Committee of the Whole Excerpts
September 8, 2026

COMBINED SEWER OVERFLOW CSO RESIDENTIAL BUYOUT PROGRAM EXCERPT

A request was made to share the approved policy with both the Federal and Provincial Governments and formally requesting a commitment to fund the program for residents impacts by combined sewer overflow flooding as identified within the Council approved policy.

The recommended motion was that Committee of the Whole recommends …

COUNCIL DIRECT THE CAO TO FORMALLY REQUEST FINANCIAL ASSISTANCE FROM THE GOVERNMENT OF CANADA AND THE PROVINCE OF NOVA SCOTIA FOR THE IMPLEMENTATION OF THE BUY-OUT PROGRAM AS SUPPORTED BY COUNCIL'S FEBRUARY 2026 RESOLUTION AND THAT COUNCIL REQUEST A COMMITMENT FROM BOTH LEVELS OF GOVERNEMT TO PARTICIPATE FINANCIALLY IN A PROGRAM IN AN EQUAL AND EQUITABLE MANNER.

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 406 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**" means subject to equally shared contributions from the Federal Government of Canada, the Province of Nova Scotia and the Municipality as defined by the formulas within this Policy, in articles 5.5.1 and 5.5.2.

3.4. "**Municipality**" means West Hants Regional Municipality.

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 406 Stannus Street, Windsor, NS that meets all the eligibility requirements set out in this Policy.

QUALIFICATION

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

4.11.1. The property must be an existing property between 364 and 406 Stannus Street, Windsor, NS before the date of adoption by Council of this Policy;

4.11.2. The property must have been exposed to a CSO event;

4.11.3. 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;

4.11.4. If the property is jointly owned, the program application must be signed by all registered owners in order to be eligible;

4.11.5. 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, 2026.

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, 2026

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 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.

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

5.8. 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 on the ***24th*** day of ***February, 2026***.

Deanna Snair

Deanna Snair
Municipal Clerk

Adoption	
Notice to Council	Date: February 17, 2026
Approval	Date: February 24, 2026
Description: Initial approval of the Combined Sewer Overflow (CSO) Residential Buyout Program RCORB-001.00	