



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ☒	Recommendation ☐	Decision Request ☐	Councillor Activity ☐
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To: Committee of the Whole

Submitted by: Mark Phillips, Chief Administrative Officer

Date: December 2, 2025

Subject: Information Report - Draft CSO Residential Property Buyout Policy

LEGISLATIVE AUTHORITY

Municipal Government Act (MGA) Sections 50 (1) A municipality may acquire, and own Property granted or conveyed to the municipality either absolutely or in trust for a public or charitable purpose.

Section 65 A (1) Subject to subsections (2) to (4), the municipality may only spend money for municipal purposes if: (a) the expenditure is included in the municipality's operating budget or capital budget or is otherwise authorized by the municipality;

RECOMMENDATION or DECISION REQUEST

Not Application as this is meant to be an informational resource for Council.

BACKGROUND

Property X	Public Opinion ☐	Environment X	Social ☐	Economic X	Councillor Activity ☐
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At the November 12th Committee of the Whole meeting, Council revisited the draft Residential CSO (Combined Sewer Overflow) Property Buyout Policy. This follow-up discussion was initiated by residents of Stannus Street, who had formally requested that Council re-examine the proposed draft CSO Buyout Program. Residents expressed concerns regarding the timeline for completing the Stormwater Management Plan prepared by CBCL, noting that while the Plan represents a viable long-term solution for Windsor's infrastructure requirements, its delayed implementation leaves affected properties in a prolonged state of uncertainty.

Council expressed interest in an update to understand the financial implications of the policy and identifying all potential funding mechanisms including any external or alternative funding mechanisms that may reduce the financial burden on the Municipality.

Council also highlighted the value of providing historical context on the matter. The report is intended to provide Council with the necessary background, financial analysis, and contextual understanding to determine an appropriate path forward regarding the proposed Residential CSO Property Buyout Policy.

DISCUSSION

Timeline of Correspondence and Government Responses

Date	From / To	Subject / Description	Outcome / Notes
2024-07-04	WHRM → Premier Houston & Minister Lohr	Homes impacted by combined sewer overland flooding; request for funding to support a residential property buyout program	No confirmed funding
2024-08-02	Minister John A. Lohr → WHRM	Response regarding purchase of homes affected by overland stormwater	No confirmed funding
2025-01-09	WHRM → Federal & Provincial Governments	Request for financial support to fund a residential property buyout program	Awaiting responses
2025-03-07	Federal Minister Harjit Sajjan → WHRM	Update on Municipal Disaster Financial Assistance claims	No confirmed funding for buyouts
2025-03-13	Provincial Minister Kim Masland → WHRM	Update on DFA claims	No confirmed funding for buyouts
2025-04-02	WHRM → Federal & Provincial Governments	Follow-up request for confirmation of financial support to fund a residential property buyout program	No confirmation received
2025-07-08	Provincial Minister Kim Masland → WHRM	Additional correspondence on DFA / disaster-related assistance	No confirmation received
2025-10-07	Minister John Lohr → WHRM	Amendments through Municipal Modernization (2025), including MGA changes	No confirmed funding for buyouts

More recently, a letter dated October 7, 2025, referencing amendments made through the Municipal Modernization (2025) process and changes within the Municipal Government Act (MGA), specifically regarding Tax Reductions Due to Natural Disasters was provided. These amendments authorize municipalities to adopt policies that reduce property taxes for homes rebuilt following destruction caused by wildfire, hurricane, flood, or other natural disasters. They also enable reimbursement of overpayments and allow municipalities to consider pre-disaster assessed values when applying such policies. This correspondence and changes to the MGA did not provide for buy-out funding.

Despite repeated attempts to seek clarity, support and confirmation of a funding mechanism or formula, responses from both the provincial and federal governments have been general in nature, focusing primarily on high-level mitigation principles or broad-based program descriptions. No program has been identified that clearly offers financial relief or support applicable to residential property buyouts.

