

# MUNICIPALITY OF THE COUNTY OF KINGS



**For By-Law information contact the Municipal Clerk**

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## BY-LAW # 93

### PRIVATE ROAD MAINTENANCE CHARGE BY-LAW

#### **Policy Statement**

Private road maintenance will ensure the safety and long-term serviceability of roads shared by private land-owners. Road maintenance includes all work required to maintain the road in a serviceable condition year round. The Municipality will consider entering into an agreement with a community organization to provide a means for collecting charges for the maintenance of private roads.

#### **1.0 Definitions**

**Administration Fee:** means an administration fee of 4% which shall be charged by the Municipality to offset the costs involved in billing, collecting and administering the private road maintenance charge.

**Applicant:** means a community organization incorporated pursuant to the Societies Act, R.S.N.S., c.435, which submits an application for a private road maintenance charge.

**Municipality:** means Municipality of the County of Kings

**Owner:** means an owner of land as defined in the Municipal Government Act.

**Private road:** means a road that is not public and requires maintenance to ensure continuing safe access for residents and emergency vehicles.

**Resident Owner:** means an Owner who is not a Seasonal Owner.

**Seasonal Owner:** means an Owner who lives in a secondary residence not intended for year round occupancy nor occupied for greater than six months per year.

#### **2.0 Authority**

2.0 Pursuant to section 81 of the *Municipal Government Act*, the Municipality has the authority to impose, fix and provide methods for the enforcement of charges for the purpose of maintaining private roads, curbs, sidewalks, gutters, bridges, culverts, and retaining walls that are associated with private roads, where the cost is incurred under an agreement between the Municipality and an Applicant.

#### **3.0 Private Road Maintenance Charge Application**

3.1 An Application for the establishment or continuation of a private road maintenance charge shall be submitted to the Municipal Director of Corporate Services by an Applicant.

3.2 The Application for the establishment of a charge shall:

- I. Provide evidence of the Applicant's good standing under the *Societies Act*.
- II. Define the area to which the charge is to apply with sufficient clarity to allow for proper implementation of the charge for billing purposes.
- III. Include a budget in support of the charge, including the Administration Fee, and also include the Applicant's financial statements for its preceding fiscal year.
- IV. The method of calculating the charge, which may include different charges for seasonal use of lots as opposed to year-round use of lots, and different charges for lots with and without a residence located on them, and different charges for different types of uses of lots.
- V. Be submitted prior to May 1<sup>st</sup> of the fiscal year to which the charge applies.
- VI. Be accompanied by an agreement to perform the maintenance, in the form approved by the Municipality, and executed by the Applicant.

3.3 Public Meeting

3.3.1 Prior to the submission of an Application, an Applicant shall call a public meeting of all Owners of land which may be subject to the private road maintenance charge. This meeting must be held prior to March 1<sup>st</sup> in each year.

3.3.2 Notice of said meeting shall be posted in no fewer than 5 conspicuous places in the area to which the charge is to be applied, no less than 14 days prior to the meeting. Notice of the meeting will also be made through direct mail to all Owners of land which may be subject to the private road maintenance charge.

The notice shall contain:

- I. The date, time and location of the public meeting
- II. The name of the Applicant
- III. The charge requested in the Application
- IV. The area to which the charge applies
- V. That the Owners are entitled to a vote (limited to one vote per lot)
- VI. The methods of voting

3.3.3 Notice to an Owner who does not live year-round on a lot, or to multiple Owners of one lot, shall be sent by post to the address used for the Property Tax Bill.

3.3.4 The public meeting will be conducted by the Applicant. The Applicant will keep a register of Owners, recording Owners' names and addresses and lots owned by the Owners within the area to which the charge will apply.

- 3.3.5 The Applicant will make a presentation to the meeting, which will outline the reasons for and purposes of a private road maintenance charge and the amount of and the method of calculating the suggested charge, and present a budget.
- 3.3.6 Following the Applicant's presentation to the meeting, support for the charge shall be determined by majority vote of the Owners present at the meeting. Proxy voting, telephone voting, and electronic voting or other reasonable means of voting as determined by the meeting will be allowed for those Owners unable to attend the meeting in person. Each Owner shall have one vote for each lot they own, limited to one vote per lot if there are multiple Owners of one lot.

#### **4.0 Annual Application**

- 4.1 Applications must be submitted annually if an Applicant wants a charge to continue into the next fiscal year of the Municipality. Charges are not automatically renewed.

