

**WEST HANTS REGIONAL MUNICIPALITY**

**Public Hearing Minutes – Commercial Development District Improvement By-Law**

**Thursday, December 16, 2021 - 6:00 pm**

**In-person Sanford Council Chambers and virtually via ZOOM**

**(also Facebook Livestreamed)**



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**1. Call to Order**

The Public Hearing was called to order at 6:34 pm.

**2. 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, Dist. 5

Paul Morton, Deputy Mayor, District 8

Bob Morton, Councillor District 6

Ed Sherman, Councillor, District 7

John A. Smith, Councillor, District 9

Laurie Murley, Councillor, District 10

Jim Ivey, Councillor, District 11

**Staff and Guests:**

Mark Phillips, Chief Administrative Officer

Shelleena Thornton, Mun. Oper. Super.

Deanna Snair, Exec. Asst/ Clerk

Kathy Kehoe, Dir. Community Development

Madelyn LeMay, Dir. Planning & Development

Todd Richard, Dir. Public Works

Sara Poirier, Sr. Planner

Alex Dunphy, Planner

Planner Fuller, Developer's Planner

Clarke Wilkins, Developer

Murray Tate. Tate Eng, Presenter

**Regrets:**

Carlee Rochon, Dir. Financial Services

**3. Public Hearings – All public hearings and presentations are available on the Municipal website.**

Commercial Development District Improvement By-Law – Planner Poirier reviewed the presentation (attached) of the proposed amendment allowing the phase-in of up to fifty percent (50%) of commercial tax assessment increases in designated areas over a period not exceeding ten(10) years.

**Discussion Points:**

- The amended By-law will replace and repeal the former By-law of both the former Town of Windsor and the former West Hants Regional Municipality. This will be the new Regional By-law.

**4.** Mayor Zebian declared the Public Hearing closed.

The Public Hearing ended at 7:08 pm.

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Abraham Zebian, Mayor

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Deanna Snair, Executive Assistant/Clerk



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# Commercial Development District Improvement By-law

Public Hearing  
December 16, 2021

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# Background

- The Commercial Development District Improvement (CDDI) By-law allows the phase-in of up to fifty per cent (50%) of commercial tax assessment increases in designated areas over a period not exceeding ten (10) years
- Former Town of Windsor Commercial Development District Improvement Plan By-law (October 2018)
- Former Municipality of the District of West Hants Commercial Development District Improvement By-law (March 2019)
- Will be replaced and repealed to make a Regional approach to how the phase-in rebate is administered



# Discussion

- The Commercial Development District Improvement (CDDI) By-law will allow the Municipality to create some financial relief by phasing-in up to fifty per cent (50%) of these assessment increases for commercial property owners within the designated areas to complete the renovations or construction
- The reduced tax invoices are designed to stimulate building construction and the expansion of the economy of the Municipality



# Discussion Cont.

- To focus economic growth within areas that have existing municipal infrastructure, this can only be used on properties with a commercial tax assessment that are serviced by municipal water and sewer
- Property Valuation Services Corporation (PVSC) categorizes properties into one of three classes for assessment purposes: residential, resource or commercial
- This applies to properties with a commercial tax assessment; therefore residential or resource properties would not be eligible but industrial properties, which PVSC assess as “commercial”, may be

