

EAST HANTS SOCIO- ECONOMIC STUDY

Planning and Development Department

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EAST HANTS
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SOCIO-ECONOMIC STUDY

INTRODUCTION

Socio-economic studies integrate social and economic factors of a community that relates to how a community operates and helps to predict the future of the community. The information collected and presented in this study is intended to provide background information for research and resource issues. The first socio-economic study conducted for the Municipality of East Hants was completed in 1999.

Data collected in this study is based on the Census conducted by Statistics Canada and data collected from the Planning and Development Department, and Finance Department, of the Municipality of East Hants. Data collected for Statistics Canada is done every five years; the latest statistics available are from the 2011 Census. This study provides figures that lend to our understanding of where development and population growth and decline is taking place within the Municipality. As well as providing figures that can be used to predict population trends.

Demographic data presented in this report dates back to 1961 and is presented to give a better understanding of East Hants's growth and to provide an insight into future growth. The figures portrayed are unadjusted from previous errors that may have occurred from changes in polling boundaries, differences in population calculation methods and people that may have been missed or incorrectly counted in the Census.

Development statistics compiled since 1988 have been used to gain a clear picture of development trends within the Municipality. This data has been assembled from each of the 13 Districts and essentially shows where investment in new construction and renovation has been made in the Municipality and whether that development activity was residential, commercial, or institutional. It will also show any recurring nature of development and the concentration of development activity in sub-regions and districts of the Municipality.

This socio-economic study will be valuable in updating planning documents and as background information for projecting tax revenues; investing in sewer, water and transportation infrastructure; and providing recreation services. The study will also be useful to organizations outside of the municipal structure, such as, fire and policing services and businesses contemplating locating or expanding in East Hants. The Chignecto-Central School Board will find the information of use for planning school construction, expansion, and closure.

The data presented is for the Municipality as a whole; it has also been broken down to provide a more in-depth review of each region within East Hants, which includes the Mount Uniacke/Rawdon area, the Shore/Central area, and the Corridor area. These divisions show the distinct differences in each of the regions of East Hants.



EAST HANTS PROFILE

The Municipality of East Hants is centrally located in the Province of Nova Scotia and is within Hants County. The Municipality covers 466,426 acres (1909 km²) of varied terrain, ranging from fertile agricultural lands to forested lake lands. Residents of East Hants are generally located along two corridors, the first extending from Halifax to Truro along Highway 102 and the second from Halifax to Windsor along Highway 101. The census completed in 2011 estimates the total population of the Municipality of East Hants to be 23,195 in 9,762 households.



Topographically, as shown on the map below, East Hants is bordered by Halifax Regional Municipality (HRM) to the south, the Municipality of West Hants to the west, Colchester County to the east and Minas Basin to the North. HRM has the largest population and highest GDP of all Municipalities in the Atlantic Region. East Hants's proximity to HRM, with its efficient commuter routes, has led to rapid growth along the corridor regions as the population of HRM has continued to grow. Both of these corridors act as bedroom communities with an approximate commute time into the city of Halifax of 30 minutes.

