



WEST HANTS REGIONAL MUNICIPALITY

Information ☐	Recommendation ☐	Decision Request ☐	Councillor Activity ☐
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To: West Hants Regional Municipality Council

Submitted by: Mayor Abraham Zebian

Date: July 22, 2025

Subject: Finance and Development Information

LEGISLATIVE AUTHORITY

Municipal Government Act

RECOMMENDATION or DECISION REQUEST

Council directs staff to prepare a report for the September Committee of the Whole meeting, incorporating the information requested as outlined in the report titled "Finance and Development Information" dated July 22, 2025.

BACKGROUND

At the July 8, 2025 Committee of the Whole meeting, councillors had raised questions relating to various stats and information that they would find helpful moving forward. Comments were made that others were thinking similarly while I had informed council I was preparing a report requesting the same information.

Property ☐	Public Opinion ☐	Environment ☐	Social ☐	Economic ☐	Councillor Activity ☐
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DISCUSSION

As council continues to set budgets, approve capital projects and asset purchases, and looks at properly funding West Hants Regional Municipality...I believe council may be well served to have factual information on revenue, statistics, and growth projections.

There have been many conversations over the years on tax “fairness” and what the best method would be to levy taxes.

The following would be beneficial for council to know and explore:

- Available population statistics for 2016, 2020, & 2024
- Projected population for 2028 & 2032.
- Population numbers by district.
- Number of Approved residential units to date.
- Average number of occupancy permits issued yearly since 2020.
- Total assessed value of all properties in each district for 2020, 2021, 2022, 2023, 2024.
- Total tax revenue generated per district for 2020, 2021, 2022, 2023, 2024.
- any other statistics council wishes to have.

I also believe council should explore an area rated system for the entire municipality for informational purposes only at this time. This may require a larger discussion from council and workshop.

The items of interest would be:

- fire departments and hydrants area rated to the properties they service directly.
- Sidewalks and streetlights to the areas they are located in.
- Infrastructure Projects area rated to the community they directly service.
- Any External funding area rated to the community serviced.(Ex. Health Center)
- Council to look at a potential Rural, Urban, Suburban rated system

Recreation, Waste pickup, and RCMP are not referenced as everyone has the same access to the service.

This report is meant to stimulate discussion from council on its wishes going forward and is by no means an all inclusive thought. Council may feel the current system is the “fairest” while acknowledging any system will never be perfect.

NEXT STEPS

If the recommendation is approved, staff to carry out the direction of council.

FINANCIAL IMPLICATIONS

There will be a requirement of staff time to fulfil this request if approved.

ALTERNATIVES

Council may not approve the motion.

Council may choose a different course of action.

ATTACHMENTS

N/A

CHIEF ADMINISTRATIVE OFFICER REVIEW

This report is a significant project. Particularly, the calculations of area rates assigned to the various geographic areas and services noted in the report. This report and exercise will require significant human resources from multiple municipal departments as well as PVSC representatives.

Requesting the report by September is concerning due to the ongoing audits currently underway for the WHRM 2024/25 Fiscal Year, Region 6 and the Water Utility Operations Audit. This combined with the publication of the WHRM Budgets, Finance Department staff recruitment for two vacant positions, tax billing and water utility billing cycles make it a challenging time to execute such an exercise in such a short time frame.

I ask that an extended timeline be considered for the return of the report. A November or December timeline would be more appropriate based on current priorities of Council and to better align with 2026/27 budget preparations.

Report Prepared by: Abraham Zebian, Mayor

Report Reviewed by: 
Mark Phillips, Chief Administrative Officer