunbar
Councillor Gary Mattie
Councillor Bill MacFarlane
Glenn Horne, Municipal Clerk/Treasurer
Denise Fougere, Administrative Assistant
Adam Rodger, Solicitor- Boudrot Rodgers Law Firm

Regrets: Warden Russell Boucher

Gallery: Karen Armstrong, Antigonish Town & County Crime Prevention
Shannon Thornhill, Antigonish Town & County Crime Prevention
Diane Beaton, PVSC
Lloyd MacLeod, PVSC

The meeting of the Committee of the Whole was called to order by the Chair, Deputy Warden McCarron, at 5:31pm.

APPROVAL OF AGENDA

The presentation by PVSC was added to the Committee of the Whole agenda, to take place immediately following the business arising from the minutes.

Moved by Councillor MacDonald and seconded by Councillor MacFarlane that the agenda be approved as amended. Motion carried.

APPROVAL OF MINUTES

Moved by Councillor MacLellan and seconded by Councillor Chisholm that the Committee of the Whole minutes of December 20, 2016 be approved as presented. Motion carried.

BUSINESS ARISING FROM THE MINUTES

Mr. Horne provided an update regarding the status of the cleanup order for the Dangerous and Unsanitary complaint in West River, noting that the exterminator had advised that, due to the treatment applied to the property, no one should be entering the building for a while. A suggestion was made to amend the Dangerous and Unsanitary Premises notice to extend the deadline for remediation to March 31, 2017.

PROPERTY VALUATION SERVICES CORPORATION (PVSC) PRESENTATION

Ms. Diane Beaton and Mr. Lloyd MacLeod provided a brief presentation to the Committee regarding PVSC, including a background overview of PVSC and their mandate, key dates, the valuation process, and a brief overview of the municipal profile of Antigonish County. Information about the assessment cap, change-in-use tax, and other services provided by PVSC were also provided for the Committee's information. Members of the Committee were then provided with an opportunity to ask questions.

Councillor MacDonald enquired about how comparisons of value are done if there haven't been any homes in an area for sale. Ms. Beaton noted that PVSC has divided Antigonish County into 35 neighbourhoods that are grouped for comparison in such circumstances. A question was then asked about when in the sale process homes are assessed. The PVSC representatives noted that the assessments take place after a property is sold and they are notified of the sale.

Further discussion took place regarding specific examples where property owners had concerns due to the assessment cap and/or a change-of-use. Discussion followed providing further information about the eligibility of properties for the assessment cap, and the statement of use process to evaluate whether a property's status to taxable has changed.

Ms. Beaton and Mr. MacLeod encouraged members of the Committee to have any property owners with further questions contact PVSC via the phone numbers provided on their assessment forms, and noted that the deadline for filing appeals of this year's assessments was February 13, 2017. Ms. Beaton and Mr. MacLeod were thanked for their presentation.

ANTIGONISH TOWN & COUNTY CRIME PREVENTION

Ms. Karen Armstrong, Senior Safety Coordinator with Antigonish Town & County Crime Prevention introduced herself and her maternity leave replacement, Shannon Thornhill. She then proposed an idea for the area that had been brought to her attention by a concerned senior in the Town; creating a registry of seniors and vulnerable residents who may benefit from being included on a registry for check-ins following major or extended weather events or power outages. The County of Guysborough has spent several years creating a similar registry, which would be used for reference.

A handout was provided for the Committee's reference, and Ms. Armstrong noted that the first step in the process of creating this kind of registry would be to hold community meetings to gauge interest and identify "community ambassadors" who would assist with the project. Privacy considerations would be researched in greater detail as well. Brief discussion followed, and Ms. Armstrong and Ms. Thornhill were thanked for their presentation.

CONSIDERATION OF SUPPORT FOR THE ANNUAL CRIME PREVENTION BONSPIEL

The Antigonish Town & County Crime Prevention and Senior Safety Program hold an annual bonspiel that serves as a fundraiser for the organization. The event will be taking place this year on February 25th at the St. Andrew's Curling Club. The Municipality has been asked to sponsor a team this year, as it has done so for the past several years. The cost of sponsoring a team is \$125.

Moved by Councillor Deveau and seconded by Councillor Chisholm that the Committee recommend that Municipal Council approve a sponsorship for the Crime Prevention Bonspiel in the amount of \$125.00 . Motion carried.

CONSIDERATION OF A SPECIAL EVENTS PERMIT

Mr. Horne introduced an application for a Special Events Permit under the Special Events By-law from John and Judy MacDonald, for the Black River Music Festival, which is proposed to take place on August 4, 5 and 6, 2017, at 1648 Meadow Green Road. The event is proposed to feature country music, live bands, and DJs. Approximately 1,500 paying guests are anticipated at the event.

The Special Events By-law, as written, does not permit advertising or the sale of tickets for an event until a permit is obtained. The proponents would like to obtain a conditional permit that would allow them to conduct pre-sales of tickets to gauge interest in the event as they work on the other requirements of the by-law, such as insurance, security details and a full operational plan. Staff has drafted a conditional permit, similar to what has been used in the past, providing deadlines for the outstanding items required in advance of the event.

John and Judy MacDonald were present to answer questions posed by the Committee. A question was asked about whether alcohol was anticipated at the event, as well as the target audience. The MacDonalds noted that they were planning on the event being a family event, and any licensed areas would be appropriately cordoned off.

Moved by Councillor Dunbar and seconded by Councillor MacFarlane that the Committee recommends that Municipal Council approve the conditional special event permit for the Black River Music Festival. Motion carried.

CONSIDERATION OF A REPLACEMENT ½ TONNE TRUCK

A ½ tonne truck in the Public Works fleet, which was scheduled for replacement early in the 2017/2018 fiscal year, recently failed an inspection due to wear in the rocker panels. Staff has identified funds available in the current budget that would permit the immediate replacement of this vehicle, and has contacted three local dealerships requesting quotes. Staff is recommending proceeding with the quote from MacDonald Chrysler for the purchase of a 2017 Ram 1500 SXT Quad Cab 4x4 at the net cost of \$20,377.00.

Moved by Councillor MacFarlane and seconded by Councillor Deveau that the Committee recommends that Municipal Council approve the purchase of a truck from MacDonald Chrysler at a cost of \$20,377.00. Motion carried.

CONSIDERATION OF ADVISORY COMMITTEE CHAIRS

Mr. Horne noted that, as written, the Terms of Reference for each of the Municipality's Advisory Committees allows each Advisory Committee to select its own Chair and Vice-Chair. If neither of these positions were filled by a Municipal Councillor, there could be a challenge when it came to report to, and dialogue with, Municipal Council. The Committee was asked whether the Terms of Reference for the Advisory Committees should be amended to state the positions of Chair and/or Vice-Chair are to be filled by Councillors or to continue with the terms as currently proposed.

Discussion followed. Members of the Committee felt that the Chair and Vice-Chair positions should be filled by Councillors. Staff will amend the Terms of Reference for each Advisory Committee, and Mr. Horne will contact the Councillors on each committee to determine who is interested in filling the Chair/Vice-Chair seats.

CONSIDERATION OF EXTERNAL BOARD APPOINTMENTS

Following the passing of Policy 33 (External Boards) in the fall, letters were sent to several local organizations giving the criteria in the policy. Responses have been received to date from three of these organizations wishing to have Council representation on their boards. ACALA, the Antigonish Affordable Housing Society, and the Antigonish Community Transit Society (ACTS) have submitted the information necessary to satisfy the criteria set out in the policy. The Committee was asked to consider appointing members of Council to each of these organizations.

Mr. Horne identified which Councillors had previously sat on these boards; Councillor MacLellan was still interested in sitting on the ACALA board, and Councillor MacDonald indicated that he was interested in continuing with the Affordable Housing board. Councillor Mattie asked to be the Council representative on the Community Transit board. Mr. Horne asked any other members of the Committee who were interested in sitting on any of these boards to contact him by email in the next week.

UPDATE FROM THE ST. MARTHA'S FOUNDATION ENDOWMENT FUND CAMPAIGN

Councillor Stewart provided a brief review of the status of the endowment fund campaign for the St. Martha's foundation currently underway. He noted that a meeting was held last week, and that fundraising was suspended for a few weeks but was going to start back up. Over 7 million has been pledged to date.

STAFF REPORTS

Mr. Horne reviewed the staff reports contained within the memo that accompanied the meeting agenda. Particular mention was made to the information provided regarding the community solar program, and an update regarding the ownership status of road D-38 (at Beech Hill Road) was provided. Deputy Warden McCarron also noted the information in the memo regarding the Community Grants deadline.

PUBLIC SAFETY, PERSONNEL MATTERS, CONTRACT NEGOTIATIONS (IN-CAMERA)

This subject matter falls within Section 22(2) of the Municipal Government Act as a matter that a committee may discuss in a closed session. It is recommended a motion be made to initiate an in-camera session.

