



WEST HANTS REGIONAL MUNICIPALITY REPORT

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

Submitted by: _____
Deanna Snair, Municipal Clerk

Date: June 25, 2024

Subject: Updated 2024-2025 Falls Lake West Owners Association Uniform Charge

LEGISLATIVE AUTHORITY

Municipal Government Act, Part VI – Tax Collection

RECOMMENDATION or DECISION REQUEST

Council approve the updated 2024-2025 Falls Lake West Owners Association Uniform Charge as presented to Council on June 25, 2024.

BACKGROUND

Property ☐	Public Opinion ☐	Environment ☐	Social ☐	Economic ☒	Councillor Activity ☐
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On May 28th, 2024 Council approved the 2024/25 budgets for the region including Capital, Operating, West Hants Water Utility and Windsor Water Utility, tax rate, annual tax exemption property listings, area rates for Hantsport, Windsor and West Hants as well as the levying and collection of private road maintenance fees for property owners associations.

DISCUSSION

Upon finalizing the resolutions it was determined that an error occurred in the entry of the 2024-2025 Falls Lake West Owners Association Uniform Charge. In the current approved resolution, the 2024-2025 Chalet Hamlet Property Owners Association Uniform Charge was included in this section, when it should have shown the 2024-2025 Falls Lake West Owners Association Uniform Charge.

The following update has occurred in the attached:

Approved Resolution 2024-2025 Falls Lake West Owners Association Uniform Charge	Updated Resolution 2024-2025 Falls Lake West Owners Association Uniform Charge
Authorizes the levying and collection, for purposes of private road maintenance, a uniform charge of \$638.25 (inclusive of HST) per member for the year ending March 31, 2025, for a total collection of \$130,203.00, and such amount collected less \$5 per lot administration fee plus HST less shall be forwarded to the Chalet Hamlet Property Owners Association.	Authorizes the levying and collection, for purposes of private road maintenance, a uniform charge of \$395.00 plus HST each for 121 developed lot for the year ending March 31, 2025, for total collection of \$54,964.25 and such amount collected less \$5 per lot administration fee plus HST shall be forwarded to the Falls Lake West Owners Association

NEXT STEPS

Should Council approve the updated resolution, it will go to the Municipal Clerk for signing and filing. This resolution will be used to secure grants-in-lieu of taxes from the property owners association.

FINANCIAL IMPLICATIONS

There are no financial implications related to this change, as the overall tax figures remain the same.

ALTERNATIVES

Council could choose not to approve the updating of this resolution, but this is not recommended by staff as property owners association fees will not be secured without a corrected tax resolution.

ATTACHMENTS

- Updated RR-413 2024-2025 North Canoe Cottage Owners Association Uniform Charge

CHIEF ADMINISTRATIVE OFFICER REVIEW

Report Prepared by: _____
Deanna Snair, Municipal Clerk

Report Approved by:  _____
Mark Phillips, Chief Administrative Officer



WEST HANTS REGIONAL MUNICIPALITY
Falls Lake West Property Owners
Association Uniform Charge 2024- 2025

RR-413

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 \$395.00 plus HST each for 121 developed lot for the year ending March 31, 2025, for total collection of \$54,964.25 and such amount collected less \$5 per lot administration fee plus HST shall be forwarded to the Falls Lake West Owners Association.

I, Deanna Snair, Municipal Clerk of West Hants Regional Municipality, the Province of Nova Scotia, do hereby certify that this is a true copy of the policy as adopted by the Council of the Region of the Windsor and West Hants Municipality at a meeting duly called and held on the ____ day of ____ 2024.

Deanna Snair, Municipal Clerk