

To: Town Council
Chief Administrative Officer

Submitted by: Meaghan Barkhouse, Director of Corporate Services

Date: Wednesday, February 16, 2022

Subject: Curbs, Gutter and Sidewalk By-law

In 1977 the Town of Antigonish implemented the Curbs, Gutter and Sidewalk By-law. This by-law was created to help decrease the Town cost burden of installing new curb, gutter, or sidewalk on any street in the Town by cost-sharing 50% of the installation and construction costs with owners of properties that front the improved street. The by-law allows Council the ability to decide if the entire installation fee will be paid fully by general revenue (Section 8).

There are three residents that currently have outstanding Curb, Gutter or Sidewalk levies. These charges are related to work completed on Gillis Way and Keltic Park Court, with a total of \$2,345.18 outstanding. The original billings occurred prior to the implementation of the new financial software (2012). As per the by-law, a lien is placed on the property if the invoice was not paid by the original due date so the outstanding charges will be paid when the property is sold (Section 5). (The current charges to the three property owners will still be payable Town.)

There have been no new Curb, Gutter or Sidewalk levies charged within the recent Corporate Service documentation.

In comparable municipalities, the Towns of Amherst and Yarmouth have a "Local Improvement By-law" with an intent similar to the Town's Curb, Gutter and Sidewalk By-law but it is a mechanism for property owners to petition their Councils for the installation of such services and 100% of costs are levied to the property owners. The Town of Kentville "Curb and Sidewalk Charge By-law" is for developers creating new streets and if their Council deems that curb and sidewalks are required, the total costs are shared among the property owners with the corresponding street frontage. The Towns of Bridgewater or Wolfville did not have any similar by-laws available on their Town websites.

The Town has extensive curb on the majority of all streets with the exception of Adam Street, Chestnut Street, and a section of Arbor Drive. For arterial and collector roads, they all have curb and sidewalk on at least one side of the street. This would not have been the situation when the by-law was developed in 1977.

Recommendation: With the Town's current infrastructure, Corporate Services recommends that Town Council give First Reading to amend the Repeals Bylaw to include the existing Curb, Gutter and Sidewalk by-law.