Moved by MacLellan and seconded by Councillor Stewart that the Committee of the Whole Meeting be adjourned to an In-Camera Session to discuss public safety, personnel matters, and contract negotiations at 7:20pm. Motion carried.

Moved by Councillor Stewart and seconded by Councillor Deveau that the Committee recommends that Municipal Council appoint Kent Simpson to the Planning Advisory Committee. Motion carried.

Moved by Councillor Deveau and seconded by Councillor MacDonald that the In-Camera session be adjourned at 7:44pm. Motion carried.

ADJOURNMENT

Moved by Councillor Stewart and seconded by Councillor Deveau that the Committee of the Whole meeting be adjourned at 7:44pm. Motion carried.

Warden Russell Boucher

Glenn Horne, Municipal Clerk/Treasurer

MUNICIPALITY OF THE COUNTY OF ANTIGONISH

MEMO FOR DISCUSSION

TO: COMMITTEE OF THE WHOLE
FROM: GLENN HORNE, MUNICIPAL CLERK TREASURER
ALLISON DUGGAN, DIRECTOR OF FINANCE
DARYL MYERS, DIRECTOR OF PUBLIC WORKS
SUBJECT: ***CAPITAL IMPROVEMENT CHARGES***
DATE: JANUARY 20, 2017

SUMMARY

The Committee has requested a review of the Municipality's Local Improvement Bylaw and for the Committee to discuss its approach to future capital improvements. Specifically, concerns were raised that capital improvement charges hinder development and can exceed a property owner's ability to pay. Staff has drafted this memo to provide the Committee with the following information:

- An overview of the purpose of capital improvement charges;
- The variations of capital improvements seen across the Municipality & how capital improvement charges have been used; and,
- A scan of how capital charges are used in other municipalities.

This memo is intended to begin a discussion about capital improvement charges and how they may be used in Antigonish County.

BACKGROUND

The Municipality's Local Improvements Bylaw was debated and reviewed by Council throughout 2012 & 2013, and brought into enforcement in August 2013. The Bylaw takes authority from Section 81 of the Municipal Government Act, which provides that, "... *council may make by-laws imposing, fixing and providing methods of enforcing payment of charges for...*" a variety of capital and other improvements. In short, it permits the Municipality to recoup capital costs from impacted property owners for capital improvements. A copy of the bylaw is attached as Appendix 1.

To summarize from the definition used in the Bylaw, a local improvement is a new or extension to existing water, wastewater, and storm water (curb & gutter) systems, transportation facilities (roads, sidewalk, active transportation routes) or other anticipated capital requirement. In this memo the term "capital improvement" will refer to the establishment of new and extension of existing municipal services as noted above.

CONSIDERATIONS

Capital improvements are intended to facilitate community growth and higher-level usage of residential, commercial and industrial property. A widely accepted principal and best practice of capital improvement is for growth to pay for itself rather than burden existing residents or users. Practically speaking, this should also be balanced with the knowledge that growth will create a positive impact for all residents and users. In pursuing this balance, the municipality may also give consideration to what is reasonable to ask a property owner to pay for a specified capital improvement.

In Antigonish County we see two categories of capital improvement: private and public.

Private capital improvements come in the form of new developments that extend the municipal service area with private investments. In these instances, the developer incurs 100% of the costs of a capital improvement, which is passed along to the new property owners. The capital improvement is “donated” to the municipality and depreciated like any other capital asset. A summary of recent private capital improvements is included in Table 1.

Table 1

| Location | Capital Improvement | Connections | Developed Lots | Total Lots |
|---------------|----------------------|-------------|----------------|------------|
| Crockett Crt | Water, Sewer, Paving | 14 | 14 | 14 |
| Brierly Way | Water, Sewer, Paving | 19 | 19 | 20 |
| Townsend St | Water, Sewer, Paving | 11 | 11 | 15 |
| Breirdon Crt | Water, Sewer, Paving | 3 | 3 | 4 |
| Pine Ridge | Water, Sewer, Paving | 45 | 45 | 53 |
| Brookside Way | Water, Sewer, Paving | 16 | 16 | 18 |
| Annie's Bluff | Water, Sewer, Paving | 18 | 18 | 18 |
| Vincent's Way | Water, Sewer, Paving | 18 | 18 | 23 |
| Elliot Lane | Water, Sewer, Paving | 14 | 14 | 14 |
| Beaton Crt | Water, Sewer, Paving | 19 | 19 | 24 |
| Celtic Dr | Water, Sewer, Paving | 39 | 39 | 40 |
| Keating Crt | Water, Sewer | 31 | 31 | 34 |
| Ben's Brea | Water, Sewer, Paving | 16 | 16 | 21 |
| MacInnis Way | Water, Sewer, Paving | 20 | 20 | 25 |

*Numbers provided on developed and total lots may not be exact

The Municipality drives public capital improvements. These improvements often occur with the dual purpose of replacing on-site systems and encouraging further development and higher-level use of property. Government, primarily municipal with support from provincial and federal, incurs the cost of extending municipal infrastructure. Without a capital charge the cost is shared among existing user through fees or residents through property taxes; no cost is incurred directly by the property owner. A summary of recent public capital improvements is included in Table 2.

As you can see by comparing capital improvements, private development tends to be dense, which means the cost per unit of capital improvements is relatively low compared to public capital improvements. The reality of rural servicing is that there are often fewer people over greater

distance, which costs more. This makes it that much more important that capital improvements are critically examined while planning.

Table 2

| Location | Capital Improvement | Connections | Developed Lots | Total Lots |
|--|---------------------|-------------|----------------|------------|
| Alex Terrace | Paving | NA | 9 | 21 |
| Dunmore Road | Water | 40 | 51 | 89 |
| Williams Point Road | Water | 20 | 32 | 46 |
| Highway 7 | Water | 22 | 27 | 40 |
| Gaspereaux Lake | Water | 34 | 38 | 75 |
| Somers Rd | Paving | NA | 21 | 23 |
| Village Lane | Paving | NA | 11 | 11 |
| Keating Court | Paving | NA | 31 | 34 |
| Whisper Ave | Paving | NA | 11 | 18 |
| *Numbers provided on developed and total lots may not be exact | | | | |

Public capital improvements often come as the result of requests, often numerous, for municipal services. Capital improvement charges may be viewed as a hindrance to development due to property owners not wishing to pay the associated costs. The other view is that property owners will be required to be more critical of requests for capital improvements. If they are willing to contribute, a project is likely one that will create more value for both the property owners and the Municipality.

The Municipality has embraced the principle of “user pay” in other areas of municipal service such as street lights, water and sewer. This principle is appropriate for rural municipalities where service levels vary among communities and residents. The Municipality has also used capital charges for improvements related to streets. In the past both municipality owned and J-Class street improvements have been subject to capital improvements under the Street Improvements Bylaw.

What are other municipalities doing?

Municipalities use a variety of approaches to fixing charges for capital improvements. A summary table of 9 municipalities, including Antigonish County, is included as Appendix 2. Nine of twenty-one rural municipalities were sampled based on some similar characteristic to Antigonish County (uniform assessment, similar services provided, proximity and service connections with neighbors, annual budget, tax rate, etc...).

As you can see, all of the municipalities sampled use some form of capital improvement charge. At a minimum, capital improvement charges are used for water, sewer and streets, where those services are available. The costs are generally distributed based on the cost of an individual project. Either Council or residents via petition initiate capital improvements. Municipalities may also consider capital improvements and impose fees on property owners who have not petitioned for a particular service. Many municipalities also charge existing and future property owners and make conditions for future subdivision to contribute to capital costs. Two municipalities formally incorporate capital charges into connection charges.

As demonstrated through this sample, it is largely accepted that municipalities require funding mechanisms beyond traditional government funding used in the past to support future growth. Capital charges are used as a means of directly connecting the costs of capital improvements to those who enjoy them.

How are capital charges calculated?

Primary among considerations for calculating a capital charge is determining the properties that benefit from the capital improvement. Identifying benefit of a capital improvement in a specific subdivision or area is relatively straightforward. A capital improvement involving a more central piece of infrastructure is more challenging. In each instance, the Municipality must determine if a capital improvement can be attributed to specific property owners, or if it is a larger system improvement and benefit must be attributed more broadly.

The Bylaw provides guidance to the Municipality in the division of capital costs:

- (a) a uniform amount for each lot or parcel of land in existence or subsequently created by subdivision;
- (b) the frontage of the lot on any street (\$/m);
- (c) the use of the lot (determined by zoning);
- (d) the area of the lot (\$/m²);
- (e) the assessed value of property;
- (f) any combination of two or more such methods of calculating the tax; or
- (g) such other method as Council deems fit.

