



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☒	Recommendation	Decision Request ☐	Councillor Activity ☐
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To: Mayor Zebian and Members of West Hants Regional Municipal Council

Submitted by: _____

Sara Poirier, Director of Planning and Development

Date: 2024-05-14

Subject: Information Report: Legal Costs - 1011 Hwy 14, Vaughan (PID 45041886)

LEGISLATIVE AUTHORITY

Municipal Government Act, Section 65A

RECOMMENDATION or DECISION REQUEST

This report is provided for informational purposes only.

BACKGROUND

Property ☒	Public Opinion ☐	Environment ☐	Social ☐	Economic ☒	Councillor Activity ☐
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On February 27, 2024, Council made the motion to:

DIRECT THE CAO TO ENGAGE STAFF TO PROVIDE COUNCIL WITH A SUMMARY OUTLINE OF THE TOTAL COST OF LEGAL SERVICES INCURRED BY THE WEST HANTS REGIONAL MUNICIPALITY RELATING TO THE ZWICKER LAKE PROPERTY LAND USE ISSUE FOR PERMIT D2023-019.

Staff presented a report to the March 12, 2024, Committee of the Whole meeting entitled "Information Report: Judicial Review Costs - Permit D2023-019". This is a follow up report to include the legal costs to the Municipality since the Pisaquid Canoe Club acquired the property on Zwicker Lake in spring of 2022.

All legal costs associated with this property between the spring of 2022 and March 31, 2024, are noted in this report.

DISCUSSION

The Pisaquid Canoe Club acquired the property at 1011 Hwy 14, Vaughan (PID 45041886) on Zwicker Lake in the spring of 2022.

Permit D2023-019 was issued by the Municipal Development Officer on February 6, 2023.

The judicial review notice was filed with the Kentville Justice Centre on March 16, 2023. The judicial hearing was held on November 3, 2023, in Kentville. The decision from the hearing was received on January 22, 2024.

Invoice Date	Total Invoice	Cost to WHRM
October 7, 2022	\$1,169.49	\$1,059.66
December 31, 2022	\$3,294.75	\$2,985.33
April 14, 2023	\$563.50	\$511
July 18, 2024	\$17,321.00	\$15,713.43
October 31, 2023	\$11,153.79	\$10,114.64
December 31, 2023	\$9,328.86	\$8,459.73
April 30, 2024	\$3,421.25	\$3,099.95
Total	\$46,252.64	\$41,943.74

NEXT STEPS

Staff await further direction following Council discussion.

FINANCIAL IMPLICATIONS

The costs associated with this file are included in the 2023-24 Budget Updates, and would fall under the Planning and Development Department.

ALTERNATIVES

None.

ATTACHMENTS

None.

CHIEF ADMINISTRATIVE OFFICER REVIEW

The director has captured the legal costs associated with the file and noted the absence of costs not yet received by the municipality. Aside from the legal costs associated with the judicial review the costs associated with file review and legal advice is on par with other files.

Report Prepared by: _____
Sara Poirier, Director of Planning and Development

Report Reviewed by: _____
Carlee Rochon, Director of Financial Services

Report Approved by:  _____
Mark Phillips, Chief Administrative Officer