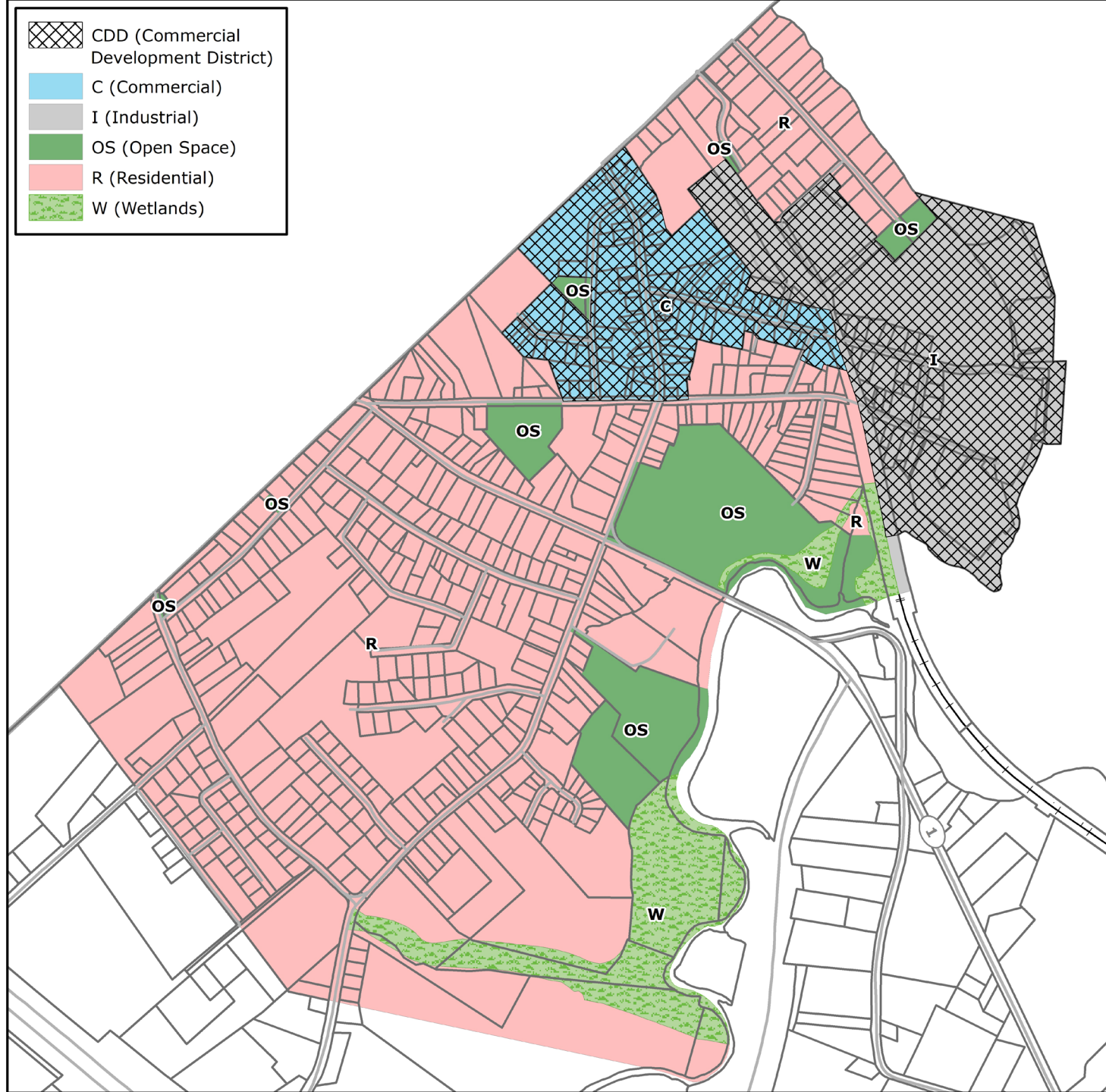


# Commercial Development District Areas

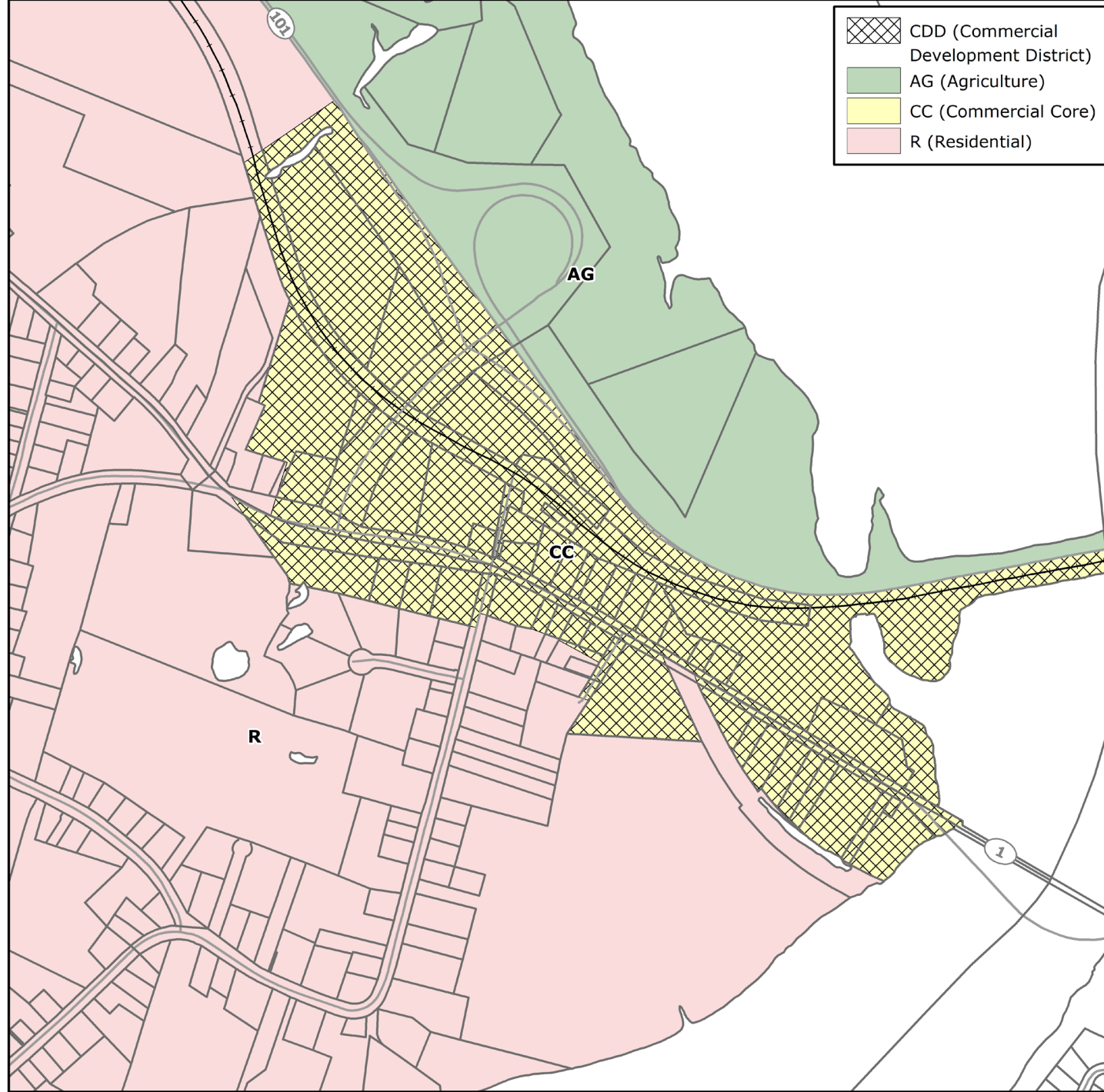
- To enable use of the legislation, the former Town and Municipality designated Commercial Development Districts through map and text amendments to the Hantsport, West Hants and Windsor Municipal Planning Strategies and developed by-laws to outline the details of the phased-in assessment
- The CDD areas for WHRM are:
  - Commercial core of Falmouth and Three Mile Plains
  - Commercial and Industrial designations in Hantsport
  - Town Centre designation and a portion of land designated Industrial incorporating the former mill property on the north side of Highway 101 at Exit 6 in Windsor