Among the municipalities sampled the method and amount of contribution from residents varies by municipality and by project. The most common approach across municipalities is to levy a capital charge reflective of the cost of a specific project. The capital charge is determined in a variety of ways. Most municipalities either use a uniform amount per property (including those created in the future by subdivision) or frontage (\$/m). There are also examples of municipalities using the lot area (\$/m²) or volumetric calculations such as the size of laterals and meters.

A memo prepared for the Municipality by SNC Lavalin in 2012 outlined and analyzed a number of options to determine cost sharing between the Municipality and property owners impacted by a capital improvement. Considerations from that analysis include:

Uniform amount / lot: This method is not difficult to calculate and is commonly used among other municipalities. However, it does not consider the amount of a service being used nor future development potential. A fee can also be placed on any subsequent lots created.

Lot frontage (\$ / meter): This method is not difficult to calculate and is commonly used among other municipalities. However, it does not consider the amount of a service being used nor future development potential. A fee can also be placed on any subsequent lots created.

Lot area (\$/m²): This method is not difficult to calculate, but not as commonly used as uniform charges or frontage. It is one way to consider future development potential. However, it may also inflate charges for a property owner with a relatively large lot but no intention to develop. It also does not accurately consider the amount of a service being used. This method can be tempered by

considering land-use and subsequent development. Once additional considerations are added the calculation become more difficult.

Other, more cumbersome methods of dividing costs were also included in this analysis and can be provided at the Committee's request. From the analysis provided it would appear that the division of capital charges is most appropriately done with respect to a specific project. What is the most appropriate and fair in one location for a particular service may not be in another for a different service.

CONCLUSION & NEXT STEPS

Concerns have been raised that capital improvement charges hinder development and can exceed a property owner's ability to pay. Capital improvements are intended to facilitate community growth and higher-level usage of residential, commercial and industrial property.

A widely accepted principal and best practice of capital improvement is for growth to pay for itself rather than burden existing residents or users. This should be balanced with the knowledge that growth will create a positive impact for all residents and users. In pursuing this balance, the municipality may also give consideration to what is reasonable to ask a property owner to pay for a specified capital improvement.

Capital charges are common among other municipalities and have been used in various ways in Antigonish County. Private capital improvements, like new subdivisions, automatically require property owners to contribute to capital improvements. Street improvements have also been treated in the same fashion.

If the Committee is satisfied that charges for capital improvements are reasonable in principle, a discussion of the division of costs in a logical and reasonable way is a logical next step. Staff are intending to follow up with representatives from Pictou, Inverness, West Hants and Cumberland to discuss additional details of their approaches and challenges they face.

Feedback is being requested from the Committee in terms of lingering questions, concerns or thoughts on how to proceed. As a next step staff are preparing to bring forward a real-life model to see how capital improvement charges can vary and facilitate a discussion with the Committee to better understand capital improvement charge options available to the Municipality.



MUNICIPALITY OF THE COUNTY OF ANTIGONISH

A By-Law Respecting Charges for Local Improvements

WHEREAS Section 81 of the *Municipal Government Act* provides that a Municipality may make by-laws imposing, fixing and providing methods of enforcing payment of charges for types of local improvements, and

WHEREAS it is deemed expedient that such a By-Law be now enacted;

BE IT THEREFORE ENACTED by the Council of the Municipality of the County of Antigonish, as follows:

1. **Short Title**

This By-Law shall be known as the “Local Improvement By-Law”.

2. **Purpose**

The purpose of this By-Law is to establish the manner in which the Municipality shall impose, fix, and enforce payment of charges for local improvements.

3. **Definitions**

- a) “cost of local improvement” means the capital cost of service provision and shall include but is not limited to costs of study, design, construction, installation and administration, engineering, surveying, municipal staff time, and other incidental expenses as well as the costs of financing including bridge financing, if any, and the cost of financing throughout the amortization period of the project whether or not the money is financed internally or externally. The cost of any particular local improvement may be reduced by its proportionate share of financial contribution for Federal, Provincial or Municipal grant dollars.
- b) “Council” means the Council of the Municipality of the County of Antigonish.
- c) “Engineer” means the Municipal employee designated as municipal Engineer pursuant to the provisions of the *Municipal Government Act*.
- d) “Local Improvement” means and includes:
 - i) wastewater facilities or stormwater systems, the use of wastewater facilities or stormwater systems and connecting to wastewater facilities or stormwater systems
 - ii) expenditures incurred for the wastewater management system in a wastewater district
 - iii) the municipal portion of the capital cost of installing a water system.
 - iv) charges for deposit in a special purpose tax account to provide for future expenditures for wastewater facilities, stormwater systems, water systems, transportation facilities or other anticipated capital requirement.

- e) “owner” means the assessed owner of any property as listed on the assessment rolls prepared by the Province of Nova Scotia
- f) “street” means a public street, highway, road, lane sidewalk, thoroughfare, bridge, square and the curbs, gutters, culverts and retaining walls in connection therewith within the Municipality of the County of Antigonish whether vested in the Municipality or the Province of Nova Scotia.
- g) “subdivision” for the purpose of Section 9(b) of this By-Law only, means a grouping of streets and homes which is distinct from other such groupings by way of having a commonly accepted name; and/or common entrance(s) to an arterial, major arterial, or collector street.

4. Charge Imposed

Where a local improvement has been carried out by the Municipality of the County of Antigonish in an area identified in Schedule “A” as amended from time to time, a tax is hereby levied upon every owner of real property situated in whole or in part within the identified area except to the extent that any lot or the owner thereof is totally or partially exempt from tax by provisions in this By-Law or the provisions of Schedule “A”.

- a) Municipally owned land shall be exempt from charges arising from the provisions of this By-Law unless otherwise indicated in Schedule “A”.

5. Amount of Charge

The amount of tax levied pursuant to Section (4) shall be determined in accordance with the provisions of this By-Law and of Schedule “A” of this By-Law and may be calculated based on:

- a) a uniform amount of each lot or parcel of land in existence or subsequently created by subdivision;
- b) the frontage of the lot on any street;
- c) the use of the lot;
- d) the area of the lot;
- e) the assessed value of property;
- f) any combination of two or more such methods of calculating the tax; or
- g) such other method as Council deems fit.

6. Variations in Charges

The tax levied pursuant to this By-Law may be fixed at different rates for different classes or use of properties and may be fixed at different rates for different areas or zones as outlined in Schedule “A”.

7. Frontage Charge

- a) If the amount of tax contains a component calculated in whole or in part, based upon the frontage of the lot on a street, the component of the tax which is based upon frontage shall be calculated in accordance with this section or in accordance with provisions as outlined in Schedule "A" if applicable.
- FC = Frontage Charge
- TF = Sum of all individual frontages (IF) determined on the basis of the provisions of this by-law or Schedule "A".
- FR = Frontage reduction for a particular lot which qualifies as outlined in Section 7 (b).
- IF = Total frontage of an individual lot (as may be adjusted by provisions of Sections 7(c) 7(d)).
- TC = Total cost of local improvement.
- MC = Municipal contribution toward Improvements.
- PC = Provincial/Federal Contribution toward Improvements.
- FC = $[(IF-FR/TF) * (TC-(MC+PC))]$
- b) Where an owner can reasonably demonstrate, and provide specific evidence such as an environmental study or written confirmation from the Nova Scotia Department of Environment and Labour, that a parcel of land is unusable for development by reason of soil type, environmental hazard, or other natural factors that do not permit the land to be subdivided for the purpose of creating a lot, the frontage reduction (FR) used in the formula in Section 7 shall be 75% of the unusable frontage. This proof must be provided prior to the inclusion of the project in Schedule "A" of the By-Law.
- c) An adjustment will be made for lots (other than corner lots) which cannot be subdivided; as follows;
- i) The maximum frontage to be charged any lot will be 150 feet.
- ii) The minimum frontage to be charged any lot is 75 feet.
- d) For a corner or through lot, the component of the tax based upon frontage shall not exceed the amount that would be calculated as follows:
- i) One-half of the total usable frontage on the streets, where the total actual frontage on the two streets is 300 feet or less or over 300 feet but cannot be subdivided; or
- ii) Total usable frontage on the streets, less 150 feet, where the total frontage on both streets exceeds 300 feet and the lot is sub-dividable.
- e) i) Where one of the two streets adjacent to a corner or through lot is subject to a local improvement, the frontage subject to the charge will be determined by the percentage that that side of the property is to the entire usable frontage of the two sides of the property and applied to the frontage for the lot in total, as calculated in Section 7(d).
- The following formula shall be used:
- $$\frac{\text{Actual Frontage on Individual Street}}{\text{Total Actual Frontage on Both Streets}} \times \text{Chargeable Frontage}$$
- ii) If the land on the street paved/improved second has been subdivided or otherwise changed configuration since the time of the

paving/improvement of the first street, the frontage charge for the corner lot or through lot on the second street will be calculated in accordance with Sections 7(d) and (e)i), as if no change in configuration had occurred.

