

**WEST HANTS REGIONAL MUNICIPALITY**  
**Special Council (Budget) Meeting Agenda**  
**June 2, 2022 - 6:00 p.m.**  
**Virtual via Zoom**  
**(also FB Livestream)**

Agenda is subject to change due to additions that may not be able to be reflected until after the meeting.

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**West Hants**  
something inspiring awaits

1. Call to Order
2. Attendance
3. Announcements
4. Approval of the Agenda, including additions or deletions
5. Declaration(s) of Conflict of Interest
6. Budget Committee of the Whole Excerpts (April 18, 2022)
  - a) Custom Page Media and Consulting Inc Contract
7. Budget Committee of the Whole Excerpts (May 26, 2022)
  - a) 2022-2023 Operation Budget
  - b) 2022-2023 West Hants Water Utility Operating Budget
  - c) 2022-2023 Windsor Water Utility Operating Budget
  - d) 2022-2023 Capital Budget
  - e) 2022-2023 Reserves Budget
  - f) Blomidon View Residents Association Uniform Charge 2022-2023
  - g) Chalet Hamlet Property Owners Association Uniform Charge 2022-2023
  - h) Chateau Village Property Owners Association Uniform Charge 2022-2023
  - i) Falls Lake West Owners Association Uniform Charge 2022-2023
  - j) North Canoe Lake Cottage Owners Association Uniform Charge 2022-2023
  - k) Innes Lane Road Association Uniform Charge 2022-2023
  - l) Annual Tax Exemption Property listing 2022-2023
  - m) Hantsport Memorial Community Centre Area Rate Charge 2022-2023
  - n) 2022-2023 Taxation Resolution
8. Next Meeting Date / Adjournment

**WEST HANTS REGIONAL MUNICIPALITY**  
**Special Council Meeting Agenda**  
**June 2, 2022 – 6:00 p.m.**  
**Virtual via Zoom (also FB Livestream)**



1. Call to Order – Deputy Mayor P. Morton called the meeting to order at 6:00pm.
2. Attendance

Council:

Abraham Zebian, Mayor  
Rupert Jannasch, Councillor, District 1  
Scott McLean, Councillor, District 2  
Mark McLean, Councillor, District 3  
Jeff Hartt, Councillor, District 4  
Debbie Francis, Councillor District 5

Paul Morton, Deputy Mayor, District 8  
Bob Morton, Councillor, District 6  
Ed Sherman, Councillor, District 7  
Laurie Murley, Councillor, District 10  
Jim Ivey, Councillor, District 11

Regrets:

John Smith, Councillor, District 9

Staff & Guests:

Mark Phillips, Chief Administrative Officer  
Madelyn LeMay, Dir. Planning and  
Development  
Deanna Snair, Municipal Clerk

Carlee Rochon, Dir. Financial Services  
Todd Richard, Dir. Public Works  
Kathy Kehoe, Dir. Community Development

Regrets:

Shelleena Thornton, Municipal Operations Supervisor

3. Announcements
  - Acknowledgement by Mayor Zebian that we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People and that this land is governed by the treaties of Peace and Friendship signed in 1726. West Hants Regional Municipality also recognizes that we are all treaty people and have responsibilities to each other and this land.
  - First Farmers Market at the exhibition grounds is tonight from 4-7 p.m. and will be every Thursday.
  - First Avon Farmers Community Market at Victoria Park in Windsor will be this Sunday from 10-2 p.m. They are celebrating their 5<sup>th</sup> year, drop by for some cake and show your support.
  - The Hants Community Hospital Foundation 25<sup>th</sup> anniversary for “Golf Fore Hope tournament” is being held on July 7, 2022. Interested parties looking to compete as a team or donate can contact Councillor Francis or Lorraine Purcell.
4. Approval of the Agenda

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLORS FRANCIS THAT THE AGENDA BE APPROVED. MOTION CARRIED.**

5. Declaration(s) of Conflict of Interest- None

6. Budget Committee of the Whole Excerpts (April 18, 2022)

a) Custom Page Media and Consulting Inc Contract

Discussion Points:

- This item is not normally part of the budget process as it is included in the operating budget.

