

2024/2025 Budgets And Business Plan

Presented to Executive Committee
January 30th, 2024



EAST HANTS

Agenda

DATE	Topic	
January 30 th	PVSC Presentation	
	Operating Budget and Tax Analysis	
February 1 st	Community Partnership and General Government Grants, By-law F400	
	Business Plan HR Report	
February 8 th	Capital Budget	
	Water Utility Budget	
February 13 th	Deed Transfer Tax USR Grant Private Roads Fire Departments Other Changes	
February 20 th	Final Discussions /Motion To Approve	

Tax Billing Process

- **Assessment Filed Roll from PVSC uploaded to SAP in January**
 - Confirm budget numbers and area tax rates
- **Interim Tax Bill posted, printed and mailed in late March**
 - Due June 1st
 - Calculation: LAST YEAR'S FINAL BILL X 50%
- **Final Tax Bill posted, printed and mailed in late July**
 - Due October 1st
 - Calculation: (Assessments x Tax Rates) + (# Dwellings x Waste Management Fee)
 - Can only adjust on appeal with PVSC

Tax 101 - Assessments

- Responsibility to Assess Properties is NOT Municipal
 - Property Valuation Services Corporation (PVSC) provides the files roll

	Taxable Value	Exempt Value	Assessed Value	Capped Assessment	Value Difference	Acreage
01: RESIDENTIAL TAXABLE	\$298,600		\$298,600	\$253,000	\$45,600	

- Types of Assessment
 - Residential – Code 01
 - Resource – Code 03
 - Commercial – Code 02
- Dwelling Unit information from PVSC
- The Capped Assessment Program (CAP) rate is based on the Nova Scotia Consumer Price Index. For 2024 assessments the CAP rate is **3.2%**.

Tax 101 – Assessments

- Other Types of Revenue Generating Assessment
 - Forest < 50,000 acres
 - Forest > 50,000 acres
 - Wind Farm Tax (assessed based on megawatts)
 - Farm Property Acreage (paid by Province)

	Taxable Value	Exempt Value	Assessed Value	Capped Assessment	Value Difference	Acreage
25: RESOURCE FARM (EXEMPT)		\$62,300	\$62,300	\$62,300		35
27: RESOURCE FOREST		\$32,400	\$32,400	\$32,400		45
Totals		\$94,700	\$94,700	\$94,700		80

- Grants in Lieu of Taxes
 - Crown Land
 - Federal
 - Provincial

General Tax Rate

- General Tax Rate
 - RCMP & Other Protective Services
 - Animal control, EMO, HAZMAT and EHGSR grants, Bldg. Inspection, etc.
 - Provincial Transfers
 - Education, Regional Libraries
 - PVSC
 - General Administration
 - Council, CAOs Office, HR, Corporate Services, Finance, Information Services (Technology & Information Management), Buildings & Properties, Procurement, Engineering Services
 - Economic & Business Development
 - Industrial Parks and Economic Attraction & Retention activities
 - Parks, Recreation & Culture
 - Aquatics, Library Facilities, Tourism, Park Development, Community Grant Programs
 - Planning & Development
 - Roads & Operations



Waste Management Fee

- Waste Management is a General expense (charged to entire municipality)
- Waste Management includes:
 - Waste, Recycling and Compost
 - collection, transportation and processing contracts
 - Waste Management Center
 - Operations, Debt, Environmental Monitoring, Post closure costs, Reserve transfers
 - Household Hazardous Waste programs
- Charged per Dwelling Unit as reported on filed roll (PVSC) - The \$220 rate has not been changed.

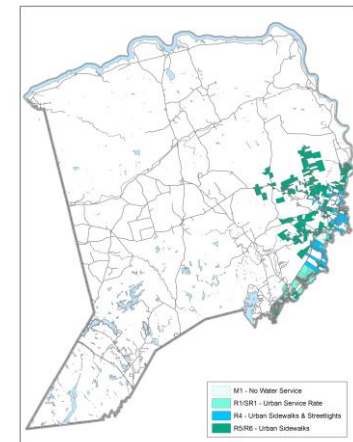


Area Rates

- Charged based on Assessment
- For Services relating ONLY to that area
- Each accounted for separately
 - Income Statement
 - Surplus/Deficits, balance to Reserve
- Rates Include:
 - Urban Service Rate
 - Streetlights
 - Rawdon, Mt Uniacke, Enfield/Grand Lake, Nine Mile River/Belnan
 - Sportsplex
 - Mt Uniacke Recreation Rate