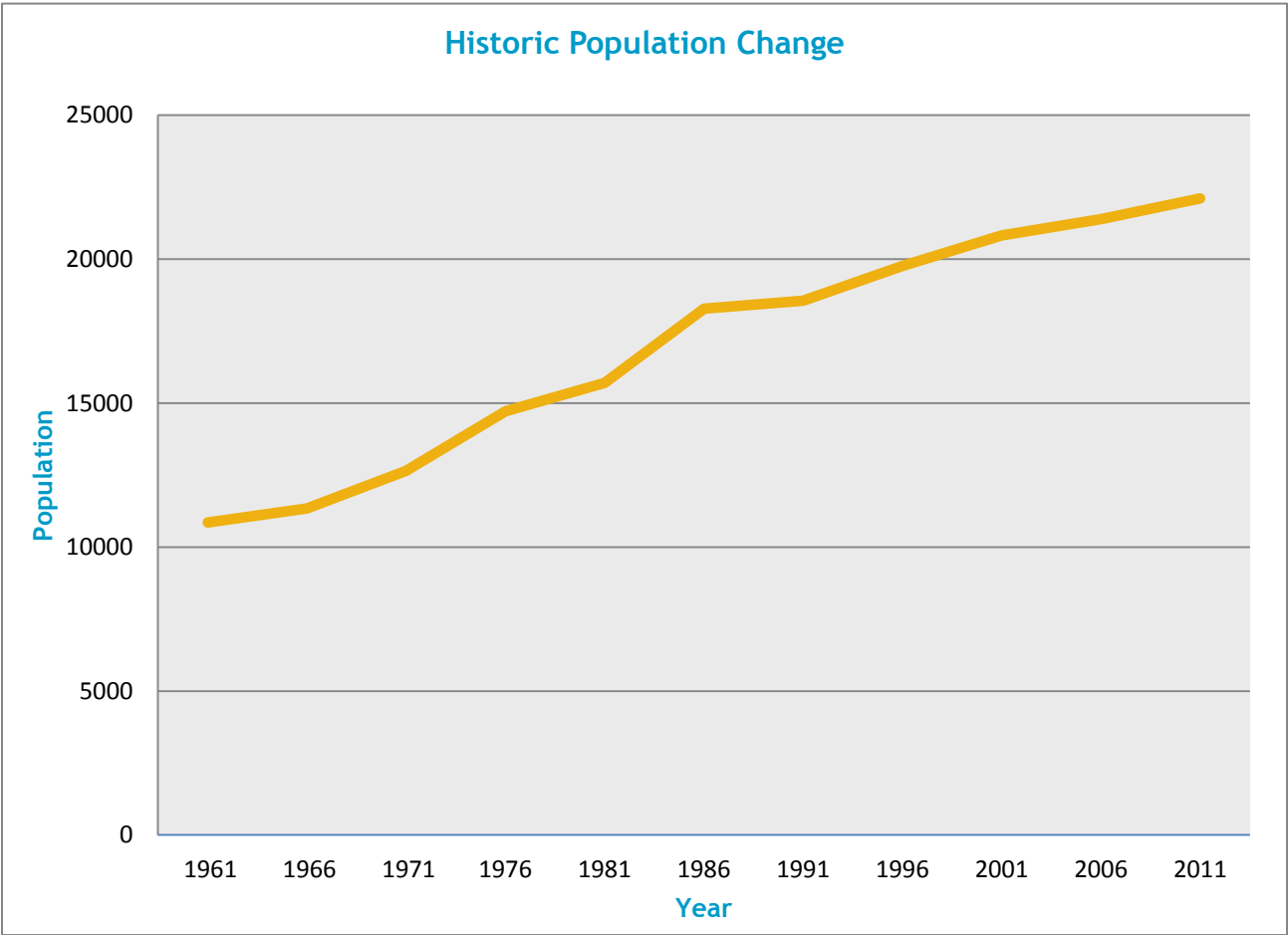


POPULATION

HISTORIC POPULATION CHANGE

Based on the 2011 Census, East Hants has a population of 23,195, which has increased nearly 3.4% from 2006 levels. In 2011 the median age of the population for both males and females was 41, with 5,480 people under the age of 20 and 2,655 over the age of 65. Compared to the population growth of Nova Scotia, 0.9% between 2006 and 2011, East Hants has been outperforming the provincial growth rate by 2.5%. Both growth rates are well under the national growth rate of 5.9%. Below is a chart depicting the historic trend in population change for the Municipality of East Hants since 1961.

Year	Population
1961	10,857
1966	11,346
1971	12,653
1976	14,723
1981	15,700
1986	18,280
1991	19,432
1996	20,705
2001	21,753
2006	22,401
2011	23,195



