



WEST HANTS REGIONAL MUNICIPALITY REPORT

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

Submitted by: Mark Phillips, Chief Administrative Officer

Date: November 12, 2025

Subject: Proposed CSO Residential Property Buyout Program Information Report

LEGISLATIVE AUTHORITY

Municipal Government Act (MGA) Sections 50 (1) A municipality may acquire, and own property granted or conveyed to the municipality either absolutely or in trust for a public or charitable purpose.

Section 65 A (1) Subject to subsections (2) to (4), the municipality may only spend money for municipal purposes if: (a) the expenditure is included in the municipality's operating budget or capital budget or is otherwise authorized by the municipality;

RECOMMENDATION or DECISION REQUEST

This is an information report, and further action would be determined by Council.

BACKGROUND

Property ☒	Public Opinion ☒	Environment ☒	Social ☒	Economic ☒	Councillor Activity ☒
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At the July 23, 2024 Council meeting, staff were directed to expedite property appraisals and cost estimates for the CSO residential buyout program, develop the program incorporating prior Council input, and present results by the September 10, 2024 Committee of the Whole meeting or earlier via a special meeting. Council also requested that staff consult with the Province of Nova Scotia regarding funding through the Disaster Financial Assistance (DFA) Program.

A letter from Minister Lohr highlighted challenges associated with buyouts, or “Strategic Retreats,” particularly in light of the ongoing housing crisis and the potential loss of homes. Minister Lohr consulted with the federal government regarding DFA guidance, noting that DFA funding was primarily federal and that updates to DFA guidelines were expected in April 2025. However, at the time of the September 2024 report, no provincial or federal financial support had been confirmed. It was also noted that other residential buyout programs have historically relied primarily on funding from higher levels of government.

DISCUSSION

The October 2025 amendments under the Municipal Modernization (2025) Act introduce potential avenues for tax relief for properties rebuilt following natural disasters. These provisions may support homeowners impacted by future buyouts or extreme weather events. However, questions remain regarding the definition of “rebuilt” and the administrative approach to implementing such policies, which may suggest that further clarification from the Department of Municipal Affairs will be necessary.

Recently, a pair of requests were submitted by residents of Stannus Street, asking that the proposed draft CSO be brought back before Council for discussion. While the final Stormwater Management Plan prepared by CBCL presents viable solutions for Windsor’s long-term infrastructure needs the projected timeline for completion is a concern for those residents.

At the October 28, 2025 Council meeting, Council directed that the draft CSO Residential Property Buyout Program policy be brought back for review and consideration. With this direction, the draft policy is now before Council, and staff await further guidance on next steps.

NEXT STEPS

To be reviewed by Council resulting in amendments, additions, approval or next steps.

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report as it is intended to be shared as information. However, should Council wish to proceed with next steps and support the proposed draft CSO Residential Property Buyout Program,

ALTERNATIVES

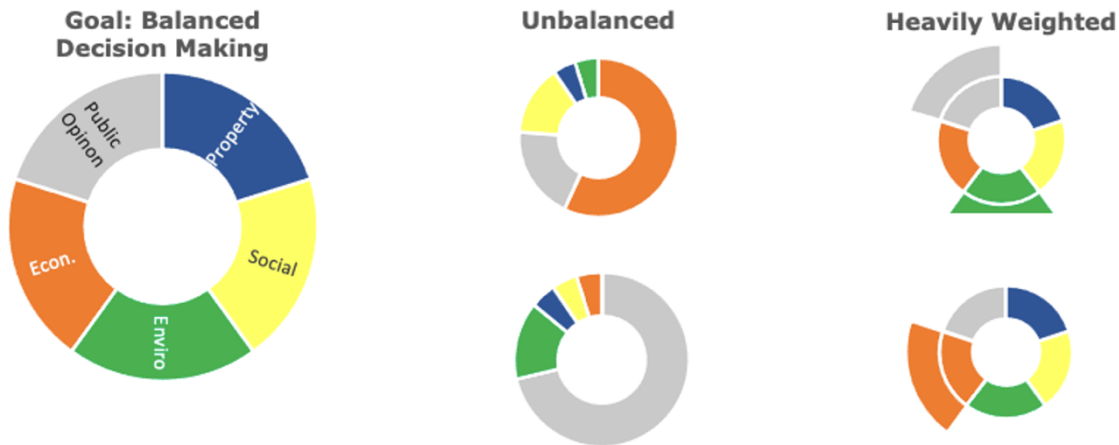
To be determined by Council.