Potential Funding Options

In the absence of external funding to support the draft buy-out policy, funding would have to be secured through external borrowing or through municipal reserves.

A previous appraisals undertaken in September of 2024 process conducted by Wetmore Appraisals provided for an average property value of just under \$350,000 per home. These values should be viewed as an indicator. Should Council proceed with the policy I would recommend two new appraisals be completed per property if pending eligibility based on policy requirements.

Property Related Approximate Values

Number of Properties Available id Eligible – as per daft policy

Properties : Six (6) x \$350,000 = \$2,100,000

Plus

Relocation Values: 2,100,000 x 10% (relocation values) \$210,000

\$2,121,000

*Expenses not listed: Appraisals, legal fees, decommissioning, demolition, consulting engineers and others

NEXT STEPS

To be determined by Council

FINANCIAL IMPLICATIONS

To be determined by Council based on direction given to staff.

ALTERNATIVES

ATTACHMENTS

1. 2024-07-04 WHRM letter to Premier Houston and Minister Lohr Re Homes impacted by Combined Sewer Over flooding (Requesting funding to support a buyout program)
2. 2024-08-02 Honourable John A. Lohr, Minister of Municipal Affairs and Housing Re purchase of homes affected by overland stormwater
3. 2025-01-09 WHRM letter to Federal and Provincial Governments **requesting** financial support to fund a residential property buyout program
4. 2025-03-07 Letter from The Honourable Harjit Sajjan, Federal Minister of Emergency Preparedness to WHRM Re Update on Municipal Disaster Financial Assistance Claims **(No confirmed funding for buyouts)**
5. 2025 03 13 Letter from The Honourable Kim Masland, Provincial Minister of Emergency Management Re Update on Municipal Disaster Financial Assistance (DFA) Claims **(No confirmed funding for buyouts)**
6. Update on Municipal Disaster Financial Assistance Claims **(No confirmed funding for buyouts)**
7. 2025-04-02 WHRM follow-up letter Re **Requesting** confirmation of Financial Support to fund a residential property buyout program exists
8. 2025-07-08 Letter from The Honourable Kim Masland, Provincial Minister of Emergency Management **(No confirmed funding for buyouts)**
9. 2025-10-07 Letter from The Honourable John Lohr, Minister of Municipal Affairs Re Amendments through the Municipal Modernization (2025) **(No confirmed funding for buyouts)**

CHIEF ADMINISTRATIVE OFFICER REVIEW

N/A

Report Prepared by: _____

Deanna Snair, Municipal Clerk

Report Prepared by: _____
Carlee Rochon, Director Financial Services

Report Prepared by:  _____
Mark Phillips, Chief Administrative Officer



July 4, 2024

Sent electronically to: premier@novascotia.ca and emo@novascotia.ca

RE: Information and support for homes impacted by Combined Sewer Overflow flooding

Dear Honourable Premier Tim Houston and Honourable Minister John Lohr, Minister Responsible for the Office of Emergency Management

Please accept the following letter on behalf of the West Hants Regional Municipality (WHRM) and its' Council regarding the Disaster Financial Assistance (DFA) Program and the eligibility of the program to support property buy-outs. Specifically, properties that were impacted by the July 2023 floods in the Windsor area as a result of overland stormwater flooding both during the event and historically during extreme weather events. It is further noted that the stormwater during these events include the presence of Combined Sewer Overflow (CSO) due to the combined storm and sewer systems presently in the Windsor area.

To formally express the current position of the Council who met on June 25, 2024, to discuss this matter, the following motion was ratified.

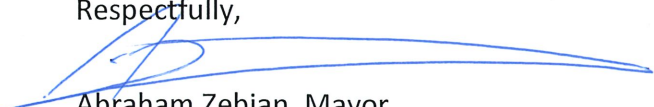
"COUNCIL DIRECT THAT A LETTER BE PREPARED TO GO TO DFA REQUESTING INFORMATION AND SUPPORT ON FUNDING FOR HOMES IMPACTED BY FLOODING AS A RESULT OF COMBINED SEWER OVERFLOWS WITHIN THE REGION"

Through this letter we hope to determine if property buy-outs are eligible under the current DFA program.

