



Subject: *Streetlight Policy*
To: Corporate & Residential Services Committee
Date Prepared: April 26, 2023
Related Motions: n/a
Prepared by: Nathan Hoffmann, Policy Analyst
Approved by: Adam Clarkson, Director Corporate Services

Summary

The 'Streetlight Policy' is being reviewed as part of Councils Policy Review Program. The following changes are being recommended:

- Minor updates to language;
- Clarification of when the Municipality will take over streetlights on private roads;
- Developers are responsible to coordinate the installation of streetlights;
- Requirement for all new developments in the Mount Uniacke Growth Management Area (GMA) to have streetlights; and
- Updates to the 'Streetlight Service Area Map'.

Financial Impact Statement

Adoption of the proposed changes to the 'Streetlight Policy' will result in the expansion of the Streetlight Service area in Shubenacadie and the expansion of the Streetlight Serviced Area to new developments in the Mount Uniacke Growth Management Area.

Recommendation

That the Corporate & Residential Services Committee recommend to Council to approve the proposed changes to the 'Streetlight Policy'.

Recommended Motion

Regular Meeting of Council (Policy & In-Camera) - May 9, 2023

Move that the Corporate & Residential Services Committee recommends to Council that Council give notice of intent to approve the 'Streetlight Policy' as attached to the Executive Committee agenda dated May 9, 2023.

Regular Meeting of Council - May 17, 2023

Move that the Corporate & Residential Services Committee recommends to Council that Council approve the 'Streetlight Policy' as attached to the Executive Committee agenda dated May 9, 2023.

Background

The 'Streetlight Policy' is being reviewed as part of the Municipality of East Hants' (the 'Municipality') Policy Review Program. The Policy describes the Municipality's budgeting, financing, installation, and operation guidelines for streetlights as well as the criteria to assess installation of new Municipally owned streetlights.

This Policy was created in 2011 and last updated in March of 2022. Previous versions of the Policy have made few substantial changes, with only minor updates to the Streetlight Serviced Area Map.

Meetings were held with the following staff members to inform this Policy Review:

- Chief Administrative Officer;
- Director of Finance;
- Manager of Finance;
- Director of Planning;
- Project Planner;
- Director of Infrastructure and Operations;
- Manager of Roads and Engineering;
- Project Engineer; and
- Supervisor Roads Operations.

Discussion

As part of this review, staff are recommending the following changes:

- Minor updates to language;
- Clarification of when the Municipality will take over streetlights on private roads;
- Developers are responsible to coordinate the installation of streetlights;
- Requirement for all new developments in the Mount Uniacke Growth Management Area (GMA) to have streetlights; and
- Updates to the 'Streetlight Service Area Map'.

Private Road Streetlights

Section 1.10 of the Policy has been amended to clarify that the Municipality will only pay to replace streetlights on private roads within the Streetlight Serviced Area. This clarification does not change current practice, but will provide clarity to private road owners on the specific criteria of when the Municipality will pay to replace streetlights.

Developer Installation of Streetlights

Section 1.2 and Schedule B of this Policy have been amended so that developers and Private Road owners are required to coordinate and pay for the installation of Municipally-approved streetlights as well as all associated infrastructure. This proposed change is a departure from current Municipal practice, in which Developers may pay the Municipality to install streetlights on their behalf.

Under current practice, the Municipality may coordinate the installation of streetlights on behalf of developers with Nova Scotia Power. Consequently, the Municipality is subject to Nova Scotia Power's staffing levels and project prioritization for these streetlights. Previous streetlight installations with Nova Scotia Power have resulted in significant time delays, added costs, and loss of staff time in managing the project. Importantly, being subject to Nova Scotia Power's availability also reflects poorly on the Municipality's customer service standards to both Developers and the public. Project delays by Nova Scotia Power are often pinned to the Municipality when it is not at fault.

Additionally, this practice is a significant drain on staff time. Coordinating with Nova Scotia Power, site visits, and the internal processes to install streetlights on behalf of developers reduce the ability of staff to respond to other key infrastructure projects and initiatives.