ATTACHMENTS

- 2025-10-07 DMA Letter Re Amendments through the Municipal Modernization (2025) Act.
- 2025-10-15 Alicia Hennessey Re Windsor Stormwater Management Plan Question
- 2025-10-16 Jennifer Moore Re Revisit Buyout Plan
- Draft CSO Residential Property Buy-Out Policy

CHIEF ADMINISTRATIVE OFFICER REVIEW

Council has been provided with a reference taken from the Meeting and Committee Procedural Policy , Appendix C “Decision Making by Council and Committee of the Whole” as a reminder of the principles highlighted for good decision making.



Report Prepared by: _____
Deanna Snair, Municipal Clerk

Report Reviewed by: _____
Deanna Snair, Municipal Clerk

Report Approved by:  _____
Mark Phillips, Chief Administrative Officer



**Municipal Affairs
Office of the Minister**

PO Box 216, Halifax, Nova Scotia, Canada B3J 2M4 • Telephone 902 424-5550 Fax 902 424-0581 • novascotia.ca

October 7, 2025

Dear Mayors and Wardens:

On October 3, 2025, the *Municipal Modernization (2025) Act* received Royal Assent in the Nova Scotia Legislature. The Act includes several amendments to the *Municipal Government Act*, *Halifax Regional Municipality Charter*, *Halifax Regional Water Commission Act*, *Municipal Elections Act*, *Municipal Grants Act*, and the *Housing in the Halifax Regional Municipality Act*. The *Municipal Modernization (2025) Act* also includes a new *Transportation Corridors Control Act*.

These changes aim to support development across the province, modernize existing provisions to improve municipal elections, as well as a suite of other requested changes to update the legislation.

Due to the number of amendments included in the *Municipal Modernization (2025) Act*, I have included a summary document that provides amendment descriptions, amendment section numbers within the amended legislation, amendment clause numbers within the *Municipal Modernization (2025) Act*, and clarification about whether the amendments have been proclaimed or still require regulations.

I want to thank you for your continued support in making Nova Scotia a better place and taking bold steps together to meet the changing needs of your communities.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Lohr'.

Honourable John A. Lohr
Minister of Municipal Affairs

c: Juanita Spencer, NSFM

Attached

Summary of Amendments through the *Municipal Modernization (2025) Act*.

Changes to the Municipal Government Act and HRM Charter				
Amendment	Amendment Description	Section # in Act	Clause # in MMA	Regulations Required for Proclamation?
Tax Reductions due to Natural Disasters	Allow municipalities to adopt policies to reduce property taxes for homes rebuilt after destruction by wildfire, hurricane, flood, or other natural disasters. Enables reimbursement of overpayments and considers pre-disaster assessed values.	87A (HRMC) 69B (MGA)	2, 26	This amendment has received Royal Assent.
Establishment of Childcare Centre Areas	Enable the Minister to designate sites for Provincially licensed childcare operated by a private for profit, or not-for-profit entity to be exempt from the application of municipal land use requirements established by Municipal Planning Strategies and Land Use Bylaws, and the associated approval processes.	229D (HRMC) 214D (MGA)	8, 28	This amendment has received Royal Assent.
Allowing Tax Sale Payments to be Made Electronically	Allow municipalities to accept electronic payment for tax sale purchases - options like online banking, debit or credit card payment, wire transfer or Automated Clearing House payments, bank transfers, or digital wallet/virtual card payments.	163 (1), 163(1A) (HRMC) 148(1), 148 (1A) (MGA)	4, 27	This amendment has received Royal Assent.

Changes to the HRM Charter and Halifax Regional Water Commission Act				
Amendment	Amendment Description	Section # in Act	Clause # in MMA	Regulations Required for Proclamation?
Ministerial Authority to Mandate Planning Documents	In situations where the Minister has refused to approve planning documents, the Minister can now require council to amend its planning documents within a prescribed timeline and set parameters for the required public participation program.	219(3), 223A (1) (HRMC)	6, 7	This amendment has received Royal Assent.