In the past and more recently at the June 11, 2024 meeting of Council, correspondence has been received from residents expressing the need for immediate supports and options for homeowners in the areas impacted by the noted conditions while the municipality continues to define the long-term infrastructure upgrades needed for the area. Property buy-outs have been requested by some residents in the areas and Council wishes to respond to these enquiries.

West Hants Regional Municipality thanks you for your attention to this matter and we look forward to hearing from you.

Respectfully,


Abraham Zebian, Mayor

ds/az

CC: Member of Parliament for Kings-Hants, Kody Blois
Melissa Sheehy-Richard, MLA Hants West
WHRM Council
Chief Administrative Officer, Mark Phillips



**Municipal Affairs and Housing
Office of the Minister**

PO Box 216, Halifax, Nova Scotia, Canada B3J 2M4 • Telephone 902-424-5550 Fax 902-424-0581 • novascotia.ca

August 2, 2024

Your Worship Abraham Zebian
Mayor
West Hants Regional Municipality
Via Email: azebian@westhants.ca

Dear Mayor Zebian:

As Minister responsible for the Emergency Management Office, the Premier has asked that I respond to your letter of July 5, 2024, regarding the purchase of homes in the Municipality of West Hants that have been affected by overland stormwater.

The purchasing of homes in areas which suffer repeated flooding events is a tool government can use to guard against future flood losses. This method (Strategic Retreat) can be complex as not all homeowners in a given area may want to leave their homes. A further consideration is the current housing crisis in our province and nationally which makes affordable housing difficult to acquire.

The provincial Emergency Management Office (NSEMO) has been assisting Disaster Financial Assistance (DFA) applicants from across our province. To date the Province of Nova Scotia has provided over \$5.2 million in financial assistance to homeowners, small businesses and not for profits in Hants County.

The federal government will be announcing changes to their DFA guidelines in April 2025 which can help inform future developments in this area.

I have reached out to the Honourable Harjit Sajjan, Minister of Emergency Preparedness, to seek federal guidance regarding purchasing homes in high-risk flood locations under the existing federal DFA guidelines. The staff at NSEMO have also been in contact with their federal counterparts on this important matter and will keep me advised.

I will be in touch once more information is available.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Lohr".

Honourable John A. Lohr
Minister of Municipal Affairs and Housing

c. Honourable Tim Houston, Premier

PNS-44267-W8V5Z6



January 9, 2025

Attention

Right Honourable Justin Trudeau, Prime Minister of Canada

Honourable Dominic LeBlanc, Minister of Finance and Minister of Intergovernmental Affairs

Honourable David J. McGuinty, Minister of Public Safety

Honourable Harjit S. Sajjan, Minister of Emergency Preparedness

Honourable Nathaniel Erskine-Smith, Minister of Housing, Infrastructure and Communities for Canada

Honourable Steven Guilbeault, Minister of Environment and Climate Change of Canada

Honourable Tim Houston, Premier of Nova Scotia

Honourable Barbara Adams, Deputy Premier of Nova Scotia

Honourable John A. Lohr, Minister of Municipal Affairs and Housing and Minister of Finance and Treasury Board

Honourable Tim Halman, Minister of Environment and Climate Change.

Honourable Kim Masland, Minister of Emergency Management

Honourable Michelle Thompson, Minister of Health and Wellness

RE: Financial support to fund a residential property buyout program

Please accept the following letter on behalf of the West Hants Regional Municipality (WHRM) and its' Council requesting financial assistance to support a residential property buyout program; specifically, for Stannus Street, Windsor properties impacted by overland stormwater flooding during extreme weather events which results in the presence of Combined Sewer Overflow (CSO) on their properties and in their homes due to the combined storm and sewer systems presently in the Windsor area.