**MOVED BY COUNCILLOR FRANCIS AND DEPUTY MAYOR P. MORTON THAT COUNCIL APPROVES THE RENEWAL FIVE YEAR INFORMATION TECHNOLOGY SERVICES CONTRACT WITH CUSTOM PAGE MEDIA AND CONSULTING INC, ENDING MARCH 31, 2027, AS PRESENTED IN THE 2022/23 BUDGET PRESENTATIONS ON APRIL 19, 2022. MOTION CARRIED**

7. Budget Committee of the Whole Excerpts (May 26, 2022)

Discussion Points:

- Councillor Ivey reiterated the objection/stance he has taken by with respects to the budget. (Revenue source/growth is a direct result of the deed transfer tax pertaining to increased residential home assessments. The expense rates are also increasing in line with the revenue lines. This is not a sustainable. There is more reductions that can be reviewed within the expense side of the budget.
- Councillor Hartt voiced he could not support the proposed the budget.

a) 2022-2023 Operating Budget

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT COUNCIL APPROVE THE 2022-2023 OPERATING BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON MAY 26, 2022, OUTLINING TOTAL GENERAL RATED EXPENSES AND TRANSFERS OF \$16,188,296, TOTAL AREA RATED EXPENSES AND TRANSFERS FOR THE COMMUNITY OF WEST HANTS OF \$7,578,413, TOTAL AREA RATED EXPENSES AND TRANSFERS FROM THE COMMUNITY OF HANTSPORT OF \$696,429, AND TOTAL AREA RATED EXPENSES AND TRANSFERS FOR THE COMMUNITY OF WINDSOR OF \$4,307,288. MOTION CARRIED.**

Nays: Ivey, Hartt, S. McLean, M. McLean

b) 2022-2023 West Hants Water Utility Operating Budget

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT COUNCIL APPROVE THE 2022-2023 WEST HANTS WATER UTILITY OPERATING BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON APRIL 13, 2022, IN THE AMOUNT OF \$2,559,598. MOTION CARRIED.**

Nays: Ivey, Hartt, S. McLean, M. McLean

- c) 2022-2023 Windsor Water Utility Operating Budget  
**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT COUNCIL APPROVE THE 2022-2023 WINDSOR WATER UTILITY OPERATING BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON MAY 11, 2022, IN THE AMOUNT OF \$2,006,168. MOTION CARRIED.** Nays: Ivey, Hartt, S. McLean, M. McLean
- d) 2022-2023 Capital Budget  
**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT COUNCIL APPROVE THE 2022-2023 CAPITAL BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON MAY 26, 2022, IN THE AMOUNT OF \$17,614,640. MOTION CARRIED.** Nays: Ivey, Hartt, S. McLean, M. McLean
- e) 2022-2023 Reserve Budget  
**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT COUNCIL APPROVE THE 2022-2023 RESERVE BUDGET AS PRESENTED TO COMMITTEE OF THE WHOLE ON MAY 26, 2022. MOTION CARRIED.** Nays; Ivey, Hartt, S. McLean, M. McLean
- f) Blomidon View Residents Association Uniform Charge 2022-2023  
**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$105.00 PER SHARE BASED ON AN UNDEVELOPED LOT, \$420.00 PER SHARE BASED ON A DEVELOPED LOT, AND \$210.00 PER SHARE BASED ON A SEASONAL DWELLING LOT FOR THE YEAR ENDING MARCH 31, 2023, FOR A TOTAL COLLECTION OF \$3,255.00, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE BLOMIDON VIEW RESIDENTS ASSOCIATION. MOTION CARRIED**
- g) Chalet Hamlet Property Owners Association Uniform Charge 2022-2023  
**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$451.95 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING MARCH 31, 2023, FOR A TOTAL COLLECTION OF \$91,293.90, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST LESS SHALL BE FORWARDED TO THE CHALET HAMLET PROPERTY OWNERS ASSOCIATION. MOTION CARRIED**

- h) Chateau Village Property Owners Association Uniform Charge 2022-2023  
**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR FRANCIS THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$504.50 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING MARCH 31, 2023, FOR A TOTAL COLLECTION OF \$66,089.50, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST LESS SHALL BE FORWARDED TO THE CHATEAU VILLAGE PROPERTY OWNERS ASSOCIATION. MOTION CARRIED**
- i) Falls Lake West Owners Association Uniform Charge 2022-2023  
**MOVED BY COUNCILLOR FRANCIS AND DEPUTY MAYOR P. MORTON THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$310.50 (INCLUSIVE OF HST) PER MEMBER FOR THE YEAR ENDING MARCH 31, 2023, FOR TOTAL COLLECTION OF \$36,949.50 AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE FALLS LAKE WEST OWNERS ASSOCIATION. MOTION CARRIED**
- j) North Canoe Lake Cottage Owners Association Uniform Charge 2022-2023  
**MOVED BY COUNCILLOR FRANCIS AND DEPUTY MAYOR P. MORTON THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$54.70 EACH FOR 10 PROPERTIES BEFORE THE BRIDGE ON CANOE LAKE COVE ROAD AND \$218.61 EACH FOR 34 PROPERTIES BEYOND THE BRIDGE ON THE SAME ROAD FOR THE YEAR ENDING MARCH 31, 2023, FOR A TOTAL COLLECTION OF \$7,979.74, AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE NORTH CANOE LAKE COTTAGE OWNERS ASSOCIATION. MOTION CARRIED**
- k) Innes Lane Road Association Uniform Charge 2022-2023  
**MOVED BY COUNCILLOR FRANCIS AND DEPUTY MAYOR P. MORTON THAT BE IT RESOLVED THAT PURSUANT TO SECTION 81 OF THE MUNICIPAL GOVERNMENT ACT, THE COUNCIL OF THE WEST HANTS REGIONAL MUNICIPALITY AUTHORIZES THE LEVYING AND COLLECTION, FOR**