Changes to the HRM Charter and Halifax Regional Water Commission Act				
Site Plan to the External Appearance of Structures HRM Wide	Expands the current authority of Development Officers to approve changes to the external appearance of buildings—currently limited to the Downtown and Centre Plan areas—so that it applies across all areas of the Halifax Regional Municipality.	246(3)(1) (HRMC)	10	This amendment has received Royal Assent.
Enable Bonds and Liens to be Applied to Municipal Permit Fees	Enable HRM to apply either a bond or a lien to secure permit fees that had been deferred until occupancy.	188(2)(e) (iva), (ivb), (ivc) (HRMC)	5 (2)	This amendment has received Royal Assent.
Cogswell Energy District Authority	To enable property owners located outside the mandatory connection to the Cogswell District Energy System area to voluntarily connect to the system with the consent of the municipality, and to allow the municipality to set terms and recover costs of that connection and extends liability protection to Halifax Water for voluntary connections the same as for mandatory connections.	104A(1) (aa), 188(1) (laa), 235(5) (jba) (HRMC) 2(1) (ea), 9(1), 26(a)(i), 27A (HRWCA)	3, 5 (1), 9, 11, 12, 13, 14	This amendment has received Royal Assent.

Municipal Grant Act Amendments				
Amendment	Amendment Description	Section # in Act	Clause # in MMA	Regulations Required for Proclamation?
Removal of requirement for Governor in Council approval for annual Municipal Financial Capacity Grant allocations	This is an administrative amendment only. It removes the requirement for the Minister to obtain annual approval from Governor in Council for the amount of the Municipal Financial Capacity Grant (MFCG). The MFCG is distributed to municipalities based on the formula included in regulation and adheres to the formula agreed as part of the negotiated Service Exchange Agreement.	8(2)	30	This amendment has received Royal Assent.

<i>Municipal Elections Act Amendments</i>				
<i>Amendment</i>	<i>Amendment Description</i>	<i>Section # in Act</i>	<i>Clause # in MMA</i>	<i>Regulations Required for Proclamation?</i>
<i>Allowing returning officers to vote</i>	Removes the prohibition against a returning officer being on the municipal list of electors and eligible to vote.	15 (a)	23	This amendment has received Royal Assent.
<i>Amend Elector Eligibility Trigger Date</i>	Amends the trigger date for the determination of the eligibility of an individual to vote in a municipal election from the current “first advanced” polling date, to upon the “ordinary” polling date for consistency with provincial and federal eligibility.	14	22	This amendment has received Royal Assent.
<i>Provide Optional Methods for Public Notice</i>	Allows municipalities to post notice on the municipality’s publicly accessible website and in at least five conspicuous places in the municipality rather than in the newspaper.	2A	21	This amendment has received Royal Assent.
<i>Elector Privacy</i>	Allows an elector to have their name obscured from any copies of the list of electors that are to be made public or shared. Only the municipal returning officer’s final list of electors for internal use will still include the elector’s name and other personal information so that the person can participate in the election.	35(1)(ba), 35 (2A), 35 (2B), 36 (5), 36 (6)	24, 25, 32	Yes.

<i>Housing in the Halifax Regional Municipality Act Amendments</i>				
<i>Amendment</i>	<i>Amendment Description</i>	<i>Section # in Act</i>	<i>Clause # in MMA</i>	<i>Regulations Required for Proclamation?</i>
<i>Remove barriers on development in Special Planning Areas</i>	The amendment broadens the language to clarify the original intent that the Minister has authority to create, amend, or repeal planning documents—such as Municipal Planning Strategies (MPS), land use by-laws, and subdivision by-laws—in designated Special Planning Areas. Previously, this authority was implicit, as changes to an MPS required corresponding changes to other planning documents to fulfill the intent of the Act.	16(1), 16(2), 16(3), 16(5)	18	This amendment has received Royal Assent.