During the June 11th, 2024 meeting, Council received correspondence from an area resident in hopes of addressing these concerns and seeking information on suggestions or supports for Windsor area homes most frequently subjected to WHRM's combined sewer overflows. They further enquired about the potential options for expedient property buy outs for interested parties, similar to a buyout program that was executed in 2016 in Sydney, Cape Breton which was part of a managed retreat program.

A letter dated August 2, 2024 from the Honourable John A. Lohr, Minister of Municipal Affairs and Housing, noted that the federal government will likely announce changes to the Disaster Financial Assistance (DFA) Program guidelines in April 2025. While this news sounds promising, it is likely to have little impact for those residing on Stannus Street in Windsor who continue to experience combined sewer overflows (CSO's) during extreme weather events.

As noted in the past and more recently, residents continue to express a need for immediate action and a residential property buyout program for homeowners in areas impacted by the noted conditions while the municipality continues to define the long-term infrastructure upgrades needed for the area.

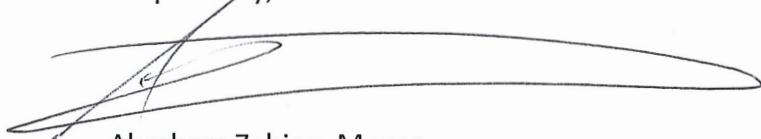
Council has undertaken the exercise of drafting a potential residential buyout policy. A key component that still needs to be determined is a funding model. To date there has been no confirmation from either level of government that financial support will be provided to support such a program.

To formally express the current position of the Council who met on November 26, 2024, to discuss this matter, the following motion was ratified **"COUNCIL DIRECT STAFF TO WRITE A LETTER TO THE PROVINCE OF NS AND FEDERAL GOVERNMENT OF CANADA FORMALLY REQUESTING FINANCIAL SUPPORT WITH THE FUNDING OF A BUYOUT PROGRAM"**.

West Hants Regional Municipal Council wishes to express the importance of timing and urgency residents have expressed surrounding the creation of this policy.

We thank you for your attention to this matter and we look forward to hearing from you on this matter.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Abraham Zebian', written over a horizontal line.

Abraham Zebian, Mayor

ds/az

CC: Member of Parliament for Kings-Hants, Kody Blois
MLA Hants West, Melissa Sheehy-Richard
West Hants Regional Municipal Council
Chief Administrative Officer, Mark Phillips

President of the King's Privy Council for Canada
and Minister of Emergency Preparedness
and Minister responsible for the
Pacific Economic Development Agency of Canada



Ottawa, Canada
K1A 0A3

Président du Conseil privé du Roi pour le Canada
et ministre de la Protection civile
et ministre responsable de l'Agence de
développement économique du Pacifique Canada

March 7, 2025

His Worship Abraham Zebian
Mayor of West Hants Regional Municipality
P.O. Box 3000, 76 Morrison Drive
Windsor, Nova Scotia B0N 2T0

Dear Mr. Mayor:

Thank you for your correspondence of January 9, 2025, regarding financial support for a residential property buyout program in the West Hants Regional Municipality.

I want to acknowledge the problem you are facing in Windsor is a challenging one. Importantly, I want to acknowledge the actions your region plans to undertake as highly impactful investments in resilience. Residential property buyout programs and municipal sewer and stormwater infrastructure upgrades have high returns on investment and will go a very long way in supporting and providing residents with long-term protection from natural hazards in advance of another disaster.

It is a shared priority of all levels of government to keep people and economic assets out of harm's way. Public Safety Canada currently focuses on post-disaster mitigation through the Disaster Financial Assistance Arrangements (DFAA) program. While Provinces and Territories are responsible for the design and delivery of financial assistance to those who are affected by a natural disaster, when costs exceed what they may be reasonably expected to bear on their own they can ask the Federal Government for financial support through the DFAA.