**PURPOSES OF PRIVATE ROAD MAINTENANCE, A UNIFORM CHARGE OF \$250.00 PER PROPERTY FOR THE YEAR ENDING MARCH 31, 2023, FOR TOTAL COLLECTION OF \$5,750.00 AND SUCH AMOUNT COLLECTED LESS \$5 PER LOT ADMINISTRATION FEE PLUS HST SHALL BE FORWARDED TO THE INNES LANE ROAD ASSOCIATION. MOTION CARRIED**

l) Annual Tax Exemption Property Listing 2022-2023

**MOVED BY COUNCILLOR FRANCIS AND DEPUTY MAYOR P. MORTON THAT COUNCIL BE IT RESOLVED THAT SCHEDULES A, B, AND C OF THE ANNUAL TAX EXEMPTION PROPERTY LISTING FOR FISCAL YEAR 2022-2023 BE APPROVED AS PRESENTED. MOTION CARRIED**

m) Hantsport Memorial Community Centre (HMCC) Area Rate Charge 2022-2023

**MOVED BY COUNCILLOR FRANCIS AND DEPUTY MAYOR P. MORTON THAT BE IT RESOLVED THAT COUNCIL SUPPORT THE AREA RATE FOR THE HANTSPORT MEMORIAL COMMUNITY CENTRE (HMCC) IN THE FOLLOWING AMOUNTS: RESIDENTIAL - \$0.0814 PER \$100 OF TAXABLE ASSESSMENT AND COMMERCIAL - \$0.2556 PER \$100 OF TAXABLE ASSESSMENT FOR A COMBINED TOTAL OF \$90,349, FOR FISCAL YEAR APRIL 1, 2022 TO MARCH 31, 2023. MOTION CARRIED. Nays: S. McLean**

n) 2022-2023 Taxation Resolution

**MOVED BY COUNCILLOR FRANCIS AND DEPUTY MAYOR P. MORTON THAT BE IT RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR THE LAWFUL PURPOSES OF THE WEST HANTS REGIONAL MUNICIPALITY FOR THE YEAR 2022-2023 AFTER CREDITING THE PROBABLE REVENUE FROM ALL SOURCES OTHER THAN THE GENERAL RATES FOR THE YEAR AND MAKING THE ALLOWANCE FOR THE ABATEMENT AND LOSSES THAT MAY OCCUR IN THE COLLECTION OF TAXES AND TAXES FOR THE CURRENT YEAR THAT MAY NOT BE COLLECTED OR COLLECTABLE IS \$16,188,296 AND THIS COUNCIL HEREBY AUTHORIZES THE LEVYING AND COLLECTION OF A GENERAL TAX RATE OF NINETY-EIGHT CENTS (\$0.98) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSED VALUE OF COMMERCIAL PROPERTY AND THE ASSESSED VALUE OF RESIDENTIAL PROPERTY AND GENERAL RESOURCE PROPERTY THAT WILL EQUAL FOUR SIX SEVEN CENTS (\$0.4670) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSMENT ON RESIDENTIAL AND GENERAL RESOURCE PROPERTY. BE IT FURTHER RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR THE LAWFUL PURPOSES OF THE COMMUNITY OF WEST HANTS FOR THE YEAR 2022-2023 AFTER CREDITING THE PROBABLE REVENUE FROM ALL SOURCES OTHER THAN THE AREA RATES FOR THE YEAR AND MAKING THE ALLOWANCE FOR THE ABATEMENT AND LOSSES THAT MAY OCCUR IN THE COLLECTION OF TAXES AND TAXES FOR THE CURRENT YEAR THAT MAY NOT BE COLLECTED OR COLLECTABLE IS \$7,578,413 AND THIS COUNCIL HEREBY AUTHORIZES THE LEVYING AND**

