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Item No. 15.1.1
Halifax Regional Council
May 27, 2025

TO: Mayor Fillmore and Members of Halifax Regional Council

FROM: Cathie O'Toole, Chief Administrative Officer

DATE: April 25, 2025

SUBJECT: 2025-26 Community Area Rate Amendment – Sackville Heights Community & Cultural Centre and Amendment to Administrative Order 2018-003-ADM, Respecting Private Road Maintenance

ORIGIN

April 8, 2025 Halifax Regional Council Item 6:

MOVED by Deputy Mayor Mancini, seconded by Councillor Gillis

THAT Budget Committee recommends that Halifax Regional Council direct the Chief Administrative Officer to:

1. Adopt the Resolution for Approval of Operating Budgets, Capital Plan and Tax Rates for Fiscal 2025/26 as set out in Schedule 1 of the staff report dated April 4, 2025.
2. Approve the attached Resolution to approve Area Rates and Uniform Charges for fiscal year 2025/26, as well as the Schedules of Area Tax Rates and Budgeted Revenues as set out in Schedule 2 of the staff report dated April 4, 2025; and
3. Adopt the amendments to Administrative Order 2018-003-ADM, Respecting Private Road Maintenance, as set out in Attachment F of the staff report dated April 4, 2025.

MOTION PUT AND PASSED.

EXECUTIVE SUMMARY

Community associations are responsible for managing community area rates and uniform charges that support a variety of local recreation and community-based initiatives. The value of tax rate is requested by the association annually.

This report makes recommendations regarding the requested tax rate proposed by the Sackville Heights Community & Cultural Centre, as well as a rate adjustment to Administrative Order 2018-003-ADM for the Sambro Head Lot Owners Association (SHLOA). The purpose is to correct a clerical error and ensure the rate reflects the amount formally requested by the Centre's Board and supported by the approved 2025-26 Business Plan.

RECOMMENDATIONS ON PAGE 2

RECOMMENDATION

It is recommended that Halifax Regional Council:

1. Amend the commercial area rate tax for Sackville Heights Community & Cultural Centre set by Halifax Regional Council on April 8, 2025 from 0.000 to 0.007 per hundred dollars of taxable assessment.
2. Adopt the amendments to Administrative Order 2018-003-ADM, the *Private Road Maintenance Cost Recovery* Administrative Order, as set out in Appendix A to this report.

BACKGROUND

The *Halifax Regional Municipality Charter* enables council to set area rates based on specific geographic boundaries. A rate is set for the geographic boundary and applied to all taxable properties within the boundary based on assessed values or a fixed rate.

The [2025/26 Budget and Business Plan](#) Reports were approved by Regional Council on April 8, 2025. Included in this report were the annual rates for the Sackville Heights Community & Cultural Centre. In this case, the applicable commercial area rate amount was set at 0.000.

This report also includes proposed amendments to Administrative Order 2018-003-ADM, *Respecting Private Road Maintenance*.

DISCUSSION

Area Rate Sackville Heights Community & Cultural Centre

An error was identified in the area rate listed for the Sackville Heights Community & Cultural Centre detailed in Appendix C.

The Board of Directors of the Sackville Heights Community & Cultural Centre had requested an area rate of 0.007 for residential, resource, and commercial properties—reduced from the 2024-25 rate of 0.010—which aligns with a budget of \$278,360 for 2025-26. This rate and budget were accurately reflected in the Area Rate Change Summary Report; however, Appendix C erroneously listed the area rate as 0.000.

A correction is required to reflect the intended and approved rate of 0.007, ensuring accurate tax collection and sufficient funding for the Centre's operations.

Halifax Regional Council already set the residential rate at 0.007 during budget, this correction brings the commercial rate in line with the residential rate.

Administrative Order Amendments

During the approval of the annual budget, as reflected in Appendix C, the Sambro Head Lot Owners Association (SHLOA) approved an increase of \$60 to their existing budget, resulting in a total of \$445.33. However, due to an input error, the amount was incorrectly entered in the Administrative Order adjustments as \$435.33.

It is hereby proposed that Administrative Order 2018-003-ADM be amended to reflect the approved budget amount for SHLOA.

FINANCIAL IMPLICATIONS

The recommended area tax rates are adequate to fund the existing services outlined in the respective area-rated service budgets. Their approval will have no net effect on the overall operating budget.

