

Amanda R. Dunfield

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November 22, 2024

West Hants Regional Municipality

ATTN. WHRM Council

76 Morison Drive

Windsor, NS

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Good Morning Council,

I am writing today to draw your attention to prior discussions of Council about WHRM's Combined Sewer Overflow (CSO) Residential Buyout program; more specifically conversations about property tax offsetting and inquiries of Property Valuation Services Corporation (PVSC).

The minutes of the September 10, 2024 Committee of the Whole meeting reflect the Combined Sewer Overflow (CSO) Residential Buyout program was discussed between 19:37 and 20:38. They state a suggestion was made that PVSC be contacted to inquire about having 'something in place where property purchases were characterized within the current CAP environment as if the properties were being purchased from a family member so the value of the CAP on the current property stays in place for as long as they own the property (new purchase)' [Transfer or Devolution: subsection 45A(5) of the Assessment Act], as this 'may be cleaner than utilizing a grant system. If changes were required for a new program through PVSC, there was value in knowing when the Capped assessment would eventually equal the total assessment. How long would that take? There was value in knowing when the total assessment would eventually equal market value. This may help with discussions around a lump sum amount, if supported.'

This matter, the sudden increase in the frequency and severity of combined sewer overflows on South Stannus Street, often after as little of as 10 minutes of heavy precipitation, was defined as needing urgency in 2021 and it's already been over 60 days since the contacting of PVSC was first mentioned.

As a gentle reminder:

- There have been approximately 20 overland combined sewer overflow events documented since 2021.
- A re-construction plan promised for 2022 has yet to be tabled.
- Requests for a flood emergency response plan were denied.
- Requests for assistance have been denied.
- We have urgent and serious concerns about the reoccurring health hazard of the combined sewer overflows in our community, and despite this being a critical issue that has potential to cause serious diseases there are no plans in place to address health problems related to this situation.

I would like to ask Council to consider making a motion to direct the CAO to direct staff to issue correspondence to PVSC prior to the next Committee of the Whole meeting for the purpose of making the inquiries discussed September 10, 2024; for example, what programming similar that of the Transfer or Devolution process is available to characterize newly purchased property within the current provincial CAP environment and, if one does not exist, what would be required to draft a new program specific to this situation, or others of managed retreat and government purchase.

Thank you in advance. Have a safe and happy weekend.

Sincerely,

A handwritten signature in black ink, appearing to be 'Amanda', with a stylized flourish at the end.

Amanda Dunfield