<i>Housing in the Halifax Regional Municipality Act Amendments</i>				
<i>Update legislative requirements for public notification</i>	This amendment will allow for public notification to take place on the Province's public website rather than in the newspaper.	15(3)(b), 17(3)(a)	17, 19	This amendment has received Royal Assent.

<i>New: Transportation Corridors Control Act</i>				
<i>Amendment</i>	<i>Amendment Description</i>	<i>Section # in Act</i>	<i>Clause # in MMA</i>	<i>Regulations Required for Proclamation?</i>
<i>New legislation</i>	Enables the Province to designate priority transportation projects and their corridors to safeguard land for future transportation and infrastructure development, especially in urbanizing areas, and streamline coordination among government departments, landowners, municipalities, developers, and utility companies.	N/A	31, Schedule	Yes.

From: [Abraham Zebian](#)
To:
Cc: [Rupert Jannasch](#); [Scott McLean](#); [Chrystal Remme](#); [Paul Wheadon](#); [Debbie Francis](#); [Bob Morton](#); [Mark Phillips](#); [Kayla Leary-Pinch](#); [Paul Morton](#); [John Smith](#); [Bonnie Smith](#); [Jim Ivey](#); [Deanna Snair](#)
Subject: Re: Windsor Stormwater Management Plan Question
Date: October 15, 2025 7:47:36 PM

On Oct 15, 2025, at 6:36 PM, Hennessey, Alicia [REDACTED] wrote:

Caution [External Email]

This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Hello again,

I am sure you would all agree that last night's presentation from CBCL on the Stormwater Management Plan was very informative. I truly feel like it gives some hope to Windsor's future to have this issue finally fixed. With that being said, it also brought my fears to reality about the timelines.

Even if everything goes perfect (which, when does it ever?), we would not see any relief from flooding until 2032 at the absolute earliest. This is a lot of time to stress over CSOs and to be subject to the wastewater in our homes.

I am requesting the buyout report/plan be brought back to Council's table to have discussions on it and to vote on it.

I love Windsor. I run (and play in) the Ladies shinny hockey league with ASSC, my family are all snowboarders at Martock, my children are on organized sports here in Windsor, my husband and I have date nights downtown, we go for bike rides on the paths, walk our dog around our block, attend the Winter thing, garlic fest, Christmas market at the rink, the market at the park, sit at the waterfront having tea... we have no desire to leave Windsor but we cannot be expected to stay in a house that is going to continue to flood with municipal CSO for another 6+ years.

I beg you, please bring the buyouts back on the table so we can move on with our lives and enjoy Windsor once again. We moved to Windsor in 2015 and got 6 blissful years here before the first major CSO. I want nothing more than to be able to enjoy our town again without this weight on our shoulders.

Thank you once again,
Alicia

I beg you, please bring the buyouts back on the table so we can move on with our lives and enjoy Windsor once again. We moved to Windsor in 2015 and got 6 blissful years here before the first major CSO. I want nothing more than to be able to enjoy our town again without this weight on our shoulders.

Thank you once again,

Alicia

On Oct 11, 2025, at 3:12 PM, Abraham Zebian
<Mayor.Zebian@westhants.ca> wrote:

Thank you for the follow up Alicia. Yes, the Utility Rebate program is income based and I understand that may create limitations for some households to apply.

CAO Phillips has presented all the information to council on a draft buy-out program and what it may look like. To date, council has received the information it requested but hasn't given direction. As chair of council, I await councils direction.

I truly hope you and yours have a happy Thanksgiving.

Mayor Abraham Zebian
West Hants Regional Municipality
76 Morrison Drive, Windsor, NS B0N 2T0
902-790-1566

On Oct 11, 2025, at 3:02 PM, Hennessey, Alicia
<AHennessey@hrce.ca> wrote:

Caution [External Email]

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Hi Abe,

Thank you for such a quick reply.

The utility rebate program is income based, isn't it? We would not qualify for that and we do not need support for financial reasons, we need support as municipal materials continue to flood and pollute our homes and properties, which is what the sewer credit charge's purpose is for (is my understanding). Would Council be

waiting for a directive from the CAO on the sewer credit program?

Thank you for the info. I read the report which is what triggered me to send an email.

I will definitely keep an ear and eye open for a public meeting from CBCL.