Urban Service Rate

- Rate per \$100 of assessment
 - Shubenacadie & Milford pay surcharge (lower assessments)
 - Milford pays for wastewater through area rate
- Streetlights
- Sidewalks
- Hydrants - Paid to Water Utility
- Contribution from outside of serviced area for streetlights and sidewalks
 - R4, R5, R6
- Wastewater Management Fee
 - Charged based on water consumption
 - Not charged to homes in Milford (no water service)
 - Proposed rate has increased by 20 cents to \$2.40 per m³



East Hants - Assessment CAP



CAP Rate = 3.2%

- 2020 – Taxable assessment loss \$169M
- 2021 – Taxable assessment loss \$178M
- 2022 – Taxable assessment loss \$250M
- 2023 – Taxable assessment loss \$497M
- 2024 – Taxable assessment loss \$964M

Approx.
83% of
Residential
properties
capped in
EH

\$964M in capped assessment equals \$7.8M in tax revenue (at 2023/2024 rates)

Approximately 23¢ of 2023/2024 proposed tax rate



23¢

Reality: Municipalities need revenue to provide municipal services.

Reality: In 2023 the residential tax rate was 81¢ per \$100 of assessment instead of the 58¢ it would be if everyone paid taxes based on their market assessment.

Budget & Tax Analysis - Assessments

Assessment Overview

- Overall Growth (net of exemptions): 11.66% (2023: 15.55%)
- Residential: 10.90% (2023: 15.74%)
- Resource: 15.74% (2023: 8.82%)
- Commercial: 20.85% (2023: 15.66%)
 - \$31.8 million increase from 2023
- Ratio Residential / Commercial : 93%/7% (2023: 93%/7%)

(\$) Change in Assessments

2024 Assessments

Less: Bylaw F-400 Exempt Properties

2024 Taxable Assessments

Less: 2023 Assessments

2023 Assessments

Less: Bylaw F-400 Exempt Properties

2023 Taxable Assessments

Increase in Taxable Assessments from 2023 to 2024

Increase in taxable assessments due to new properties

Net increase in taxable assessments of existing properties

Increase in Taxable Assessments from 2023 to 2024

Percentage of Assessment Increase, Net of Bylaw Exemptions

	Residential	Resource	Commercial	Total
2024 Assessments	\$ 2,408,428,400	\$ 71,547,600	\$ 199,803,400	\$ 2,679,779,400
Less: Bylaw F-400 Exempt Properties	(596,900)	(354,100)	(15,594,100)	(16,545,100)
2024 Taxable Assessments	\$ 2,407,831,500	\$ 71,193,500	\$ 184,209,300	\$ 2,663,234,300
Less: 2023 Assessments				
2023 Assessments	\$ 2,171,708,800	\$ 61,840,900	\$ 166,762,600	\$ 2,400,312,300
Less: Bylaw F-400 Exempt Properties	(510,000)	(329,400)	(14,335,000)	(15,174,400)
2023 Taxable Assessments	\$ 2,171,198,800	\$ 61,511,500	\$ 152,427,600	\$ 2,385,137,900
Increase in Taxable Assessments from 2023 to 2024	\$ 236,632,700	\$ 9,682,000	\$ 31,781,700	\$ 278,096,400
Increase in taxable assessments due to new properties	\$ 33,829,800	\$ 610,800	\$ 56,900	\$ 34,497,500
Net increase in taxable assessments of existing properties	202,802,900	9,071,200	31,724,800	243,598,900
Increase in Taxable Assessments from 2023 to 2024	\$ 236,632,700	\$ 9,682,000	\$ 31,781,700	\$ 278,096,400
Percentage of Assessment Increase, Net of Bylaw Exemptions	10.90%	15.74%	20.85%	11.66%

Budget & Tax Analysis - Assessments

Residential

- Growth, net of exempt properties, 10.90%
- New Assessment: **\$236,632,700**
 - New properties: \$33.8 Million
 - 14% of the growth (2023: 10%)
 - Existing properties: \$202.8 Million 86% of the growth
 - 212 new dwelling units (2023: 340)
 - CAP 3.2% (2023: 7.7%)
 - Sale of properties remove the CAP
 - 10,177 from 9,857 capped residential accounts (+320)