8. **Exemptions/Adjustments to Charges other than Frontage Charges**

Any property which would otherwise be subject to a local improvement charge but which could be considered not to benefit from the local improvement may be exempt from or given an adjustment to the charge levied under this By-Law. Such situations may or may not arise when the property is already serviced or where the improvement is not directly beneficial to the property and cannot reasonably be argued to provide indirect benefit such as the ability to further subdivide and develop the property. For greater certainty, a corner lot will be deemed to benefit from improvement on each of the streets it is on which it fronts subject to any adjustment that is available in Section 7 of this By-Law. Exemption or adjustment may also be given when a property cannot be developed or cannot be serviced because of its size, configuration, topography or ground conditions. Properties extended exemptions/adjustment under this section will be identified in Schedule "A".

9. **Building Service Connection**

- 1) Applications for connection to a sewer or water system after the original sewer or water system has been installed shall be made in writing to the Municipal Engineer and shall be accompanied by a fee of four hundred dollars (\$400) to cover the Municipality's cost incurred in installing the sewer and/or water laterals from the public sewer or water line to the applicant's property line.
- 2) The application shall be in a form prescribed by the Committee, and shall be accompanied by any plans, specifications or other information which, in the opinion of Committee, may be required.
- 3) No Connection shall be made to any sewer, drain or water system without the written approval of the Municipal Engineer.

10. **Administrative Guidelines**

- a) Council may proceed with a Local Improvement in response to a petition from property owners or in response to a staff recommendation which shows the necessity of the project for improved public health and safety; or that the project is critical to the controlled management of residential or commercial/industrial growth and development or for other such compelling reason as determined by Council.

- b) Where Council considers carrying out a local improvement on the basis of a petition (Schedule "B") presented by the taxpayers in the area to be charged, such charges would be considered only where there is at least 2/3 majority support for the project (ie, if the charge is to be distributed according to land area, then owners of at least 2/3 of the land would have to vote in favor. If the charge is in relation to assessment, then owners of at least 2/3 of the assessment would have to vote in favor). Regardless of cost allocation methodology used (from Section 5), 2/3 of the total landowners must be in favor for a petition to be considered valid.
 - i) If the petition relates to all streets/land area within an entire subdivision, approval must represent at least two thirds of the owners of land with frontage within the subdivision, who own at least two-thirds of the frontage, and represents at least 50.1% of the owners and frontage on each individual street within the subdivision.
 - ii) The petition should clearly indicate the method by which costs will be allocated among taxpayers.

Successful petitions (above noted 2/3 support) are considered to be valid for a period of not less than 10 years from the date of presentation to Council. Within that time frame, the validity of the petition is not affected by the number of times any one individual property may change hands between the time the petition is presented and when the local improvement is carried out.

- c) Where a local improvement is approved by Council without a petition, Council shall, by policy, determine a suitable method for advising residents affected by decision taken under this By-Law.

11. **Lien**

- a) A charge imposed pursuant to this By-law constitutes a first lien on the subject real property in the same manner and with the same effect as rates and taxes under the Assessment Act.
- b) A charge imposed pursuant to this By-Law is collectable in the same manner as rates and taxes and, at the option of the Treasurer, collectable at the same time and by the same proceedings, as rates and taxes;
- c) The liens against the real property become effective on the earliest of the date on which the interim charge is imposed or the Engineer files with the Treasurer, a certificate that the improvement has been completed;
- d) The lien provided for in this By-Law shall remain in effect until the charge plus interest has been paid in full;
- e) Where a property subject to a lien is subdivided, the amount of the charge plus interest then unpaid shall be apportioned among the new lots according to the assessed value that the new lots have in relation to the total assessed value of the entire property before subdivision.

12. Interest

Interest shall accrue on charges outstanding from the due date forward, at the same rate as for other outstanding taxes. The due date is the date of completion or the date that installments are due if the annual payment option is available.

13. Installments

- a) The amount payable may, at the option of the owner of the property, be paid in annual installments as outlined in Schedule "A", not to exceed 25 years and the whole balance becomes due and payable without notice or demand, in the event of default of payment of an installment.
- b) The property owner shall have one month from the date of their initial notice of amounts owing, to notify the Treasurer, in writing, which financing option has been selected. If there is no written notification, the taxpayer shall be deemed to have selected the annual payment option as outlined in Schedule "A" for the project.

14. Repeal

- a) All former By-Laws respecting Street Improvements in the Municipality of the County of Antigonish are hereby repealed, except as provided hereafter in Subsection (b).
- b) The repeal of all former By-Law Respecting Street Improvements shall not affect any project, fee, debt or charge incurred before such repeal or any procedure for enforcing the same completed or pending at the time of repeal, nor shall it repeal, defeat, disturb, invalidate or prejudicially affect any matter or thing whatsoever completed, existing, or pending at the time of repeal.

Warden

Clerk

First Reading: **April 17, 2012**

Second Reading and Enactment: **June 18, 2013**

Final Publication: **August 12, 2013**

SCHEDULE "B"

PETITION

DATE: _____

To Warden and Members of Municipal Council

We, the Undersigned, wish to request that the Municipality of the County of Antigonish install

FROM Property PID # _____ TO Property PID # _____

We understand that there will be costs incurred for each property owner, as found within the provisions of the ***Local Improvements By-Law***.

NAME

ADDRESS

PHONE[illegible]

Summary Comparison of Municipal Capital Charge Bylaws

| Municipality | Connection Fees | Capital Charge Bylaw (s) | Method of Contribution | Initiation of a Project | Projects Completed |
|-------------------|--|--|---|--|---|
| Antigonish County | Municipal connection Water - \$200 Sewer - \$200 | Local Improvements Bylaw (2013) for wastewater facilities, stormwater systems, water systems, transportation facilities or other anticipated capital requirement. | (a) a uniform amount for each lot or parcel of land in existence or subsequently created by subdivision; (b) the frontage of the lot on any street; (c) the use of the lot; (d) the area of the lot; (e) the assessed value of property; (f) any combination of two or more such methods of calculating the tax; or (g) such other method as Council deems fit. | Council may proceed with a Local Improvement in response to a petition from property owners or in response to a staff recommendation which shows the necessity of the project for improved public health and safety; or that the project is critical to the controlled management of residential or commercial/industrial growth and development or for other such compelling reason as determined by Council. Where a local improvement is approved by Council without a petition, Council shall, by policy, determine a suitable method for advising residents affected by decision taken under this By-Law | Alex Terrace Paving (2015) |
| | | Street Improvements Bylaw (REPEALED in 2013) | 2/3 resident, 1/3 Municipality | Petition or Municipal Council resolution. | Crockett Court, Breirdon Court, Townsend Street, Brierly Way (1998-2006) Somers Rd (2001) Pine Ridge (2003) Village Lane (2003) Brookside Way (2004) Annie's Bluff (2004) Vincent's Way (2005/08) Elliot Lane (2006) Beaton Court (2007) Celtic Drive (2009) Keating Court (2009) Whisper Ave (2010) |

Summary Comparison of Municipal Capital Charge Bylaws

| Municipality | Connection Fees | Capital Charge Bylaw (s) | Method of Contribution | Initiation of a Project | Projects Completed |
|-------------------|--|--|--|---|---|
| Annapolis County | Private connection with municipal inspection Water - \$50 Sewer \$75 | Sewer Charges Bylaw (2002) | A capital replacement cost up to 0.9% of the estimated replacement cost of the physical plant, including pumping stations, treatment plants, collector and trunk sewers, force mains and outfalls is included in the annual sewer fees. Any capital costs incurred for replacement of any component of a sewer system shall be paid for out of the accumulated sewer capital replacement reserve fund for the sewer system. | Municipal Council resolution. | Not available. |
| | | Brooklyn Sewer and Water Connection Charges Bylaw (2010) | Sewer connection charge of \$5000 Water connection charge of \$5000 | NA | Brooklyn Sewer and Water Project (2010) |
| Cumberland County | Sewer Connection - \$2000 - \$5000 | Local Improvement Bylaw (2013) for wastewater collection and treatment facilities, water systems, and roads and sidewalks and associated infrastructure installed, improved, constructed or extended by, or on behalf of, the Municipality. | (a) a uniform amount for each lot or parcel of land in existence or subsequently created by subdivision; (b) the frontage of the lot on any street; (c) the use of the lot; (d) the area of the lot; (e) the assessed value of property; (f) any combination of two or more such methods of calculating the tax; or (g) such other method as Council deems fit. No portion of capital construction of any new system or extension will be funded by existing system reserves. Any portion not funded by other governments, general operating or other funding agency will be charged to the new system users. | Council may proceed with a Local Improvement at its own discretion or in response to a petition that receives majority approval. Council may direct Municipal staff to initiate the petition process with or without a request from property owners that would be affected by a proposed local improvement. | MacCann Water Main Extension (2014) |