Thank you again and have a wonderful Thanksgiving,

Alicia

On Oct 11, 2025, at 2:56 PM, Abraham Zebian <Mayor.Zebian@westhants.ca> wrote:

**** EXTERNAL EMAIL** Exercise caution when opening attachments or clicking on links**

Hi Alicia. Thank you for the email.
To date, council has not given direction on a CSO Buyout Program or CSO sewer charge credit.

The municipality does have a utility rebate program(water and sewer) that many residents find helpful. Again, with any rebate, there are qualifying criteria that must be met.

CBCL will be presenting at this Tuesdays committee of the whole meeting on the storm water management plan. I believe there will be a follow up public meeting as well. The link to the meeting package is <https://westhants.ca/committee-of-the-whole/committee-of-the-whole-packages-april-2020-march-2021/2025-cotw-agenda-packages/7174-2025-10-14-committee-of-the-whole-package-pdf/file.html>

Kindest regards.

Mayor Abraham Zebian
West Hants Regional Municipality
76 Morrison Drive, Windsor, NS B0N 2T0

902-790-1566

On Oct 11, 2025, at 2:22 PM,
Hennessey, Alicia
<AHennessey@hrce.ca> wrote:

Caution [External Email]

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Hello everyone,

I hope you all had a restful summer.

I'm reaching out to you all to get some information or an update on the CSO Sewer Charge Credit for events on private properties and the CSO Buyout Program.

I'm especially concerned about the buyout program because, with CBCL's stormwater plan, the earliest any improvements for Stannus Street would happen is 2032, assuming planning and funding start right away. That means our homes could be at risk of CSO flooding for more than 11 years (our first major flooding was in 2021). It's important to understand buyout options as a way to protect our families from a risk that is no fault of our own.

To put this into perspective:
my youngest child is 7 now.
He was 2, almost 3, when the
first flood hit. By the time any
improvements happen, he'll
be 14, my middle child 16,
and my oldest 18. Imagine
having to throw out toys,
school projects, and crafts
year after year, or building
benches and platforms to
store your belongings, only to
have humidity from the floods
ruin them anyway, even with
multiple dehumidifiers
running.

We first asked about buyouts
in 2023. It's been two years of
uncertainty, and we've put
important upgrades on hold
because we didn't know if our
house would be bought and
torn down. In summer 2024,
our then Counsellor, told us
to start looking for a new
home.

It has been almost 4.5 years
of constant stress. The weight
of worrying about flooding,
our health, moving, finances
to clean up/repair, and our
mental well-being, is
overwhelming.

I understand these processes
take time, but we need

communication. Please keep us in the loop about the CSO Sewer Charge Credit for events on private properties and the CSO Buyout Program, and help us understand the stormwater plan CBCL created. We cannot live with this worry for another 6+ years.

Thank you,

Alicia Hennessey- Stannus
Street resident

From: Jennifer Moore
To: [PublicOnlyCouncilEmail](#); [Mark Phillips](#); [Deanna Snair](#)
Subject: Revisit Buyout Plan
Date: October 16, 2025 8:01:56 AM

Caution [External Email]

This email comes from an outside sender. Verify the sender and use caution with any requests, links or attachments.

Good morning,

I was unable to attend the Committee of the Whole meeting on Tuesday evening due to a work commitment but I did view the Youtube video.

I was glad to hear the CBCL presentation with options and timelines. However, I was dismayed to hear it will likely be several years before there is a functional system in place to mitigate stormwater and flooding in the area known as the flood zone.

I live on (south) Stannus Street across the street from Victoria Park in one of the hardest hit homes (flooding). We have suffered several occurrences of CSO in our basement as well as major flooding. I know I don't have to repeat the tremendous strain this has placed on families: the danger, constant stress and health issues. We have done all we can to secure and protect our home and property, both inside and out. We know we will flood again, as long as the system remains undersized and unable to manage heavy rain. **This is a reality, regardless of the undertaking of a mitigation plan.**

We have lived in Windsor for twenty-eight years and in our Stannus Street home for 16 years. We raised our four children here, worked in the community, belong to a church community, participated in community events, contributed to the economy, our children grew up participating in Shooting Stars basketball, WH Soccer, WH Hockey, Snowboard NS and Martock, Integrity Cheerleading, 4H, played high school varsity sports, they work in grocery stores and restaurants and are proud to call Windsor - home. We have thoroughly enjoyed the small town charm of Windsor.