Budget & Tax Analysis - Assessments

Commercial pg. 5

- Increase in assessment
 - Net of exempt properties
 - Community halls, NFP properties, Water Utility
 - 20.85% increase (2023 15.66% increase)
 - \$31.8 million increase (2023 \$20.6 million increase)
- No Rate Change in draft document

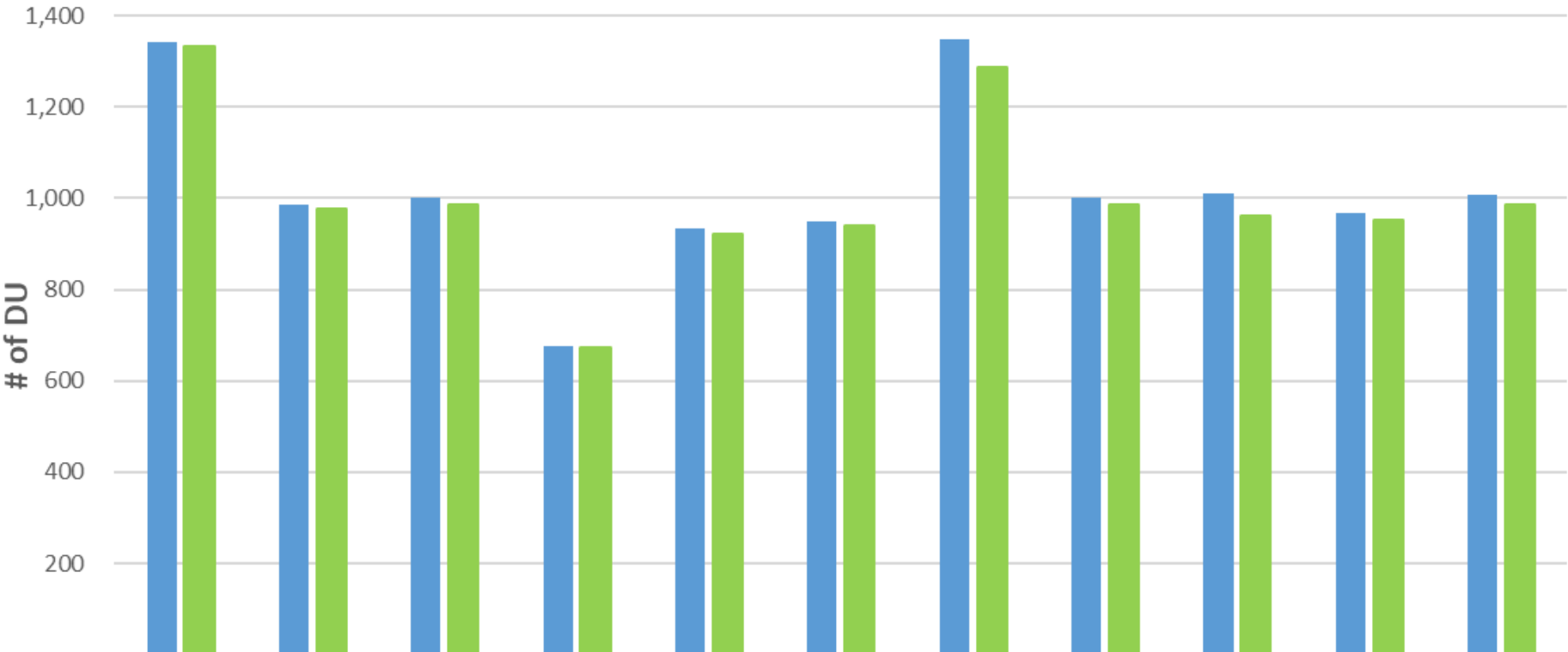
TOP 10 COMMERCIAL TAXABLE ASSESSMENTS – 2024