Summary Comparison of Municipal Capital Charge Bylaws

| Municipality | Connection Fees | Capital Charge Bylaw (s) | Method of Contribution | Initiation of a Project | Projects Completed |
|-------------------------------|---|---|---|--|---|
| | | Upper Nappan Water Supply By-Law (1998) | <p>Capital Contributions paid by a property owner for the privilege of making a connection to the Upper Nappan Water System, which is intended to allow the Municipality to recover approximately 75% of the capital costs incurred.</p> <p>The Owner shall pay to the Municipality a lump sum in the amount of \$3,500.00 prior to the connection being made.</p> <p>A property owner desiring to connect to the System with a connection larger than a Standard Connection shall pay an increased Capital Contribution directly proportional to the increased cross sectional area of the connection.</p> | | |
| District of East Hants | Water connection - \$65 Sewer connection - \$500 | Local Improvement Bylaw (2011) for water, waste water, storm water, streets, curbs, sidewalks, gutters, bridges, culverts, retaining walls, major tree removal, underground electrical distribution systems. | (a) a uniform amount for each lot or parcel of land in existence or subsequently created by subdivision; (b) the frontage of the lot on any street; (c) the use of the lot; (d) the area of the lot; (e) the assessed value of property; (f) any combination of two or more such methods of calculating the tax; or (g) such other method as Council deems fit. | Council may proceed with a Local Improvement at its own discretion or in response to a petition which receives Majority Approval. However, where a petition has been conducted, and does not receive Majority Approval, Council will not proceed with a Local Improvement at its own discretion for a minimum of five years. | Park Road upgrade and extension. Park Road Sewer Extension Paving of Cody’s Lane and Rhonda’s Lane Extension of Sewer and Water Services Highway #214 Extension of Sewer and Water Services Station Road – Enfield Paving of Morning Breeze Drive, Mount Uniacke |

Summary Comparison of Municipal Capital Charge Bylaws

| Municipality | Connection Fees | Capital Charge Bylaw (s) | Method of Contribution | Initiation of a Project | Projects Completed |
|------------------|---|---|---|---|---|
| Inverness County | None | Capital Cost of Sewer & Water Construction Bylaw | <p>\$25 from each petitioner at the time of filing the petition to be applied to the respective frontage charges.</p> <p>Each owner fronting either side of the street shall pay \$30 / lineal foot of frontage. Remaining expense paid by the Municipality.</p> <p>Additional "Special Trunk Tax" on every unit capable of being serviced by sewer or water of no more than \$3000.</p> | <p>Council may order the construction of a public sewer or water system or drain when a petition is received from the majority of property owners.</p> <p>Notwithstanding, Council may deem it necessary that a sewer or water system be constructed repaired or improved without petition and discharge fees to proprety owners.</p> | <p>Port Hood Water & Sewer Systems</p> <p>Inverness Sewer System</p> <p>Cheticamp Sewer System</p> <p>Mabou Sewer System</p> <p>Judique Sewer System</p> <p>Whycocomagh Sewer System</p> <p>Davis Drive / Hilltop Estates Subdivision</p> <p>Port Hastings Water & Sewer System</p> |
| | | Improvement Bylaw for curb, gutter, sidewalk or pavement. | One half of the cost is paid by the Municipality; one half of the cost is paid by property owners in proportion to the length of frontage. | Municipal Council resolution. | Not available. |
| Kings County | <p>Sewer Connections - \$4000 - \$5000</p> <p>Water connection - Capital charge + \$120</p> | Water Capital Recovery Bylaw (2013) for installing, extending or improving a public Water System | <p>(a) a uniform amount for each Lot or parcel of land in existence at the time of application or subsequently created by subdivision;</p> <p>(b) the frontage of each Lot on any street;</p> <p>(c) the existing or proposed use of each Lot;</p> <p>(d) the assessment classification of each Lot;</p> <p>(e) the area of each Lot;</p> <p>(f) the flow capacity or diameter of individual lateral connections of each Lot;</p> <p>(g) any combination or two or more such methods of calculating the Capital Charge; or</p> <p>(h) such other method as Council deems appropriate.</p> <p>The Capital Charge is due upon application for a service connection.</p> | | <p>Greenwich (\$3,125 / lot)</p> <p>North Greenwood (\$3,500 / lot)</p> <p>North Alton & Prospect Road (\$9,729)</p> <p>Kingsport, Habitant and Longspell Road (\$6,504 / lot)</p> <p>Tremont Mountain Road / Meadowvale Road (\$3000 / lot)</p> <p>Whittington Road (\$3000 / lot)</p> |

Summary Comparison of Municipal Capital Charge Bylaws

| Municipality | Connection Fees | Capital Charge Bylaw (s) | Method of Contribution | Initiation of a Project | Projects Completed |
|-----------------------|--|--|--|---|---|
| | | Street Improvement Bylaw (2003) for laying out, opening, constructing, repairing, improving, and maintaining streets, curbs, sidewalks, gutters, bridges, culverts and retaining walls. | Up to 100% of the improvement cost paid by property owners in proportion to the length of frontage. | By petition representing ownership of 2/3 of the frontage on any street. | Not available. |
| District of Lunenburg | Sewer Connection - \$100 + \$20 / meter of frontage. Water Connection = Capital Charge. | Capital Cost Recovery Charges for Water Systems Bylaw (2004) for the installation, improvement or extention of a public water system | (a) a uniform amount for each Lot or parcel of land in existence at the time of application or subsequently created by subdivision; (b) the frontage of each Lot on any street; (c) the existing or proposed use of each Lot; (d) the assessment classification of each Lot; (e) the area of each Lot; (f) the flow capacity or diameter of individual lateral connections of each Lot; (g) any combination or two or more such methods of calculating the Capital Charge; or (h) such other method as Council deems appropriate. The Capital Charge is due upon application for a service connection. | Municipal Council resolution. | MacCulloch Road Water Line i) \$7,589 per 1 inch lateral connection ii) \$15,178 per 2 inch lateral connection iii) \$22,767 per 3 inch lateral connection |
| | | Street Improvement Bylaw (2015) for upgrading, laying out, opening and construction of streets. | The Municipality may recover all of the cost of such improvement by levying a special tax from each owner by the Municipality by a per lot basis. The total amount of the special tax levied by the Municipality shall not exceed the cost of the street improvements to the Municipality and an administration charge of ten percent. | Where two-thirds (66 2/3%) of the owners of land in a Defined Area, petition the Municipality for an improvement to a street, the Municipality may make such improvement. | Not available. |

Summary Comparison of Municipal Capital Charge Bylaws

| Municipality | Connection Fees | Capital Charge Bylaw (s) | Method of Contribution | Initiation of a Project | Projects Completed |
|------------------------|-------------------------|--|--|---|--------------------|
| Pictou County | | Municipal Roads Area Rate Bylaw (2012) for construction, alteration, paving, resurfacing and repair of the road, or of any sidewalk or curb and gutter. | Charge to the property owners equal to fifty per cent of the cost to the Municipality of the capital improvements plus fifty percent of the financing and administrative costs associated with the capital improvements. The charge shall be based upon an annual uniform per lot charge and shall be applied to all properties including residential, resource, or commercial lots that have frontage on the road. Where a property subject to a local improvement charge is subdivided, the lots created shall be charged an amount equal to the uniform charge that would have been calculated on all lots subject to the charges if the subdivision had occurred just immediately to the charge become effective. | Municipal Council resolution. | Not available. |
| | | Sewer Charges Bylaw (2012) | Sewer capital charge of \$2,500 for 1 equivalent user unit; \$250 for each additional unit. | Petition or Municipal Council resolution. | Not available. |
| District of West Hants | Water connection - \$50 | Street Improvements Bylaw (1995) for driveways, curbs, sidewalks, gutters, bridges, culverts, landscaping and streetlights. | Amount of contribution not to exceed the total cost of the improvement. Division among land owners based on frontage, equal division or area rate. | Petition | Not available. |
| | | Sewer Bylaw (2007) | Capital replacement costs included in the annual sewer fee. Developers and owners of two lots or more wishing to extend a sewer line complete such work at their cost. | Municipal Council resolution. | |