We renovated our home from top to bottom, every room, and it has been devastating to see the toll repeated flooding has taken. Our daughter was not able to get ready for her wedding in our home because there was a flood warning. These are just a few things we have had to accept and accommodate.

Mr Phillips was asked by Council to prepare a Buyout report, which he presented to council. It was my understanding that the buyout plan and the stormwater/ mitigation plan (CBCL) would both be explored simultaneously. However, there has been no discussion on the buyout report. I would like to ask that Council revisit discussions on buyouts for residents living on (south) Stannus Street, who suffer from CSO flooding. We now know the timeline, expense (estimated), and details of a migration plan and we also know that heavy rain and flooding will continue to occur. Please, continue pursuing other solutions to support and protect residents from CSO flooding and exposure.

Thank you for your time and consideration.

Jennifer Moore

TITLE

This policy shall be known, and cited, as the Combined Sewer Overflow (CSO) Residential Buyout Program (the “**Policy**”).

SCOPE AND PURPOSE

- 1.1. This Policy is applicable to the Combined Sewer Overflow (CSO) Residential Buyout Program for West Hants Regional Municipality and all qualifying residential properties. This Policy shall only apply to those eligible properties identified between 364 and 430 Stannus Street, Windsor, NS that have been exposed to an over the curb or overland CSO event. The program may evolve in the future.
- 1.2. The purpose of this Policy is to define the operational parameters of the Combined Sewer Overflow (CSO) Residential Buyout Program. This includes specifying the program’s eligibility criteria, methods of assessing applications, methods and parameters for determining the market value of eligible homes, relocation costs, and details regarding funding.
- 1.3. The purpose of the Combined Sewer Overflow (CSO) Residential Buyout Program is to provide a voluntary opportunity for the homeowners to individually apply for or accept a buyout plan if they so choose.

REFERENCES

- 2.1. Nova Scotia *Municipal Government Act*, Section 50 (1)
- 2.2. Nova Scotia *Municipal Government Act*, Section 65 A and B.

DEFINITIONS

- 3.1. “**Applicant**” means an individual or individuals who jointly are the registered owner (s) of the qualifying properties on Stannus Street, Windsor Nova Scotia.
- 3.2. “**CAO**” means the Chief Administrative Officer of the Municipality.
- 3.3. “**Funding Limit**” .. TBD
- 3.4. “**Municipality**” means West Hants Regional Municipality.

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- 3.5. **“Program”** means the Combined Sewer Overflow (CSO) Residential Buyout Program.
- 3.6. **“Program Application”** means an application to the Combined Sewer Overflow (CSO) Residential Buyout Program.
- 3.7. **“The Property”** means all land and structures located at the applicant’s address inclusive of the primary residence of the applicant (s) or a residential home.
- 3.8. **“Combined Sewer Overflow (CSO) Event”** means the property, and specifically the primary residence, has been exposed to an over the curb or overland water and CSO flooding event as a result of an extreme weather event.
- 3.9. **“Relocation Costs”** means the moving costs, realtor fees, legal costs associated with buyout program, compensation or taxation offsetting associated with the difference between current annual property tax values and property tax values associated with future home purchased by the applicant within the Municipality.
- 3.10. **“Qualifying Property”** is existing properties between 364 and 430 Stannus Street, Windsor, NS that meets all the eligibility requirements set out in this Policy.

QUALIFICATIONS

To qualify for the Program, the following conditions must be met:

- 4.1 The property must be an existing property between 364 and 430 Stannus Street, Windsor, NS before the date of adoption by Council of this Policy;
- 4.2 The property must have been exposed to a CSO event;
- 4.3 The property must be privately owned by an individual or jointly by individuals and registered with the Land Registry of Nova Scotia, before the date of adoption by Council of this Policy. The property cannot be owned or rented by the Federal, Provincial or Municipal government or by a for-profit Corporation;
- 4.4 If the property is jointly owned, the program application must be signed by all registered owners in order to be eligible;



West Hants Regional Municipality
Combined Sewer Overflow (CSO) Residential
Buyout Program

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- 4.5** The owner (s) of the property must not be in arrears of any Municipal taxes, including penalties and interest.