Name	Installation	District	Location	Assessment
SOBEYS CAPITAL INCORPORATED	5277086	2	56 HWY MASON LANE LOT 2-B ELMSDALE	21,549,600
THE SHAW GROUP LIMITED	2401371	7	1101 DR HIGHWAY 2 PARCEL Z2X PORT LANTZ	8,917,300
CP REIT NS PROPERTIES LIMITED	1906402	2	295 RD HIGHWAY 214 LOT A-2 ELMSDALE	5,659,700
COPART CANADA INC.	6015603	2	128 RD PARK RD LOT 85-2 ELMSDALE	4,100,900
ELMSDALE LUMBER CO LTD	1403818	1	604 HWY HIGHWAY 2 LOT 04-1ABCD ELMSDALE	2,432,800
L & R PROPERTY MANAGEMENT LTD.	7872801	1	550 HWY HIGHWAY 2 LOT Y-EL-2 ELMSDALE	2,426,600
DICE-DESIGN IMPORT CONSULTING EXPERTS LI	10423872	8	15 MARTHA AVE LOT D4-U-A MOUNT UNIACKE	2,372,200
CUSTOM MILLWORK ATLANTIC INCORPORATED	4755979	8	1067 HIGHWAY 1 LOT C-1 LAKELANDS	1,988,900
B.R. PRINTING PLATES COMPANY LIMITED	2153939	3	HWY HIGHWAY 14 LOT 7&8(PO) MILFORD	1,942,700
1382506 B.C. LTD. (CANADREAM INC.)	3236897	2	196 RD PARK RD ELMSDALE	1,737,700

Dwelling Units

- Significant DU additions:
 - 77 units : Enfield (1), Elmsdale (2), & Lantz (7)
 - 15 units: Enfield Grand Lake (10)
 - 17 units : Shubenacadie (4) & Milford (3)
 - 62 units: Mount Uniacke (8,9)
 - 41 units: Maitland/MacPhees Corner (5),
Walton/Noel/Kennetcook (6), Rawdon/Gore (11)