The assistance offered via the DFAA is paid to the Province or Territory—not directly to affected individuals, small businesses, nor communities. It is important to note that all decisions regarding financial assistance to individuals, small businesses, and communities are taken by the affected Province or Territory, the DFAA simply sets out which costs will be eligible for cost-sharing with the Federal Government.

Canada

However, we recognize that Canada's disaster landscape has changed significantly since the DFAA program was first created in 1970. To address the cycle of perpetual disaster losses experienced by so many communities across Canada, which result in profound and unsustainable impacts to people, communities and the economy, this program underwent an extensive review and modernization process between 2020 and 2023.

The reduction of repeat disaster impacts and costs is central to the new program, which will take effect on April 1, 2025, applying to disasters that occur on or after that date. Funding through the modernized program will emphasize strategic mitigation, building back homes and communities to more resilient levels, and supporting people in recovery. The program will also help to incentivize Provinces and Territories to reduce risk in areas with the greatest hazard exposure, through risk reduction activities such as relocation and buyout programs, protecting communities using natural and conventional protective infrastructure, and upgrading the resilience of public assets and infrastructure.

While this modernized DFAA program is well-positioned to cost share such supports in the *post*-disaster phase, it also includes some financial incentives for Provinces and Territories to improve their *pre*-disaster mitigation planning and coordination with local governments. Therefore, we encourage you to reach out to your provincial counterparts to discuss mitigation planning for programs such as yours, that can help reduce risk for properties at the highest risk.

Thank you for taking the time to write regarding this important issue in the community of Windsor. Public Safety Canada will continue to work with the Provinces and Territories on how best to mitigate disaster risk within emergency management.

We appreciate the opportunity to clarify our role and to underline the Government of Canada's continued commitment to support Nova Scotia with the costs of large-scale disasters.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Harjit Sajjan', written in a cursive style.

The Honourable Harjit Sajjan, P.C., O.M.M., M.S.M., C.D., M.P.

c.c.: The Honourable Nathaniel Erskine-Smith, P.C., M.P.
Minister of Housing, Infrastructure and Communities



Emergency Management
Office of the Minister

One Government Place, 1700 Granville Street, Halifax, Nova Scotia, Canada B3J 1X5 • Telephone 902-424-5550 Fax 902-424-0581 • Minister.EmergencyManagement@novascotia.ca

March 13, 2025

VIA EMAIL

To: Mayors, CAOs and Wardens

RE: Update on Municipal Disaster Financial Assistance (DFA) Claims

I am writing to provide an update regarding the processing of Municipal Disaster Financial Assistance (DFA) claims. As you know, Nova Scotia has been through an unprecedented series of emergency events in recent years, both in their number and scale. Unfortunately, this trend can be observed across Canada. We received a large volume of claims for these events, and prioritized processing those from individuals. Now that we are nearing completion of those requests, we can shift our focus to municipal claims. We understand these claims are currently in various stages of completion and submission to the province.

To help advance this important work, the Department of Emergency Management will contract an external accounting agency to assist municipalities to complete both the compilation of claims, our review of them and their submission to the federal government. Working with you, we plan to compile and review DFA claims your municipality has during the upcoming 2025-26 fiscal year including those arising from the February 2024 snow event which impacted large areas of Cape Breton Island and northern Nova Scotia.

We believe that by working together, and supported by external resources, we can complete the tasks required to submit the municipal DFA claims to the federal government for payment. We recognize that awaiting final settlement of these claims can become a financial pressure for your municipalities. As we have done in several cases, we can meet to review the claims and determine, with ministerial approval, if a portion of the funding can be advanced pending final settlement.

We will remain in contact on this matter as part of our regular emergency management discussions and please contact us in the interim to discuss questions you may have.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kim Masland'.