| Consolidated Infrastructure Inventory | | | | | |
|---------------------------------------|---------|--|---|------------------|---------------------------|
| Project # | Year | Project Name | Description | Expenditure Code | Estimated Cost |
| 8 | 2011/12 | Somers Rd Waterline Extension | Extend water to residents of Somers Rd | 413 | \$600,000 |
| 9 | 2011/12 | Brierly Brook Waterline | At the completion of the agreement with the Town, a connection will have to be made to the Post Rd. | 413 | \$1,200,000 |
| 11 | 2011/12 | Fringe Fire Flow Upgrades / System Expansion | Upgrade flows in the Fringe Area | 290 | \$5,500,000 |
| 12 | 2011/12 | St. Andrew's Sidewalks | Where within the village? | 322 | NA |
| 13 | 2011/12 | Brierly Brook / Addington Forks Sewer Extnesion | Sewer Extension | 423 | NA |
| 14 | 2012/13 | Post Road - Somers Rd Sidewalks | Extended from the intersections of Post Road / Appleseed Drive | 322 | \$333,000 |
| 15 | 2012/13 | Heatherton Farm Road Sewer | Sewer extnesion along Farm Road | 421 | \$150,000 |
| 16 | 2012/13 | North Grant Water & Sewer Extension | Service extensions across West River Bridge to Trailer Park | 413 / 421 | \$3,754,380 |
| 17 | 2012/13 | Tracadie Sewer Treatment and Collection | Provide sewer services to the residents of Tracadie | 423 | \$1,570,000 |
| 18 | 2012/13 | West River Road Sewer Extension | Sewer Extension | 423 | \$400,000 |
| 20 | 2012/13 | Sewer Treatment Facility and Collection | Fringe area sewer treatment and collection | 423 | NA |
| 21 | 2012/13 | Cameron Kenny Hill Waterline | Water extension | 413 | \$501,850 |
| 22 | 2013/14 | Silver Birch Water & Sewer Extension | Extension of services | 413 | \$220,800 |
| 23 | 2013/14 | Landry's Loop South River Waterline | Water extension | 413 | \$160,000 |
| 24 | 2013/14 | South Side Harbour Sewer Extension | Phase 1 - Gravity; Phase 2 to Village Lane | 432 | \$429,000; \$1,320,800 |
| 25 | 2013/14 | Bayfeild Rd/West Arm Sewer | Provide sewer services to the residents | 423 | \$550,000 |
| 26 | 2013/14 | Roman Valley / St. Andrews Water & Sewer Extention | Extension of services | 413 | \$245,000 |
| 29 | 2013/14 | Route 337 Sewer Extension | Sewer extension to Dale Archibalds | 421 | \$124,000 |
| 30 | 2013/14 | Skateboard / Sport Park | | 714 | NA |
| 31 | 2013/14 | Old #4 Sewer Extension | Sewer extension | 422 | NA |
| 32 | 2013/14 | Havre Boucher Sewer Extension | Extended sewer services to the Old Frankville Rd | | NA |
| 33 | 2013/14 | Crocket Country Sidewalks | | 322 | NA |
| 34 | 2013/14 | Lanark / Harbour Centre Waterline | Water extension | 413 | NA |
| 35 | 2013/14 | Locharber Road Water reallocation | Water extension | 413 | \$300,000 |
| 36 | 2013/14 | Locharber Road Sewer reallocation | Sewer extension | 417 | \$172,000 |
| 38 | 2013/14 | Addington Forks Sewer Line | Provide sewer services to residents | 421 | \$41,300 |
| 40 | 2013/14 | Lower South River Waterline Replacement | | 413 | \$90,000 |

| | | | | | |
|-----|---------|---|--|-----------|-------------|
| 42 | 2013/14 | Highway #7 to Ashdale Waterline | Water extension | 413 | \$2,500,000 |
| 43 | 2013/14 | Highway #7 to VanHeightens Farm Waterline | Water extension | 413 | NA |
| 44 | 2013/14 | Spruce Lane Water & Sewer | Service extension | 413 / 421 | NA |
| NEW | | Greenwold Drive Beautification | Extend sidewalks from Beech Hill Rd to Williams Point Rd. | | NA |
| NEW | | Mount Cameron Curb & Gutter | Extend curb and gutter from Mount Cameron Circle to Harbour View Drive and Harbour View Cresent. | 322 | \$131,223 |
| NEW | | Route 337 Sidewalk | Sidewalk extension along Hwy 337 from Town boundary to second Mount Cameron Entrance | | NA |
| NEW | | St. Joseph's Water Utility Expansion | Expand water services to a larger area of the community | | NA |
| NEW | | South River Road Watermain Replacement | Replace existing watermain | | \$757,900 |
| NEW | | County Court House | Maintanence and Upgrades | | NA |
| NEW | | Pomquet Sewer System Improvements | Upgrades to improve the sustainability of the system | | NA |
| NEW | | Appleseed Drive Curb & Gutter | Curb & Gutter along the residential strip of Appleseed. | 322 | \$201,533 |
| NEW | | Sylvan Valley Sewer Line Replacement | This section of line is demonstrating significant infiltration. | | |

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Capital Investment Preliminary Assessment

| | | | |
|--|---|-----------------------------------|------------------------------------|
| Project Name North Grant Sewer Extension | District 2 | Department Public Works | Project Manager D. Myers |
| Initial Approval (mm / yyyy) | Estimated Completion Date (mm / yyyy) | | Life Expectancy (years) |

Proposed Budget

| Annual Gross Expenditure | Prev Year | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/2020 |
|--------------------------|--------------------|---------|---------|---------|---------|-----------|
| Operating | | | | | | |
| Capital | | | | | | |
| <i>Reserve</i> | | | | | | |
| <i>Gas Tax</i> | | | | | | |
| <i>Local Improvement</i> | | | | | | |
| <i>Other Government</i> | | | | | | |
| <i>Water Utility</i> | | | | | | |
| <i>Debt</i> | | | | | | |
| TOTAL | \$2,390,000 | | | | | |

1) Project Summary

- Extend the sewer line along Hwy 245 from the Wright's River to the North Grant Trailer Park (approx. 2.5km).
- This project is on the Municipality's infrastructure list.
- The residents along this proposed extension are served by their own on-site systems; water & sewer.
- Most or all residents on the west side of Highway 245 would require pumping similar to that of Pomquet because of the downward land grade.
- This project is subject to local improvement charges.
- Flows from this extension would be treated at the Town STP. We are engaged with the Town to determine required upgrades to that facility & conveyance system to provide appropriate future capacity.
- Further engineering is required to investigate the possibility of an additional lift station crossing Wright's River. (approx. \$200,000).

2) Project Objectives / Deliverables

- Due to heavy clay in this area, residents are faced with having to install expensive on-site septic systems because of the low permeability of these soils. A municipal sewer line would help alleviate this issue.
- This sewer infrastructure may encourage future residential development. In addition to existing residential development there are a number of larger tracks of land on the proposed service area. Much is currently farmland.
 - No proposals for development in this area have been provided to the Municipality.

| | |
|--|-----------|
| 3) Number of Residents Served | 23 |
| 4) Number of Lots Serviced (Please attach map of proposed service area) | 28 |
| 5) Is this project mandated by regulatory authorities? | No |
| 6) Has a petition been received from residents? | Year: Yes |

Other Comments:

Season Of The Witch - x Map - ViewPoint.ca x 0.3048 meters - Google S x You

www.viewpoint.ca/sidebarmap/#!

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LEGEND

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- Sold (last 12 mo.)
- Price Change
- Conditional
- Condo
- VP Listing
- Apt

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MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Capital Investment Preliminary Assessment

| | | | |
|--|---|-----------------------------------|------------------------------------|
| Project Name South Side Harbour Sewer Extension | District 5 | Department Public Works | Project Manager D. Myers |
| Initial Approval (mm / yyyy) | Estimated Completion Date (mm / yyyy) | | Life Expectancy (years) |

Proposed Budget

| Annual Gross Expenditure | Prev Year | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/2020 |
|--------------------------|--------------------|---------|---------|---------|---------|-----------|
| Operating | | | | | | |
| Capital | | | | | | |
| <i>Reserve</i> | | | | | | |
| <i>Gas Tax</i> | | | | | | |
| <i>Local Improvement</i> | | | | | | |
| <i>Other Government</i> | | | | | | |
| <i>Water Utility</i> | | | | | | |
| <i>Debt</i> | | | | | | |
| TOTAL | \$1,320,800 | | | | | |

1) Project Summary

- Extend the sewer line from its current end at the Trans-Canada Highway to the railroad crossing.
- This project is on the Municipality's infrastructure list. We have been asked to look into this extension before the new TCH was opened.
- The residents along this proposed extension are served by their own on-site systems.
- Residents are connected to the LSR & Area Water Utility.
- This project is subject to local improvement charges.

2) Project Objectives / Deliverables

- This sewer infrastructure may encourage future residential development. There are two larger tracks of land on the proposed service area (105 acres & 27 acres) and a number of smaller lots.
 - No proposals for development in this area have been provided to the Municipality.

3) Number of Residents Served

23

4) Number of Lots Serviced (Please attach map of proposed service area)

28

5) Is this project mandated by regulatory authorities?

No

6) Has a petition been received from residents?