Dwelling Units - Year over Year Change

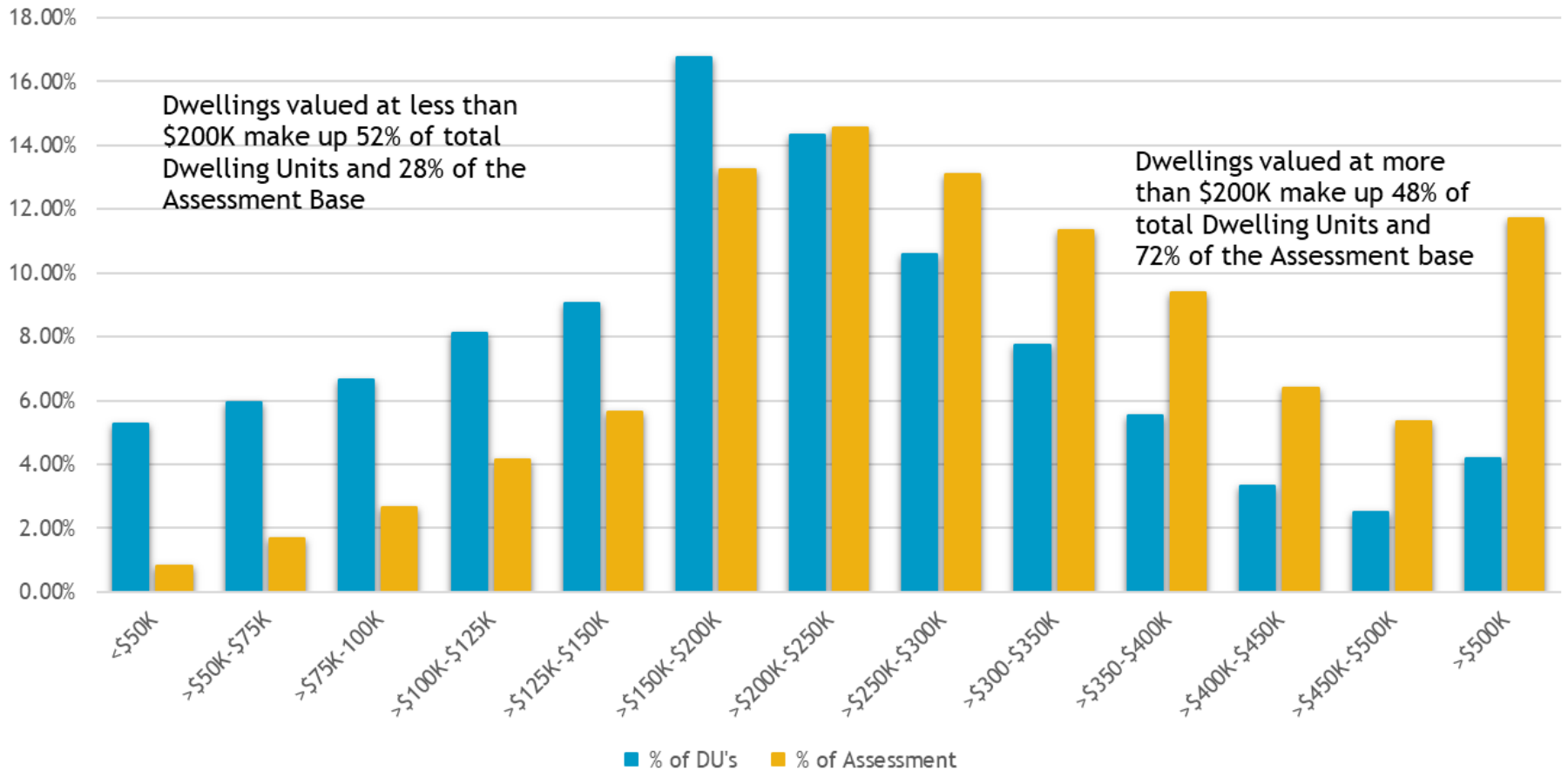


■ 2024	1,341	987	1,001	675	935	950	1,348	1,000	1,009	966	1,006
■ 2023	1,334	977	986	673	922	941	1,288	987	960	951	987

Distribution of Dwelling Units – 2024

Dwelling Unit Comparison (#)	2023 (#)	2023 (%)	2024 (#)	2024 (%)
Serviced Districts of Enfield (1), Elmsdale (2), Lantz (7)	3,599	33%	3,676	33%
Districts of Milford (3) and Shubenacadie (4)	1,659	15%	1,676	15%
District Enfield/Grand Lake (10)	951	8%	966	8%
Districts of Maitland/MacPhees Corner (5), Walton/Noel/Kennetcook (6), Rawdon/Gore (11)	2,850	26%	2,891	26%
Districts of Mount Uniacke (8 & 9)	1,947	18%	2,009	18%
Total Dwelling Units	11,006	100%	11,218	100%

Distribution of Single Dwellings by Value - 2024



Tax Revenue pg. 13

- Amount to be raised from taxation
 - **\$2,862,964** (up from \$2,393,468 in 2023)
 - Some reliance on reserve transfers
- Revenue increase from Assessment Growth
 - Keeping tax rates static would generate \$2,845,202 (2023: \$3,102,606; CAP 7.7%)

In 2024/2025 one cent on the tax rate raises:

- **Residential/Resource = \$247,998 (2023: \$223,355)**
- **Commercial = \$19,980 (2023: \$16,676)**

