



Committee of the Whole Excerpts
July 8, 2025

2025-26 CHALET HAMLET UPDATED TAXING RESOLUTION EXCERPT

On June 10th, Council approved the 2025–2026 budgets for the Region, including the Operating Budget, West Hants Water Utility and Windsor Water Utility budgets, the tax rate, annual tax exemption property listings, area rates for Hantsport, Windsor, and West Hants, and the levying and collection of private road maintenance fees for property owners associations.

Following the finalization of these resolutions, it was discovered that an error occurred in the approved resolution for the Chalet Hamlet Property Owners Association Uniform Charge. The lot fee was incorrectly listed as \$652.80. The correct fee should be \$652.08.

The recommended motion was that Committee of the Whole recommend that ...

COUNCIL APPROVES THE UPDATED 2025-2026 CHALET HAMLET PROPERTY OWNERS ASSOCIATION UNIFORM CHARGE AS PRESENTED TO COUNCIL ON JULY 8, 2025.



WEST HANTS REGIONAL MUNICIPALITY REPORT

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

Submitted by: _____
Carlee Rochon, Director, Financial Services

Date: July 8, 2025

Subject: Updated 2025-2026 Chalet Hamlet Property Owners Association Uniform Charge

LEGISLATIVE AUTHORITY

Municipal Government Act, Part VI – Tax Collection

RECOMMENDATION or DECISION REQUEST

Committee of the Whole recommends ...

Council approves the updated 2025-2026 Chalet Hamlet Property Owners Association Uniform Charge as presented to Council on July 8, 2025.

BACKGROUND

Property ☐	Public Opinion ☐	Environment ☐	Social ☐	Economic ☒	Councillor Activity ☐
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On June 10th Council approved the 2025-26 budgets for the region including, 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 had occurred in the 2025-2026 Chalet Hamlet Property Owners Association Uniform Charge resolution. In the current approved resolution, the lot fee is listed as \$652.80 included in this section, when it should have shown as \$652.08.

Chalet Hamlet Property Owners Association, approved their annual due in January 2025.

New Business:

Annual Dues for Fiscal Year June 1, 2025 to May 31, 2026: By the end of January, we need to confirm to the Municipality what CHPOA's dues will be for the upcoming fiscal year. The amount will be a 3% increase to last year's dues, rounded to the nearest dollar, which will be \$572 plus HST of \$85.80, for a total of \$657.80.

MOTION: that the annual dues for 2025-2026 be \$657.80 (\$572 plus \$85.80 HST). Moved by Lucy seconded by Doug. Motion approved unanimously.

However, the HST went from 15% to 14% on April 1st. They reached out in May to update the figures, and a typo was made when revising the amounts.

The following update has occurred in the attached:

Approved Resolution 2025-2026 Chalet Hamlet Property Owners Association Uniform Charge	Updated Resolution 2025-2026 Chalet Hamlet Property Owners Association Uniform Charge
Authorizes the levying and collection, for purposes of private road maintenance, a uniform charge of \$652.80 (inclusive of HST) per member for the year ending March 31, 2026, for a total collection of \$133,024.32, 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 \$652.08 (inclusive of HST) per member for the year ending March 31, 2026, for a total collection of \$133,024.32, and such amount collected less \$5 per lot administration fee plus HST less shall be forwarded to the Chalet Hamlet Property 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 lots of fees for the property owners association.

FINANCIAL IMPLICATIONS

There are no financial impact to the Municipality with this change as this is collected and remitted back to the association.

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-502 2025-2026 Chalet Hamlet Property Owners Association Uniform Charge

CHIEF ADMINISTRATIVE OFFICER REVIEW

I support the recommendation.

Report Prepared by: _____
Carlee Rochon, Director, Financial Services

Report Approved by:  _____
Mark Phillips, Chief Administrative Officer

*Chalet Hamlet Property Owners Association
Uniform Charge 2025-2026 – Revised*

1. 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 \$652.08 (inclusive of HST) per member for the year ending March 31, 2026, for a total collection of \$133,024.32, and such amount collected less \$5 per lot administration fee plus HST less shall be forwarded to the Chalet Hamlet Property 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 resolution as adopted by the Council of the Region of the Windsor and West Hants Municipality at a meeting duly called and held on the **8th** day of **July 2025**.

(Signature of Municipal Clerk)

Deanna Snair