Hon. Kim Masland
Minister of Emergency Management



April 2, 2025

Sent electronically to: dmamin@novascotia.ca
emo@novascotia.ca

Attention

Honourable John A. Lohr, Minister of Municipal Affairs and Housing and Minister of Finance and Treasury Board

Honourable Kim Masland, Minister of Emergency Management

RE: Financial support to fund a residential property buyout program

Please accept the following letter on behalf of West Hants Regional Municipal Council as a follow up letter to the original correspondence sent January 9, 2025 and in response to correspondence received March 7, 2025 from the Honourable Harjit S. Sajjan, Minister of Emergency Preparedness and Honourable Kim Masland, Minister of Emergency Management, received March 13, 2025.

In our previous letter dated January 9, 2025, a request was made asking for financial support to fund a residential buyout program for specific properties located on Stannus Street, Windsor, impacted by overland stormwater flooding during extreme weather events. These events result in the presence of Combined Sewer Overflow (CSO) on their properties and in their homes due to the combined storm and sewer systems presently in the Windsor area.

The responses provided by the Honourable Harjit S. Sajjan, Minister of Emergency Preparedness and the Honourable Kim Masland, Minister of Emergency Management were greatly appreciated; however, neither provided a clear response regarding the request, and to date the properties located on Stannus Street, Windsor, continue to be impacted by overland stormwater flooding during extreme weather events

Our hope is that through this follow up correspondence West Hants will receive an update and details on whether support to fund a residential buyout program for specific properties located on Stannus Street, Windsor, impacted by overland stormwater flooding during extreme weather events exists.

To formally express the current position of the Council who met on March 25, 2025, to discuss this matter the following motion was ratified:

“Council direct staff to write a letter to the Province requesting an update and provide further

West Hants Regional Municipality

PO Box 3000, 76 Morison Drive, Windsor, NS, B0N 2T0

902-798-8391 • www.westhants.ca

information on how they may be able to provide support to WHRM in reference to the correspondence received from Minister Masland and WHRM's previous inquiry regarding potential provincial support for buyout options resulting from disasters within the region".

West Hants Regional Municipality appreciates your attention to this matter.

Respectfully,



Abraham Zebian, Mayor

ds/az

CC: Premier of Nova Scotia, The Honorable Tim Houston
Member of Parliament for Kings-Hants, Kody Blois
Melissa Sheehy-Richard, MLA Hants West
WHRM Council
Chief Administrative Officer, Mark Phillips



**Emergency Management
Office of the Minister**

Duke Tower, 5251 Duke Street, Halifax, Nova Scotia, Canada B3J 1P3 • Telephone 902-424-5620 • Minister.EmergencyManagement@novascotia.ca

July 8, 2025

VIA EMAIL: DSnair@westhants.ca

Abraham Zebian
Mayor, West Hants Regional Municipality
PO Box 3000
Windsor, NS B0N 2T0

Dear Mayor Zebian:

I want to follow-up regarding your earlier correspondence with respect to the purchase of homes in the Municipality of West Hants that have been affected by repeated overland water flooding and sewer back-up during extreme weather events.

I am pleased to learn your municipality has undertaken the drafting of a potential residential buyout policy. Extreme weather events have been occurring with alarming frequency and flooding is unfortunately one of the impacts frequently seen. The province is looking closely at challenges raised by flooding and advancing work in several areas such as land use planning, flood mapping and emergency planning. I understand that you are seeking to identify funding sources from the Federal or Provincial governments that could assist with costs associated with the potential residential buyout policy you are currently drafting. With respect to the Department of Emergency Management, my staff are currently working with the Federal government on the development of new provincial disaster financial assistance guidelines. Developing new guidelines is an intensive process that includes continued FPT discussions with both the federal government and liaison with other jurisdictions to better understand interpretation and application of the guidelines.

Thank you and the Council membership for your efforts seeking solutions to the challenges of climate change. I look forward to hearing an update when your draft policy is completed.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kim Masland'.