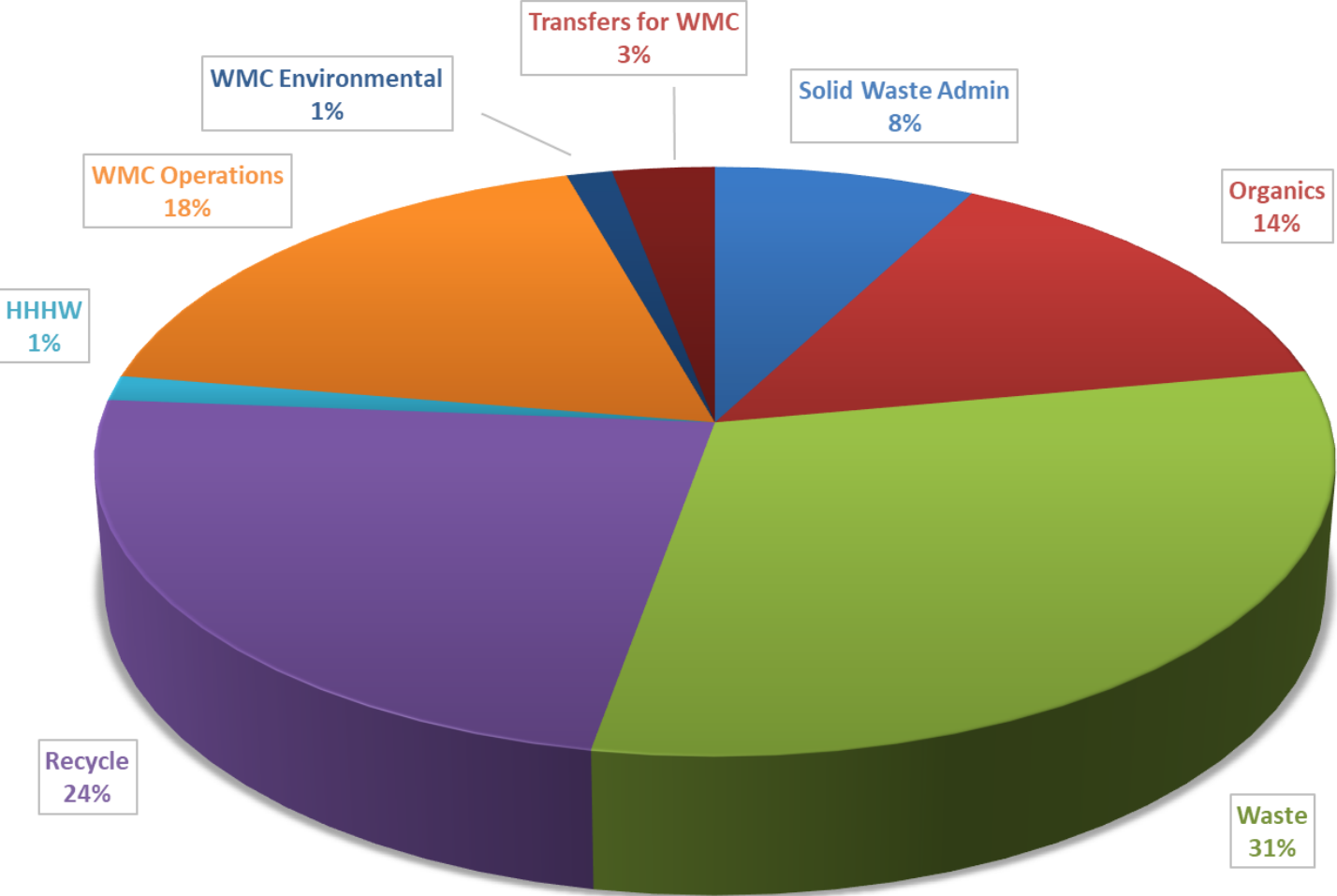
Proposed General Tax Rates pg. 19

- **Residential Tax Rate \$0.81**
 - No Change
- **Resource Tax Rate \$0.81**
 - No Change
- **Commercial Tax Rate \$2.57**
 - No Change
- **Waste Management Services Fee (no change)**
 - **\$220** per dwelling unit
 - Increase of 212 Dwellings

Proposed Tax Rates pg. 19

- **Waste Management Services Fee (no change)**
 - \$220 per dwelling unit
 - Commercial receives service, paid in Commercial Rate
 - Actual break even is approximately \$255 per Dwelling Unit
 - \$393,689 projected to be transferred from reserves
 - Proposing to hold the rate for 2024/2025 to minimize burden on taxpayer; completion of further development and addition of dwelling units will see additional revenues in future years

Waste Management Costs Breakdown



How does it all add up? pg. 15

Amount to be Raised (for Municipal Services)	\$ 27,688,756	
Commercial Rate - \$2.57 (no change)	\$ 5,134,947	19%
Residential Rate - \$0.8100 (no change)	\$ 19,508,270	70%
Resource Rate - \$0.8100 (no change)	\$ 579,536	2%
Waste Management Rate - \$220 (no chg.)	\$ 2,467,960	9%
Transfer to Reserves	<u>\$ (1,957)</u>	
Total	\$ 27,688,756	

GTR 5 Year Actual Tax Rates

- 2019 - \$0.8527
- 2020 - \$0.8507
- 2021 - \$0.8507
- 2022 - \$0.8500
- 2023 - \$0.8100
- 2024 - **\$0.8100** (Proposed)

One Cent Raises By District

District	Residential /Resource	% of total	Commercial	% of total Comm.
1 Enfield	\$ 32,421	13%	\$ 1,531	8%
2 Elmsdale/Belnan	\$ 26,471	11%	\$ 8,363	42%
3 Milford/Nine Mile River	\$ 21,493	9%	\$ 1,821	9%
4 Shubenacadie	\$ 11,729	5%	\$ 1,022	5%
5 Maitland/MacPhees Corner	\$ 14,152	6%	\$ 613	3%
6 Walton/Noel/Kennetcook	\$ 11,074	4%	\$ 596	3%
7 Lantz/Milford	\$ 29,660	12%	\$ 1,210	6%
8 Mount Uniacke	\$ 26,374	10%	\$ 3,420	17%
9 South/East Uniacke	\$ 27,859	11%	\$ 146	1%
10 Enfield/Grand Lake	\$ 29,905	12%	\$ 870	4%
11 Rawdon/Gore	\$ 16,859	7%	\$ 389	2%
	\$ 247,998		\$ 19,980	