Year:

(Y / N)

Other Comments:

MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Capital Investment Preliminary Assessment

| | | | |
|---|---|-----------------------------------|------------------------------------|
| Project Name Gaspereaux Lake Water System Expansion | District 3 | Department Public Works | Project Manager D. Myers |
| Initial Approval (mm / yyyy) | Estimated Completion Date (mm / yyyy) | | Life Expectancy 25 Years |

| Proposed Budget | | | | | | |
|--------------------------|------------------------------|---------|---------|---------|---------|-----------|
| Annual Gross Expenditure | Prev Year | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/2020 |
| Operating | | | | | | |
| Capital | | | | | | |
| Reserve | | | | | | |
| Gas Tax | | | | | | |
| Local Improvement | | | | | | |
| Other Government | | | | | | |
| Water Utility | | | | | | |
| Debt | | | | | | |
| TOTAL | \$600,000 - \$800,000 | | | | | |

1) Project Summary

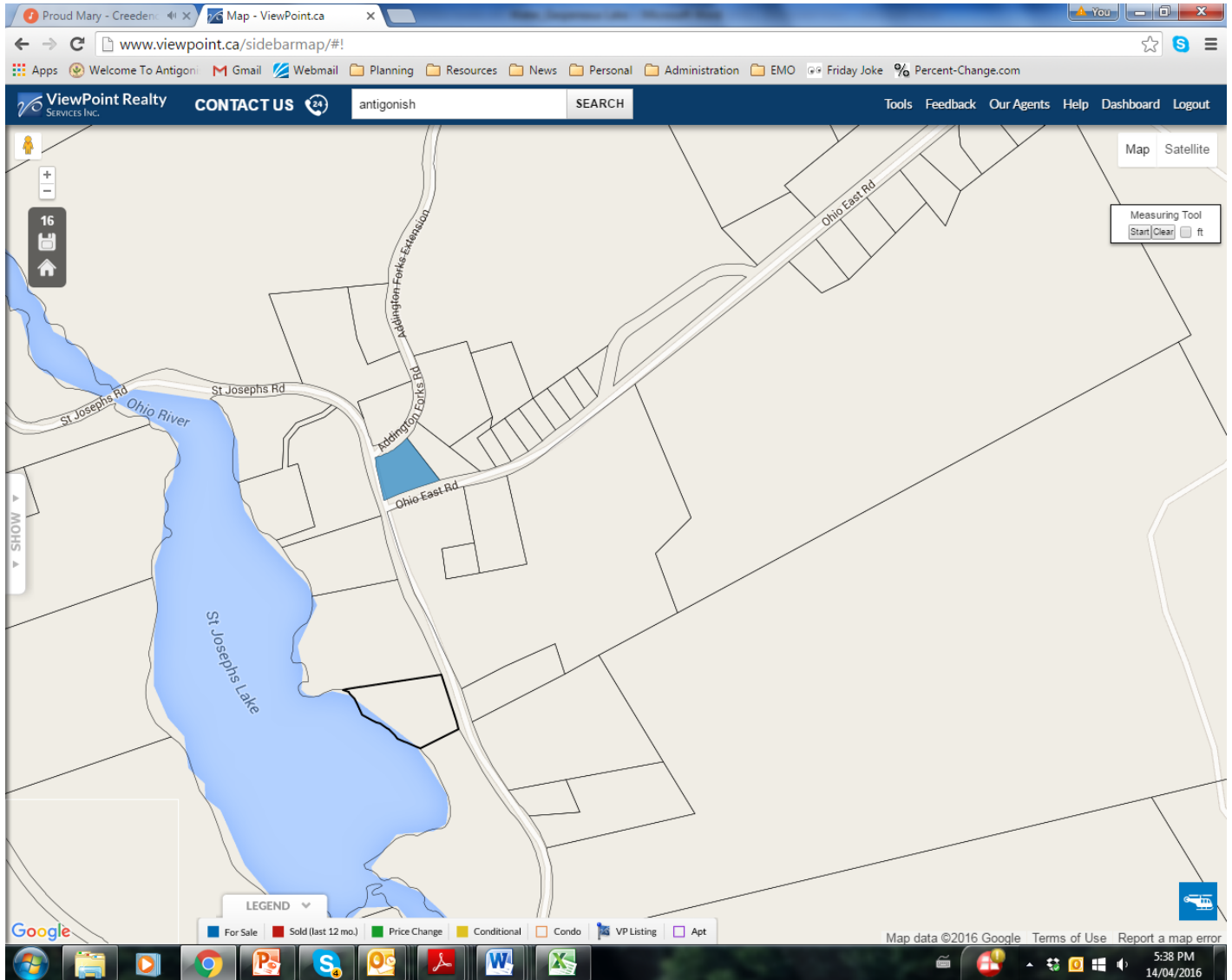
- Gaspereau Lake has Approx. 33 customers while LSR has approx 274 and the Fringe has approx. 1055.
- A system expansion would see a 6 inch main extended from the current water plant on Ohio East Rd south west to St. Joseph's Rd and both south along St. Joseph's Rd and north along Addington Forks Rd for a total of 2km.
- It would also require locating and drilling a new well, expansion of the existing plant and upgrading of the storage capacity.
- This project is subject to local improvement charges.
- The Municipality & URAB approved a water rates from 2015-2018. This project was not included. Therefore, this project would have to be financed outside the water utility if undertaken before the next rate application.
- Because the project value is in excess of \$250,000 it requires UARB approval.

2) Project Objectives / Deliverables

- Provide municipal water to residents currently on wells (approx.: 15).
- Potential for residential development in the newly serviced area. There are three larger tracks of land on the proposed service area (95 acres, 75 acres & 35 acres) and a number of smaller lots (3 – 12 acres).
- The initial creation of the Gaspereaux Lake water system resulted in residential development in the service area.
- Priority #8 of the ICSP speak to extending water services where appropriate.
- Gaspereau Lake as a stand-alone Utility will result in unsustainable rates and therefore it must be merged with a larger water system.
- If it remains with LSR the impact will be more significant than if it was merged with the fringe since there are a significantly large number of customers in the Fringe to subsidize the 33 customers in Gaspereau Lake.

| | |
|--|----|
| 3) Potential Number of Residents Served | 15 |
| 4) Number of Lots Serviced (Please attach map of proposed service area) | 31 |

| | | |
|--|------------|-----|
| 5) Is this project mandated by regulatory authorities? | | No |
| 6) Has a petition been received from residents? | Year: 2015 | Yes |
| Other Comments: | | |



MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Capital Investment Preliminary Assessment

| | | | |
|--|---|-----------------------------------|------------------------------------|
| Project Name North Grant Water Extension | District 2 | Department Public Works | Project Manager D. Myers |
| Initial Approval (mm / yyyy) | Estimated Completion Date (mm / yyyy) | | Life Expectancy (years) |

Proposed Budget

| Annual Gross Expenditure | Prev Year | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/2020 |
|--------------------------|--------------------|---------|---------|---------|---------|-----------|
| Operating | | | | | | |
| Capital | | | | | | |
| <i>Reserve</i> | | | | | | |
| <i>Gas Tax</i> | | | | | | |
| <i>Local Improvement</i> | | | | | | |
| <i>Other Government</i> | | | | | | |
| <i>Water Utility</i> | | | | | | |
| <i>Debt</i> | | | | | | |
| TOTAL | \$1,450,000 | | | | | |

1) Project Summary

- Extend the water line along Hwy 245 from the Wright's River to the North Grant Trailer Park (approx. 2.5km).
- This project is on the Municipality's infrastructure list.
- The residents along this proposed extension are currently served by wells.
- This project is subject to local improvement charges.
- Further engineering is required to investigate the potential need of a booster station near the Wright's River.

2) Project Objectives / Deliverables

- A petition to extend water to this area has been on file with the Municipality for a number of years.
- Water infrastructure may encourage future development. In addition to existing residential development there are a number of larger tracks of land on the proposed service area. Much is currently farmland.
- No proposals for development in this area have been provided to the Municipality.

3) Number of Residents Served

23

4) Number of Lots Serviced (Please attach map of proposed service area)

28

5) Is this project mandated by regulatory authorities?

No

6) Has a petition been received from residents?

Year:

Yes

Other Comments:

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SHOW

LEGEND

- For Sale
- Sold (last 12 mo.)
- Price Change
- Conditional
- Condo
- VP Listing
- Apt

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MUNICIPALITY OF THE COUNTY OF ANTIGONISH

Capital Investment Preliminary Assessment

| | | | |
|--|---|-----------------------------------|------------------------------------|
| Project Name North Grant Water Extension | District 2 | Department Public Works | Project Manager D. Myers |
| Initial Approval (mm / yyyy) | Estimated Completion Date (mm / yyyy) | | Life Expectancy (years) |

Proposed Budget

| Annual Gross Expenditure | Prev Year | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/2020 |
|--------------------------|--------------------|---------|---------|---------|---------|-----------|
| Operating | | | | | | |
| Capital | | | | | | |
| <i>Reserve</i> | | | | | | |
| <i>Gas Tax</i> | | | | | | |
| <i>Local Improvement</i> | | | | | | |
| <i>Other Government</i> | | | | | | |
| <i>Water Utility</i> | | | | | | |
| <i>Debt</i> | | | | | | |
| TOTAL | \$1,450,000 | | | | | |

1) Project Summary

- Extend the water line along Hwy 245 from the Wright's River to the North Grant Trailer Park (approx. 2.5km).
- This project is on the Municipality's infrastructure list.
- The residents along this proposed extension are currently served by wells.
- This project is subject to local improvement charges.
- Further engineering is required to investigate the potential need of a booster station near the Wright's River.