**COLLECTION OF AN AREA RATE TAX OF EIGHTY CENTS (\$0.80) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSED VALUE OF COMMERCIAL PROPERTY AND THE ASSESSED VALUE OF RESIDENTIAL PROPERTY AND GENERAL RESOURCE PROPERTY THAT WILL EQUAL ONE DOLLAR AND ZERO TWO TWO THREE CENTS (\$1.0223) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSMENT ON RESIDENTIAL AND GENERAL RESOURCE PROPERTY. BE IT FURTHER RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR THE LAWFUL PURPOSES OF THE COMMUNITY OF HANTSPORT FOR THE YEAR 2022-2023 AFTER CREDITING THE PROBABLE REVENUE FROM ALL SOURCES OTHER THAN THE AREA RATES FOR THE YEAR AND MAKING THE ALLOWANCE FOR THE ABATEMENT AND LOSSES THAT MAY OCCUR IN THE COLLECTION OF TAXES AND TAXES FOR THE CURRENT YEAR THAT MAY NOT BE COLLECTED OR COLLECTABLE IS \$696,429 AND THIS COUNCIL HEREBY AUTHORIZES THE LEVYING AND COLLECTION OF AN AREA RATE TAX OF TWO DOLLARS AND SEVENTY-SEVEN CENTS (\$2.77) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSED VALUE OF COMMERCIAL PROPERTY AND THE ASSESSED VALUE OF RESIDENTIAL PROPERTY AND GENERAL RESOURCE PROPERTY THAT WILL EQUAL ONE DOLLAR AND SIXTY-FIVE CENTS (\$1.65) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSMENT ON RESIDENTIAL AND GENERAL RESOURCE PROPERTY. BE IF FURTHER RESOLVED THAT THE SUMS THAT ARE REQUIRED FOR THE LAWFUL PURPOSES OF THE COMMUNITY OF WINDSOR FOR THE YEAR 2022-2023 AFTER CREDITING THE PROBABLE REVENUE FROM ALL SOURCES OTHER THAN THE AREA RATES FOR THE YEAR AND MAKING THE ALLOWANCE FOR THE ABATEMENT AND LOSSES THAT MAY OCCUR IN THE COLLECTION OF TAXES AND TAXES FOR THE CURRENT YEAR THAT MAY NOT BE COLLECTED OR COLLECTABLE IS \$4,307,288 AND THIS COUNCIL HEREBY AUTHORIZES THE LEVYING AND COLLECTION OF AN AREA RATES TAX OF TWO DOLLARS AND EIGHTY-SEVEN CENTS (\$2.87) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSED VALUE OF COMMERCIAL PROPERTY AND THE ASSESSED VALUE OF RESIDENTIAL PROPERTY AND GENERAL RESOURCE PROPERTY THAT WILL EQUAL ONE DOLLAR AND EIGHTY-SEVEN CENTS (\$1.87) PER ONE HUNDRED DOLLARS (\$100) OF THE ASSESSMENT ON RESIDENTIAL AND GENERAL RESOURCE PROPERTY. BE IT FURTHER RESOLVED THAT THE TAXPAYERS IN THE SAID MUNICIPALITY ARE REQUIRED TO PAY THE WHOLE OF THEIR TAXES ON OR BEFORE THE 1ST DAY OF SEPTEMBER, A.D., 2022 PROVIDED THAT IF THE TOTAL AMOUNT OF TAXES OWING IS NOT PAID IN FULL ON OR BEFORE THE 1ST DAY OF SEPTEMBER, A.D., 2022 THE BALANCE OF CURRENT AND PRIOR YEARS' TAXES THEN OWING WILL BEAR INTEREST AT A RATE OF 15% PER ANNUM, SUCH RATE TO BE CALCULATED MONTHLY AT THE END OF EACH MONTH AT A RATE OF 1.25% UNTIL THE SUMS ARE PAID.**

**TAX DUE DATE – SEPTEMBER 1, 2022. MOTION CARRIED.** Nays: Ivey, Hartt, S. McLean, M. McLean

(The electronic voting system keypad failed to display the Councillors names to reflect their voting status. The keypad numbers identifying Councillors was posted on the Facebook live feed of the meeting to reflect Councillors vote with respects the 2022-2023 Taxation Resolution vote)

8. Next Meeting Date / Adjournment – Next regular meeting will be June 14 for Committee of the Whole.

**MOVED BY DEPUTY MAYOR P. MORTON AND COUNCILLOR SHERMAN  
THAT AT 6:27 P.M, THE MEETING ADJOURN. MOTION CARRIED**

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Mayor Abraham Zebian (Chair)

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Deanna Snair, Exec. Asst/Municipal  
Clerk