#### **5.0 Responsibility of the Municipality**

- 5.1 The Municipality limits its involvement in the private road maintenance to the administration of the charge. The Municipality will not provide engineering advice or technical assistance for the private road maintenance. The Director of Corporate Services is authorized to execute an agreement entered into with an Applicant for the maintenance of private roads.

#### **6.0 Private Road Maintenance Charges**

- 6.1 Every Owner of land which is located within a private road maintenance area described in Schedule "A" attached to and forming part of this Bylaw shall pay the private road maintenance charge applicable to said area as set out in Schedule "A".
- 6.2 All charges under this By-law shall be due and payable from the date they are assessed.
- 6.3 The Director of Corporate Services shall notify Owners liable for the charge of the charge and the account payable by either mailing notice by regular post to the last known address of such Owners or by posting it on the property in respect of which the charge is levied.
- 6.4 All charges remaining unpaid for more than thirty days subsequent to being due and payable shall bear interest at the same rate as charged by the Municipality for unpaid rates and taxes.
- 6.5 All charges and interest thereon shall be a first lien on the property in respect of which such is payable.

#### **7.0 Effect**

This Bylaw shall take effect upon publication.

SCHEDULE ASchedule of Charges

- 1) The Tupper Lake Road Maintenance Area is defined as all properties on Lakeside Drive, Point Drive, Lake Drive Welton Court and properties on the Tupper Lake Road between Welton Court and Lakeside Drive. The Municipality will:
  - (a) Transfer to the Tupper Lake Property Owners Association and charges to the area as defined as Tupper Lake District the sum of \$19, 000 being the amount requested by the residents at a public meeting held on August 26<sup>th</sup>, 2007.
  - (b) Approve the levying of charges for the year ended March 31, 2009 on each dwelling unit as follows:
    - a. Seasonal residents \$175.00
    - b. Permanent residents \$ 475.00
- 2) That the Murphy Lake Road Maintenance Area is defined as all properties on Murphy Lake Road. The Municipality will:
  - (a) Transfer to the Murphy Lake Property Owners Association and charges to the area defined as Murphy Lake District the sum of \$4, 375 being the amount requested by the residents at a public meeting held on February 20<sup>th</sup> 2008.
  - (b) Approve the levying of charges for the year ended March 31, 2009 as follows
    - a. Seasonal residents \$350.00
    - b. Permanent residents \$475.00
- 3) The Aylescott Village Road Maintenance Area is defined as all properties located at Aykesford Lake on Yatch Club Road, Maple Drive, Sunrise Trail, Village Road, Loon Lane, Hilltop Lane, Aspen Drive, plus properties identified as PIDs 55177414 and 5519406. The Municipality will:
  - (a) Aylescott Village Lot Owners District the sum of \$ 3, 675 being the amount requested by the residents at a public meeting held on December 6<sup>th</sup> 2007.
  - (b) Approve the levying of charges for the year ended March 31<sup>st</sup> 2009 as follows:
    - a. Lot with dwelling \$75.00
    - b. Vacant Lot \$25.00
- 4) The North Lake Paul Road Maintenance Area is defined as all properties on North Lake Paul Road, Serenity Lane, and Raven Crest Road. The North Lake Paul Road Lot Owners Association road maintenance charge be established as follows:
  - (a) Transfer to the North Lake Paul Road Owners Association and charges to the amount defined as North Lake Paul Road District the sum of \$2,900 being the amount requested by residents at a public meeting held on February 19 2008.

- (b) Approve the levying of a charge for the year ended March 31, 2009 as follows:  
\$100.00 per lot owner.
  
- 5) The Armstrong Lake Road Maintenance Area is defined as being lots number 2 thru 68 situated on Lakecrest Drive and Birth Point Road in Armstrong Village at Armstrong lake, plus five additional properties whose boundaries border on or in Armstrong Lake and whose owners use the common right of way connecting Lakecrest Drive to the public road known as Lakeview Road. The Municipality will:
  - (a) Transfer to the Armstrong Lake Road Owners Association and charges to the amount defined as Armstrong Lake District the sum of \$8, 325 being the amount requested by residents at a public meeting held on August 11, 2007.
  
  - (b) Approve the levying of a charge for the year ended March 31, 2009 as follows:
    - a. Lot with dwelling           \$150.00
    - b. Vacant Lot                   \$ 37.50

History of this By-law

Enacted - February 4, 2009