RISK CONSIDERATION

The issue could result in a shortfall of approximately \$26,500 in the Sackville Heights Community and Cultural Centre funding. SHLOA could face a similar shortfall in the amount of \$190.00.

COMMUNITY ENGAGEMENT

No community engagement was required.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications associated with this report.

ALTERNATIVES

That Halifax Regional Council:

1. Refuse the amendment to the Sackville Heights Community & Cultural Centre commercial area rate, however, since this was an error and not the direction from Sackville Heights Community & Cultural Centre, this is not recommended;
2. Refuse to amend Administrative Order 2018-003-ADM. As this was a clerical error, this is not recommended.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality Charter, SNS 2008, c 39:

Section 7A The purposes of the Municipality are to (a) provide good government; (b) provide services, facilities and other things that, in the opinion of the Council, are necessary or desirable for all or part of the Municipality; and (c) s. 11. develop and maintain safe and viable communities.

Section 35 (1), The Chief Administrative Officer shall
(b) ensure that an annual budget is prepared and presented to the Council

Section 79A

(1) Subject to subsections (2) to (4), the Municipality may only spend money for municipal purposes if

(a) the expenditure is included in the Municipality's operating budget or capital budget or is otherwise authorized by the Municipality

Section 96 (Area Rates and Uniform Charges)

(1) The Council may spend money in an area, or for the benefit of an area, for any purpose for which the Municipality may expend funds or borrow.

(2) The Council may recover annually from the area the amount required or as much of that

sum as the Council considers advisable to collect in any one fiscal year by an area rate of so much on the dollar on the assessed value of the taxable property or occupancy assessments in the area.

(3) The Council may provide:

(a) a subsidy for an area rate from the general rate in the amount or proportion approved by the Council;

(4) The Council may, in lieu of levying an area rate, levy a uniform charge on each (a) taxable property assessment; (b) dwelling unit, in the area."

ATTACHMENTS

Appendix A – Amendments to Administrative Order 2018-003-ADM

Appendix B – Showing Proposed Changed to Administrative Order 2018-003-ADM

Appendix C – Schedule C Amended

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Appendix A
(Amendments to Administrative Order)

HALIFAX REGIONAL MUNICIPALITY
ADMINISTRATIVE ORDER 2018-003-ADM
RESPECTING PRIVATE ROAD MAINTENANCE

BE IT RESOLVED by the Council of the Halifax Regional Municipality, that Administrative Order 2018-003-ADM, the *Private Road Maintenance Cost Recovery Administrative Order*, is amended as follows:

1. Amending Schedule 8 by:

(a) striking out the symbol, numbers and period “\$435.33” after the word “than” and before the word “annually” and replacing it with the symbol, numbers, and period “\$445.33” in section 1.

Done and passed this day of , 2025.

Mayor

Municipal Clerk

**HALIFAX REGIONAL MUNICIPALITY
ADMINISTRATIVE ORDER 2018-003-ADM
RESPECTING PRIVATE ROAD MAINTENANCE**

Schedule 8

1. A Uniform Charge for properties fronting or abutting in whole or in part on the private portion of Bald Rock Road, a private road located in the community of Bald Rock as identified on the map entitled Private Road Area Rate – Sambro Head Lot Owners Association Bald Rock Rd attached hereto, shall be a Uniform Charge of no more than ~~\$435.33~~ \$445.33 annually.
2. The Charges collected under this Schedule shall be used by the Sambro Head Lot Owners Association for the maintenance of the private portion of Bald Rock Road, including culverts, retaining walls, sidewalks, curbs and gutters that are associated with the roads. Road maintenance includes all work required to maintain the road in a serviceable condition year round and may include snow removal, grading, ditch and culvert and bridge repair and brush clearing.