The proposed Policy change will require Developers and private road owners to coordinate the installation of streetlights and all ancillary hardware directly with Nova Scotia Power, rather than paying the Municipality to manage the streetlights independently of the poles and ancillary hardware.

Mount Uniacke Growth Management Area Streetlights

Section 2.3 has been added to this Policy requiring all new Municipal roads in the Mount Uniacke GMA to have streetlights installed in accordance with Municipal Standards. This proposed change will require developers to install streetlights in the GMA as part of their developments.

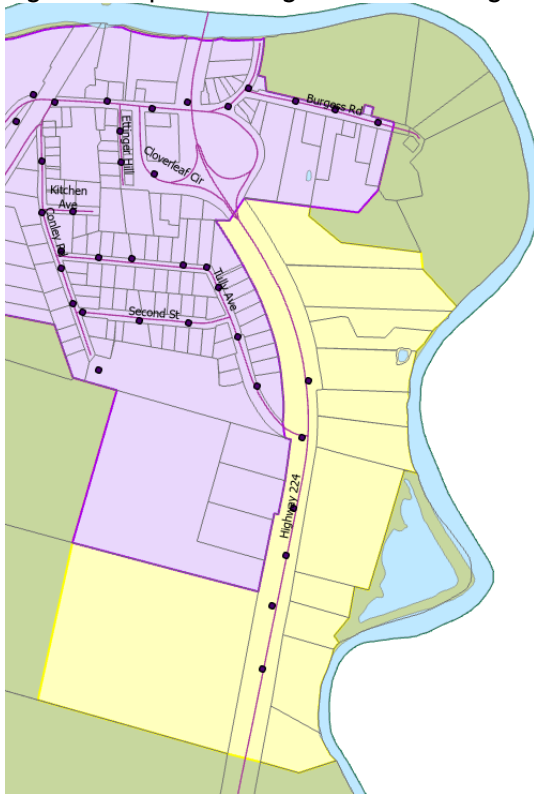
As a result of this change, new Developments within the GMA will be added to the Streetlight Serviced Area and an area rate to pay for the maintenance of streetlights will be added to their Municipal tax bills.

Developer interest in the Mount Uniacke GMA has resulted in new growth. As the GMA suburbanizes a new level of service is expected from residents who move into the area. Streetlights are one of these amenities that new residents may expect. Streetlights help to improve visibility, reduce conflicts between pedestrians and vehicles, help to aid in navigation, and streetlights help to make people feel safe and may reduce crime.

Update to the Streetlight Service Area Map

Schedule A of the Policy outlines all the Streetlight Serviced Areas in the Municipality. This Policy proposes adding a small area within Shubenacadie along Highway 224 to the Streetlight Serviced Area. Figure 1 outlines this proposed change, with the new properties included in the Serviced Area highlighted in yellow.

Figure 1 Proposed change to the Streetlight Service Area in Shubenacadie



This area is already serviced by streetlights, but it is excluded from the area rate. This proposed addition is being made as residents have requested an additional streetlight along Highway 224, but the request was not granted as the properties are outside of the Streetlight Service Area.

STRATEGIC ALIGNMENT

These proposed changes align with the Municipality's Key Strategies of Sustainable Infrastructure, Corporate Excellence, and Strong Community.

FINANCIAL CONSIDERATIONS

The creation of new Streetlight Serviced Areas will increase the costs of Municipal streetlight maintenance. The increased costs will be offset by the Local Improvement Charges applied to properties within the Streetlight Serviced Area.

Alternatives

There are three (3) Alternatives to the Policy as proposed:

Retain Streetlight Installation

Committee may choose to recommend that the Municipality continue to coordinate the installation of power poles, streetlights, and ancillary hardware on behalf of developers.

Not Require Streetlights in New Mount Uniacke Developments

Committee may choose to recommend that new Subdivisions not be added to the Mount Uniacke Streetlight Serviced Area Rate.

Other Direction of Committee

Committee may recommend any other amendments to this Policy as appropriate.

Attachments

DRAFT Streetlight Policy

DRAFT Streetlight Policy with Markup