APPLICATION AND APPROVAL

- 5.1.** The program will not be reoccurring year after year. Eligible properties must submit their application between the date of the approved policy and the submission deadline of **December 31, 2025**.

5.1.1. Applications will be review, evaluated and forwarded to Council for review as applications are received on an ongoing basis up to December 31, 2025

5.1.2. All Applicants must submit their Program Application by the submission deadline.

- 5.2.** All properties must be appraised in order to determine market value for the purpose of the buyout.

5.2.1. All properties will require two independent appraisals by appraisers who are current and registered members of the Appraisal Institute of Canada (AIC).

5.2.1.1 One appraisal will be conducted by an appraiser selected by the municipality at the cost of the municipality.

5.2.1.2 The second appraisal will be conducted by an appraiser of the homeowner's choice with the cost to be reimbursed by the municipality.

5.2.1.3 The applicant must provide documentation to the Chief Administrative Officer that the appraiser recognizes all components within section 4 of the policy as well as an accompanying quote for the appraisal before the appraisal is conducted. The Chief Administrative Officer must approve the appraisal reimbursement before the appraisal proceeds. No reasonable request for appraisal services from a vendor of the property owner's choice will be denied.

5.2.2. Separate and independent consent forms for each appraisal must be completed by the applicant before the appraisals are conducted.

- 5.2.3.** Special instructions will be provided to the appraiser that fair market value of the property is to be valued without consideration of the recent flooding events impacting the property.
- 5.2.4.** Confidentiality of the two appraisals will be strictly maintained between the municipality and the homeowner and will not be presented or discussed by the municipality in public.
- 5.3.** Following the Program Application submission deadline, Staff will review all Program Applications.
- 5.4.** Staff will evaluate all Program Applications based on eligibility set out in Sections 4 and 5 of this Policy. Staff will then recommend approval to Council. Program Applications are subject to written approval by Council or its designate.
- 5.5.** The total value of the buyout and offer to the applicant associated with the application including the property value and all eligible relocation costs is at the sole discretion of Council for their determination and guided by the formulas as noted in articles 5.5.1 and 5.5.2.
- 5.5.1.** The property value for the purpose of the buyout will be guided by the average value calculated between the two separate appraisal values.
- Example: Appraisal #1 plus (+) Appraisal #2 divided by (/) 2 = (property value)
- 5.5.2** The value associated with all relocation costs will be determined by adding an additional 10% to the property value as defined in article 5.5.1.
- Example: Property value multiplied by (X) 10% = relocation cost reimbursement.
- 5.6.** Applicants are not eligible to apply for grants or contributions under any other grant program established by Council after submitting their application to the program as it relates to their property. Should the applicant withdraw their application, or it be denied by Council, only then can the applicant apply for the established grants and contributions established by Council as per the set terms of the grants or programs.



West Hants Regional Municipality
Combined Sewer Overflow (CSO) Residential
Buyout Program

RCOXX-###.00

- 5.7.** Applicants should submit with their Program Application, all applicable supporting documentation to attest to the severity and frequency of flooding. This may include, but is not limited to, photos with a timestamp and/or documents that supported past insurance claims.

5.7.1. The Municipality reserves the right to inspect the home and/or property to verify applications.

5.7.2. The public records of the municipality noting flooding and CSO events are to be used to supplement and support an application.

PARTICIPATION AGREEMENT

- 6.1** Successful Applicants must enter into a participation agreement with the Municipality's CAO or their designate.

I, Deanna Snair, Municipal Clerk of the West Hants Regional Municipality, in the Province of Nova Scotia, do hereby certify that this is a true copy of the Combined Sewer Overflow (CSO) Residential Buyout Program as adopted by the Council of the West Hants Regional Municipality at a meeting duly called and held on the ____ day of (month), ____ (year).

Deanna Snair

Adoption	
Notice to Council	Date
Approval	Date
Description	