Appendix C

	Residential and Resource Rate		Commercial Rate	Budget
Community Facilities & Services				
Frame Subdivision Homeowners' Association	\$ 45	Flat Rate	N/A	\$ 4,050
Glen Arbour Homeowners Association	\$ 65	Flat Rate	N/A	\$ 21,970
Haliburton Highbury Homeowners	-	0.023	N/A	\$ 68,690
Highland Park Ratepayers Association	-	0.005	N/A	\$ 13,660
Kingswood Ratepayers Association	\$ 50	Flat Rate	N/A	\$ 67,550
Maplewood	\$ -	Flat Rate	N/A	\$ -
Mineville Community Association	\$ 20	Flat Rate	N/A	\$ 11,280
Musquodoboit Harbour & Area Chamber of Commerce & Civic Affairs	-	0.005	N/A	\$ 18,050
Prospect Road and Area Recreation Association	-	0.012	N/A	\$ 140,850
Sackville Heights Community & Cultural Centre	-	0.007	0.007	\$ 278,360
Silversides Residents Association	\$ 100	Flat Rate	N/A	\$ 16,200
St Margaret's Village at Fox Hollow Homeowners Association	\$ 60	Flat Rate	N/A	\$ 6,180
Three Brooks Homeowners Association	\$ 60	Flat Rate	N/A	\$ 9,900
Waverley Community Association	\$ 35	Flat Rate	N/A	\$ 33,110
Westwood Hills Residents Association	\$ 50	Flat Rate	N/A	\$ 35,700
Whitehills	\$ -	Flat Rate	N/A	\$ -

	Residential and Resource Rate		Commercial Rate	Budget
Private Infrastructure				
Ketch Harbour Area Residents Association	\$ 66.67	Flat Rate	N/A	\$ 13,930
Grand Lake Oakfield Community Centre	-	0.021	N/A	\$ 38,360
LWF Ratepayers Association	-	0.030	N/A	\$ 286,160

	Residential and Resource Rate		Commercial Rate	Budget
Sidewalks				
Sheet Harbour & Area Streetscape Program	\$5/ \$15/ \$25	Tierd	\$5/ \$15/ \$25	\$ 43,820

	Residential and Resource Rate		Commercial Rate	Budget
Business Improvement Districts				
Downtown Dartmouth Business Commission	-	-	0.36	\$ 427,420
Downtown Halifax Business Commission	-	-	0.13	\$ 1,902,610
Main Street Dartmouth & Area Business Improvement Assoc	-	-	0.20	\$ 165,670
North End Business Association	-	-	0.18	\$ 320,390
Quinpool Road Mainstreet District Association	-	-	0.22	\$ 251,150
Sackville Business Association	-	-	0.17	\$ 284,430
Spring Garden Area Business Association	-	-	0.34	\$ 492,260
Spryfield & District Business Commission	-	-	0.32	\$ 160,400
Porters Lake	-	-	0.10	\$ 12,530

	Residential and Resource Rate		Commercial Rate	Budget
Private Road				
Black's Subdivision Ratepayer's Association	\$ 150	Flat Rate	N/A	\$ 4,500
BV Homeowners Society	\$ 600	Flat Rate	N/A	\$ 7,800
Cambrian's Cove Homeowners' Association	\$ 680	Flat Rate	N/A	\$ 45,560
Gill Cove Road Maintenance Homeowners Association	\$ 250	Flate Rate	N/A	\$ 4,500
Jenna Lane Home Owner's Association	\$ 750	Flat Rate	N/A	\$ 6,000
Kelly Point Lot Owners Association	\$ 900	Flat Rate	N/A	\$ 62,100
Mariner's Anchorage Resident's Association	\$ 300	Flat Rate	N/A	\$ 12,900
Petpeswick Drive Improvement Society	\$ 330	Flat Rate	N/A	\$ 6,270
Range Road Land Owner's Association	\$ 150	Flat Rate	N/A	\$ 3,750
Redoubt Head Homeowner's Association	\$ 500	Flat Rate	N/A	\$ 5,000
River Bend Rd & River Court Homeowner's Association	\$ 500	Flat Rate	N/A	\$ 15,000
Rutter Court Residents Association	\$ 450	Flat Rate	N/A	\$ 5,850
Sambro Head Lot Owner's Association: Bald Rock Rd	\$ 445	Flat Rate	N/A	\$ 6,680
St. Margaret's Bay Heights Subdivision	\$ 340	Flat Rate	N/A	\$ 14,620
St. Margaret's Village Community Association	\$ 450	Flat Rate	N/A	\$ 105,300
Shag End Lot Owner's Association	\$ 900	Flat Rate	N/A	\$ 94,500
Shiloh and Karla Drive Road Association	\$ 700	Flat Rate	N/A	\$ 11,200
South West Grand Lake Property Owner's Association	\$350/ \$450/ \$600/ \$750	Tierd	\$350/ \$450/ \$600/ \$750	\$ 59,250
Three Brooks Homeowner's Association	\$ 750	Flat Rate	N/A	\$ 74,250