Honourable Kim Masland
Minister, Emergency Management



**Municipal Affairs
Office of the Minister**

PO Box 216, Halifax, Nova Scotia, Canada B3J 2M4 • Telephone 902 424-5550 Fax 902 424-0581 • novascotia.ca

October 7, 2025

Dear Mayors and Wardens:

On October 3, 2025, the *Municipal Modernization (2025) Act* received Royal Assent in the Nova Scotia Legislature. The Act includes several amendments to the *Municipal Government Act*, *Halifax Regional Municipality Charter*, *Halifax Regional Water Commission Act*, *Municipal Elections Act*, *Municipal Grants Act*, and the *Housing in the Halifax Regional Municipality Act*. The *Municipal Modernization (2025) Act* also includes a new *Transportation Corridors Control Act*.

These changes aim to support development across the province, modernize existing provisions to improve municipal elections, as well as a suite of other requested changes to update the legislation.

Due to the number of amendments included in the *Municipal Modernization (2025) Act*, I have included a summary document that provides amendment descriptions, amendment section numbers within the amended legislation, amendment clause numbers within the *Municipal Modernization (2025) Act*, and clarification about whether the amendments have been proclaimed or still require regulations.

I want to thank you for your continued support in making Nova Scotia a better place and taking bold steps together to meet the changing needs of your communities.

Sincerely,

A handwritten signature in blue ink, appearing to read "John Lohr".

Honourable John A. Lohr
Minister of Municipal Affairs

c: Juanita Spencer, NSFM

Attached

Summary of Amendments through the *Municipal Modernization (2025) Act*.

<i>Changes to the Municipal Government Act and HRM Charter</i>				
<i>Amendment</i>	<i>Amendment Description</i>	<i>Section # in Act</i>	<i>Clause # in MMA</i>	<i>Regulations Required for Proclamation?</i>
<i>Tax Reductions due to Natural Disasters</i>	Allow municipalities to adopt policies to reduce property taxes for homes rebuilt after destruction by wildfire, hurricane, flood, or other natural disasters. Enables reimbursement of overpayments and considers pre-disaster assessed values.	87A (HRMC) 69B (MGA)	2, 26	This amendment has received Royal Assent.
<i>Establishment of Childcare Centre Areas</i>	Enable the Minister to designate sites for Provincially licensed childcare operated by a private for profit, or not-for-profit entity to be exempt from the application of municipal land use requirements established by Municipal Planning Strategies and Land Use Bylaws, and the associated approval processes.	229D (HRMC) 214D (MGA)	8, 28	This amendment has received Royal Assent.
<i>Allowing Tax Sale Payments to be Made Electronically</i>	Allow municipalities to accept electronic payment for tax sale purchases - options like online banking, debit or credit card payment, wire transfer or Automated Clearing House payments, bank transfers, or digital wallet/virtual card payments.	163 (1), 163(1A) (HRMC) 148(1), 148 (1A) (MGA)	4, 27	This amendment has received Royal Assent.

<i>Changes to the HRM Charter and Halifax Regional Water Commission Act</i>				
<i>Amendment</i>	<i>Amendment Description</i>	<i>Section # in Act</i>	<i>Clause # in MMA</i>	<i>Regulations Required for Proclamation?</i>
<i>Ministerial Authority to Mandate Planning Documents</i>	In situations where the Minister has refused to approve planning documents, the Minister can now require council to amend its planning documents within a prescribed timeline and set parameters for the required public participation program.	219(3), 223A (1) (HRMC)	6, 7	This amendment has received Royal Assent.

Changes to the HRM Charter and Halifax Regional Water Commission Act				
Site Plan to the External Appearance of Structures HRM Wide	Expands the current authority of Development Officers to approve changes to the external appearance of buildings—currently limited to the Downtown and Centre Plan areas—so that it applies across all areas of the Halifax Regional Municipality.	246(3)(1) (HRMC)	10	This amendment has received Royal Assent.
Enable Bonds and Liens to be Applied to Municipal Permit Fees	Enable HRM to apply either a bond or a lien to secure permit fees that had been deferred until occupancy.	188(2)(e) (iva), (ivb), (ivc) (HRMC)	5 (2)	This amendment has received Royal Assent.
Cogswell Energy District Authority	To enable property owners located outside the mandatory connection to the Cogswell District Energy System area to voluntarily connect to the system with the consent of the municipality, and to allow the municipality to set terms and recover costs of that connection and extends liability protection to Halifax Water for voluntary connections the same as for mandatory connections.	104A(1) (aa), 188(1) (laa), 235(5) (jba) (HRMC) 2(1) (ea), 9(1), 26(a)(i), 27A (HRWCA)	3, 5 (1), 9, 11, 12, 13, 14	This amendment has received Royal Assent.