2) Project Objectives / Deliverables

- A petition to extend water to this area has been on file with the Municipality for a number of years.
- Water infrastructure may encourage future development. In addition to existing residential development there are a number of larger tracks of land on the proposed service area. Much is currently farmland.
- No proposals for development in this area have been provided to the Municipality.

3) Number of Residents Served

23

4) Number of Lots Serviced (Please attach map of proposed service area)

28

5) Is this project mandated by regulatory authorities?

No

6) Has a petition been received from residents?

Year:

Yes

Other Comments:

Season Of The Witch - x Map - ViewPoint.ca x 0.3048 meters - Google S x

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15

SHOW

LEGEND

- For Sale
- Sold (last 12 mo.)
- Price Change
- Conditional
- Condo
- VP Listing
- Apt

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MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Capital Investment Preliminary Assessment

| | | | |
|--|---|-----------------------------------|------------------------------------|
| Project Name North Grant Water Extension B | District 2 | Department Public Works | Project Manager D. Myers |
| Initial Approval (mm / yyyy) | Estimated Completion Date (mm / yyyy) | | Life Expectancy (years) |

Proposed Budget

| Annual Gross Expenditure | Prev Year | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/2020 |
|--------------------------|------------------|---------|---------|---------|---------|-----------|
| Operating | | | | | | |
| Capital | | | | | | |
| <i>Reserve</i> | | | | | | |
| <i>Gas Tax</i> | | | | | | |
| <i>Local Improvement</i> | | | | | | |
| <i>Other Government</i> | | | | | | |
| <i>Water Utility</i> | | | | | | |
| <i>Debt</i> | | | | | | |
| TOTAL | \$925,000 | | | | | |

1) Project Summary

- Extend the water line along Hwy 245 from the Wright's River to Lower North Grant Road (approx. 1.6km).
- This project is a variation of the larger North Grant Water project on the Municipality's infrastructure list.
- The residents along this proposed extension are currently served by wells.
- This project is subject to local improvement charges.
- Further engineering is required to investigate the potential need of a booster station near the Wright's River.

2) Project Objectives / Deliverables

- A petition to extend water to this area has been on file with the Municipality for a number of years.
- Water infrastructure may encourage future development. In addition to existing residential development there are a number of larger tracks of land on the proposed service area. Much is currently farmland.
- No proposals for development in this area have been provided to the Municipality.

3) Number of Residents Served

14

4) Number of Lots Serviced (Please attach map of proposed service area)

17

5) Is this project mandated by regulatory authorities?

No

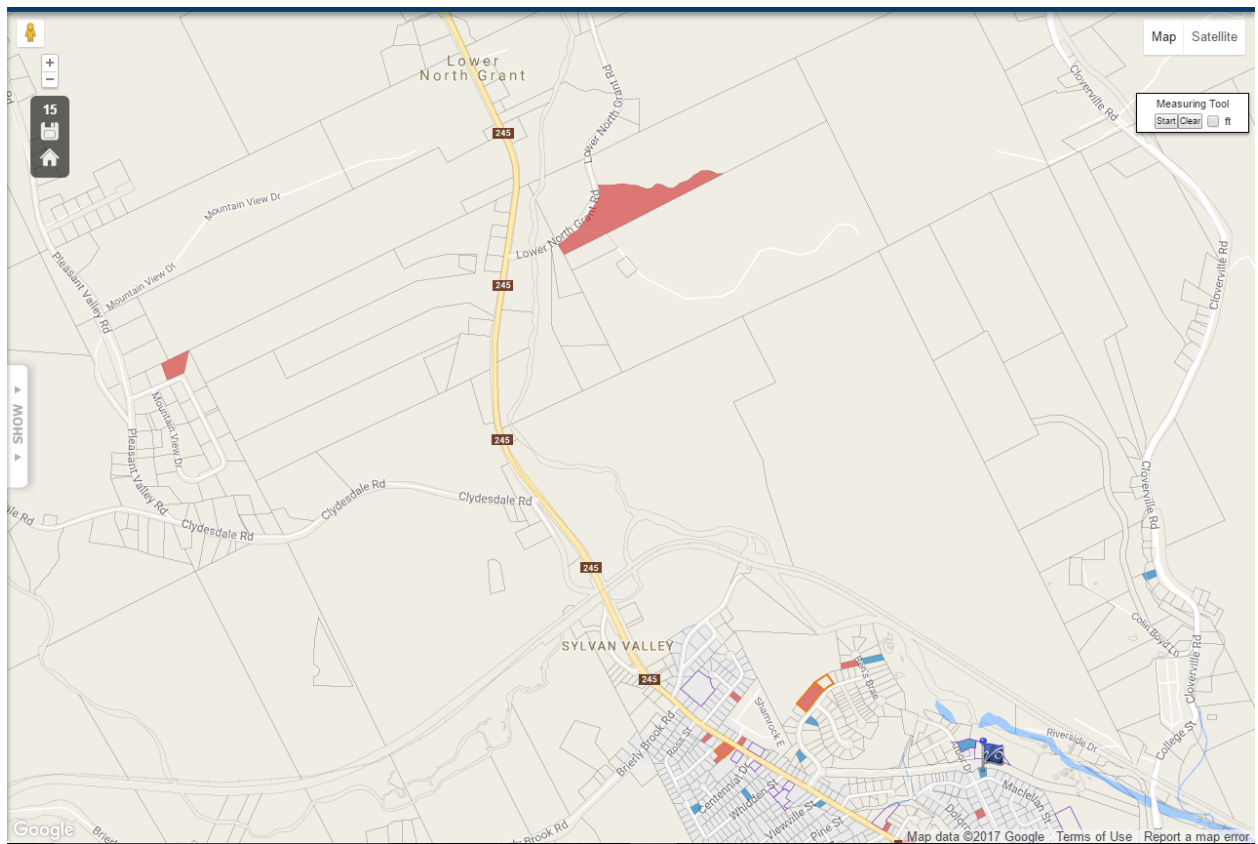
6) Has a petition been received from residents?

Year:

Yes

Other Comments:

Estimates are proportional to the larger North Grant water project – further analysis is required.



MUNICIPALITY OF THE COUNTY OF
ANTIGONISH

Capital Investment Preliminary Assessment

| | | | |
|--|---|-----------------------------------|------------------------------------|
| Project Name Somers Rd Water Extension | District 4 | Department Public Works | Project Manager D. Myers |
| Initial Approval (mm / yyyy) | Estimated Completion Date (mm / yyyy) | | Life Expectancy 25 |

Proposed Budget

| Annual Gross Expenditure | Prev Year | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/2020 |
|--------------------------|------------------|---------|---------|---------|---------|-----------|
| Operating | | | | | | |
| Capital | | | | | | |
| <i>Reserve</i> | | | | | | |
| <i>Gas Tax</i> | | | | | | |
| <i>Local Improvement</i> | | | | | | |
| <i>Other Government</i> | | | | | | |
| <i>Water Utility</i> | | | | | | |
| <i>Debt</i> | | | | | | |
| TOTAL | \$594,000 | | | | | |

1) Project Summary

- A water extension on Somers Rd would address the needs of existing residents who have complained of inadequate quality and volume of water.
- The Municipality & URAB approved a water rates from 2015-2018. This project was not included. Therefore, this project would have to be financed outside the water utility if undertaken before the next rate application.
- This project is subject to local improvement charges.
- Because the project value is in excess of \$250,000 it requires UARB approval.

2) Project Objectives / Deliverables

- Provide municipal water to residents currently on wells (approx.: 15).
- Potential for residential development in the newly serviced area. There are six larger tracks of land on the proposed service area and a number of smaller multi-acre lots.
- Priority #8 of the ICSP speak to extending water services where appropriate.
- Policy CS-1.1 of the Fringe Municipal Planning Strategy states: "It is the intention of Council to consider expansions to the existing sewer and water systems only to locations deemed advisable by Council and when a clear need is demonstrated.

| | |
|--|--------------------------|
| 3) Number of Residents Served | 15 |
| 4) Number of Lots Serviced (Please attach map of proposed service area) | 34 |
| 5) Is this project mandated by regulatory authorities? | No |
| 6) Has a petition been received from residents? | Year: 2013 Yes |
| Other Comments: | |