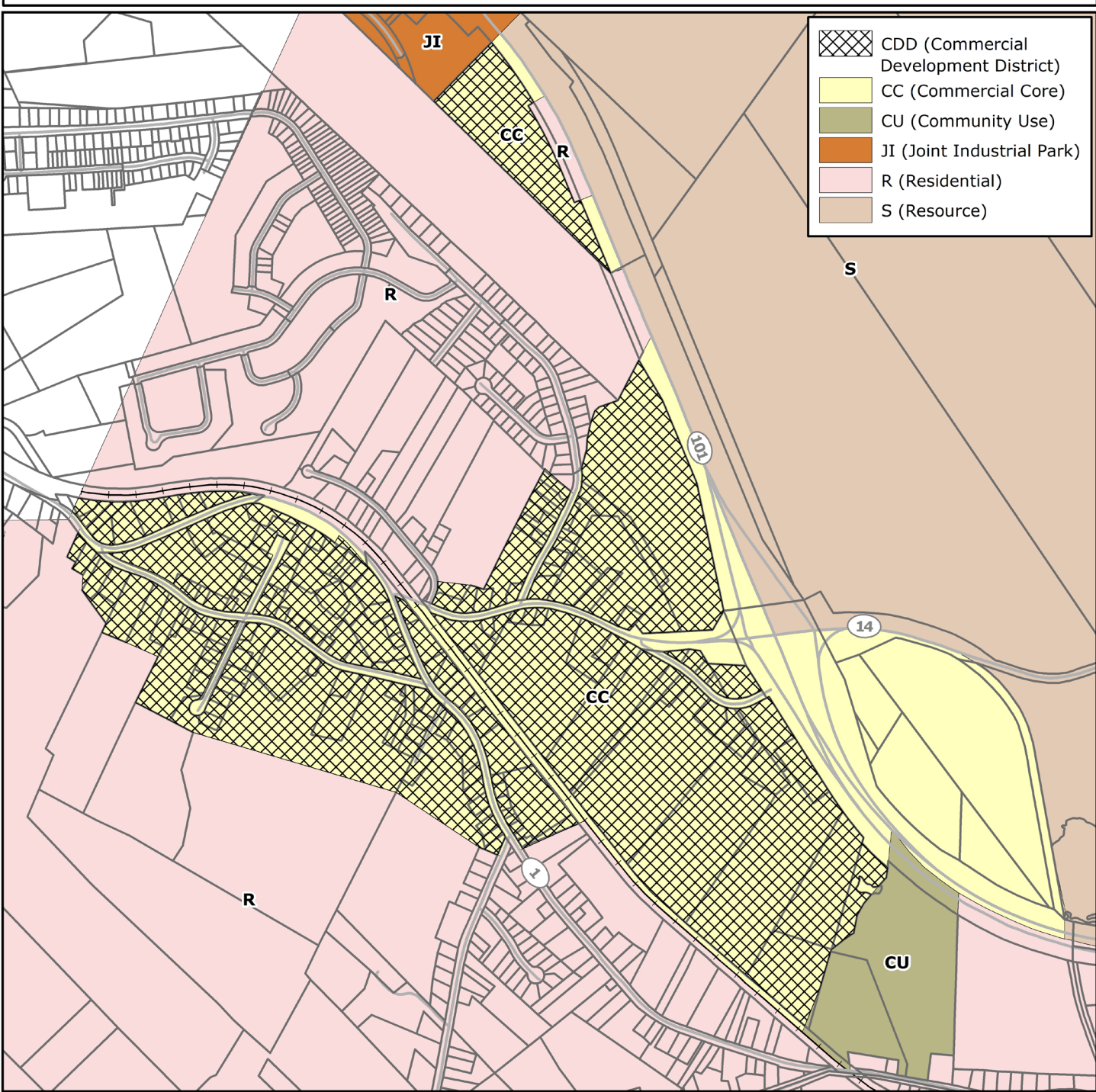
# CDD Area Hantsport



# CDD Area Falmouth



# CDD Area Three Mile Plains



- Commercial Development District
- CU (Community Use)
- I (Industrial)
- R (Residential)
- TC (Town Centre)



# CDD Area Windsor

# Commercial Development District Improvement By-law

- The Commercial Development District Improvement (CDDI) By-law will only apply to properties within the Commercial Development Districts and only be able to be utilized by property owners who receive a commercial tax assessment and meet the eligibility requirements outlined in the By-law
- The By-law will be managed by the Finance Department and reviewed every four (4) years by the Office of the CAO

# Commercial Development District Improvement By-law Cont.

- Both by-laws reviewed with the CAO and Director of Finance
- The main differences between the former Windsor and former West Hants By-laws are:
  - Windsor offers a rebate of taxes paid and West Hants offers a reduced property tax invoice; and
  - Windsor allows staged development with the potential for multiple agreements on one property at a time whereas West Hants does not
- A reduced property tax invoice would be the preferred method of administering the incentive and multiple agreements should not be entered into on the same property



# Phase-In Assessment Agreement

- Prior to receiving support through the by-law an owner must first enter into a Phased-In Assessment Agreement with the Municipality
- The agreement will be registered with the deed information for the property at the Land Registry Office
- If the property owner sells the property, the subsequent owner has the option of taking over the agreement



# Process for Property Owners to Apply

- Check if property is within the designated CDD area
- Check with the Finance Department to ensure their property is eligible
- Initial approval from the Finance Department and sign off on their base year assessed value
- Apply for development and building permits
- When the property owner receives final inspection approval for the construction and renovations, they would then visit the Municipal office to sign the Phase-In Assessment Agreement with the Finance Department
- This Agreement would be registered with the Land Registry Office



# Process

Staff Review

PAC/HAC Review and Recommendation – October 14

COTW Review and Recommendation – November 9

Council First Reading – November 23

**Public Hearing and Second Reading – December 16**

Notice of Approval in Local Paper





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[westhants.ca](http://westhants.ca)

# Recommendation

...that Council gives Second Reading to and approves the Commercial Development District Improvement By-law, RC-002, in a manner substantively the same as the draft set out in Attachment A of the report #20-21 to the Planning and Heritage Advisory Committee dated October 14, 2021, which will repeal the Commercial Development District Improvement Plan By-law, By-law #44, dated October 30, 2018 of the former Town of Windsor and the Commercial Development District Improvement By-law, By-law #C-002, dated March 26, 2019 of the former Municipality of the District of West Hants.