Municipal Grant Act Amendments				
Amendment	Amendment Description	Section # in Act	Clause # in MMA	Regulations Required for Proclamation?
Removal of requirement for Governor in Council approval for annual Municipal Financial Capacity Grant allocations	This is an administrative amendment only. It removes the requirement for the Minister to obtain annual approval from Governor in Council for the amount of the Municipal Financial Capacity Grant (MFCG). The MFCG is distributed to municipalities based on the formula included in regulation and adheres to the formula agreed as part of the negotiated Service Exchange Agreement.	8(2)	30	This amendment has received Royal Assent.

<i>Municipal Elections Act Amendments</i>				
<i>Amendment</i>	<i>Amendment Description</i>	<i>Section # in Act</i>	<i>Clause # in MMA</i>	<i>Regulations Required for Proclamation?</i>
<i>Allowing returning officers to vote</i>	Removes the prohibition against a returning officer being on the municipal list of electors and eligible to vote.	15 (a)	23	This amendment has received Royal Assent.
<i>Amend Elector Eligibility Trigger Date</i>	Amends the trigger date for the determination of the eligibility of an individual to vote in a municipal election from the current “first advanced” polling date, to upon the “ordinary” polling date for consistency with provincial and federal eligibility.	14	22	This amendment has received Royal Assent.
<i>Provide Optional Methods for Public Notice</i>	Allows municipalities to post notice on the municipality’s publicly accessible website and in at least five conspicuous places in the municipality rather than in the newspaper.	2A	21	This amendment has received Royal Assent.
<i>Elector Privacy</i>	Allows an elector to have their name obscured from any copies of the list of electors that are to be made public or shared. Only the municipal returning officer’s final list of electors for internal use will still include the elector’s name and other personal information so that the person can participate in the election.	35(1)(ba), 35 (2A), 35 (2B), 36 (5), 36 (6)	24, 25, 32	Yes.

<i>Housing in the Halifax Regional Municipality Act Amendments</i>				
<i>Amendment</i>	<i>Amendment Description</i>	<i>Section # in Act</i>	<i>Clause # in MMA</i>	<i>Regulations Required for Proclamation?</i>
<i>Remove barriers on development in Special Planning Areas</i>	The amendment broadens the language to clarify the original intent that the Minister has authority to create, amend, or repeal planning documents—such as Municipal Planning Strategies (MPS), land use by-laws, and subdivision by-laws—in designated Special Planning Areas. Previously, this authority was implicit, as changes to an MPS required corresponding changes to other planning documents to fulfill the intent of the Act.	16(1), 16(2), 16(3), 16(5)	18	This amendment has received Royal Assent.

<i>Housing in the Halifax Regional Municipality Act Amendments</i>				
<i>Update legislative requirements for public notification</i>	This amendment will allow for public notification to take place on the Province's public website rather than in the newspaper.	15(3)(b), 17(3)(a)	17, 19	This amendment has received Royal Assent.

<i>New: Transportation Corridors Control Act</i>				
<i>Amendment</i>	<i>Amendment Description</i>	<i>Section # in Act</i>	<i>Clause # in MMA</i>	<i>Regulations Required for Proclamation?</i>
<i>New legislation</i>	Enables the Province to designate priority transportation projects and their corridors to safeguard land for future transportation and infrastructure development, especially in urbanizing areas, and streamline coordination among government departments, landowners, municipalities, developers, and utility companies.	N/A	31, Schedule	Yes.