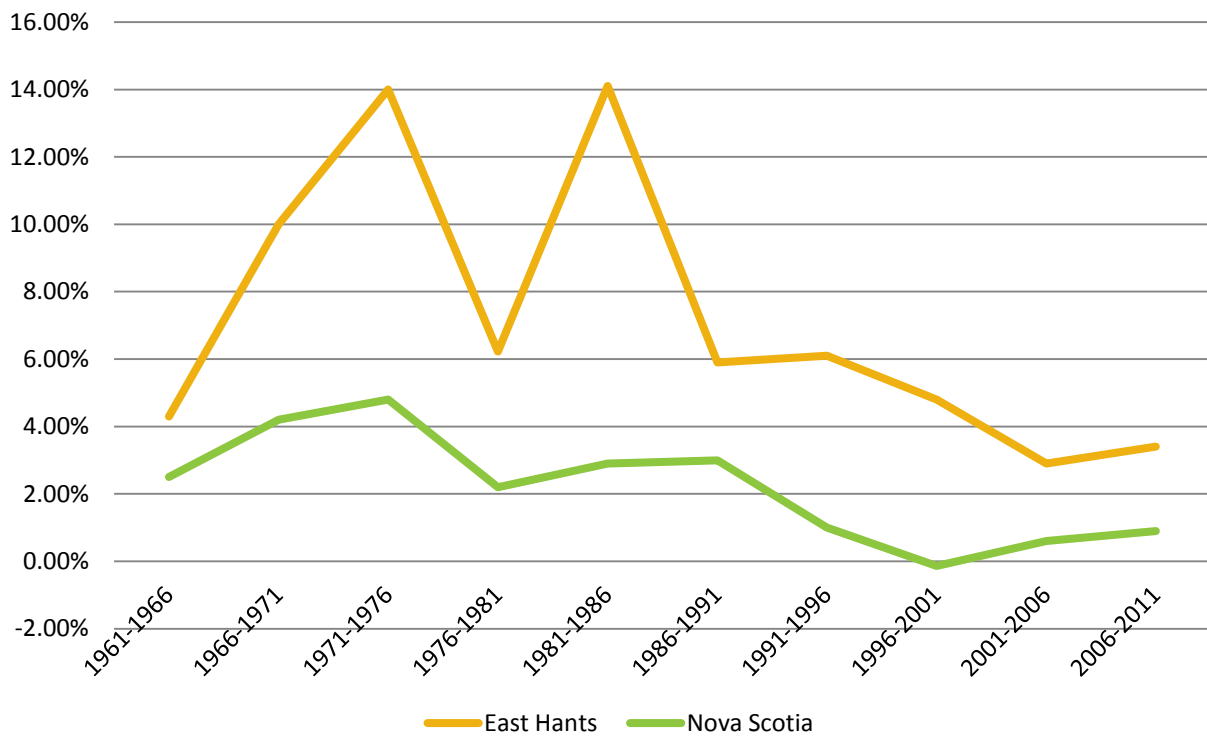
HOW THE DISTRICT POPULATION DEMOGRAPHICS ARE CALCULATED

Statistics Canada breaks down population by Municipalities and many smaller division types; however, they do not breakdown the population according to Municipal Polling District Boundary lines. Therefore, staff of the Planning and Development Department had to calculate the polling district populations by using dissemination area data. A dissemination area is defined by Statistics Canada as a “small area composed of one or more neighbouring dissemination blocks, with a population of 400 to 700 persons. All of Canada is divided into dissemination areas.” Unfortunately, this process has errors associated with it. Data Collected and published by Statistics Canada does not have 100% accuracy; the percentage of error varies depending on the statistical characteristics of the information. This is then coupled with the attempts of Municipal Staff to transfer the dissemination area data into polling districts, which increases the error percentage significantly. When the dissemination area boundaries cross polling district boundaries staff have to attempt to calculate the dwellings with the area data on each side of the polling district boundary. The civic points are counted by hand and this information is used to find the number of people living on each side of the polling district line. The down side of this process is that staff is unaware of what homes are seasonal, or the number of people living in each house, which can create discrepancies in the population counts. Attached as Appendix A is a map of the district boundaries overlaying the dissemination areas.

District	Population
Enfield District 1	2335
Elmsdale District 2	1710
Milford District 3	1843
Shubenacadie District 4	1534
Maitland District 5	1410
Walton District 6	1574
Lantz District 7	1719
Gore District 8	1277
Nine Mile River District 9	1845
Enfield Horne Settlement District 10	1646
Rawdon District 11	1588
East Uniacke District 12	1515
Mount Uniacke District 13	2116
Sub Total	22,111
Indian Brook Reserve	1084
Total	23,195

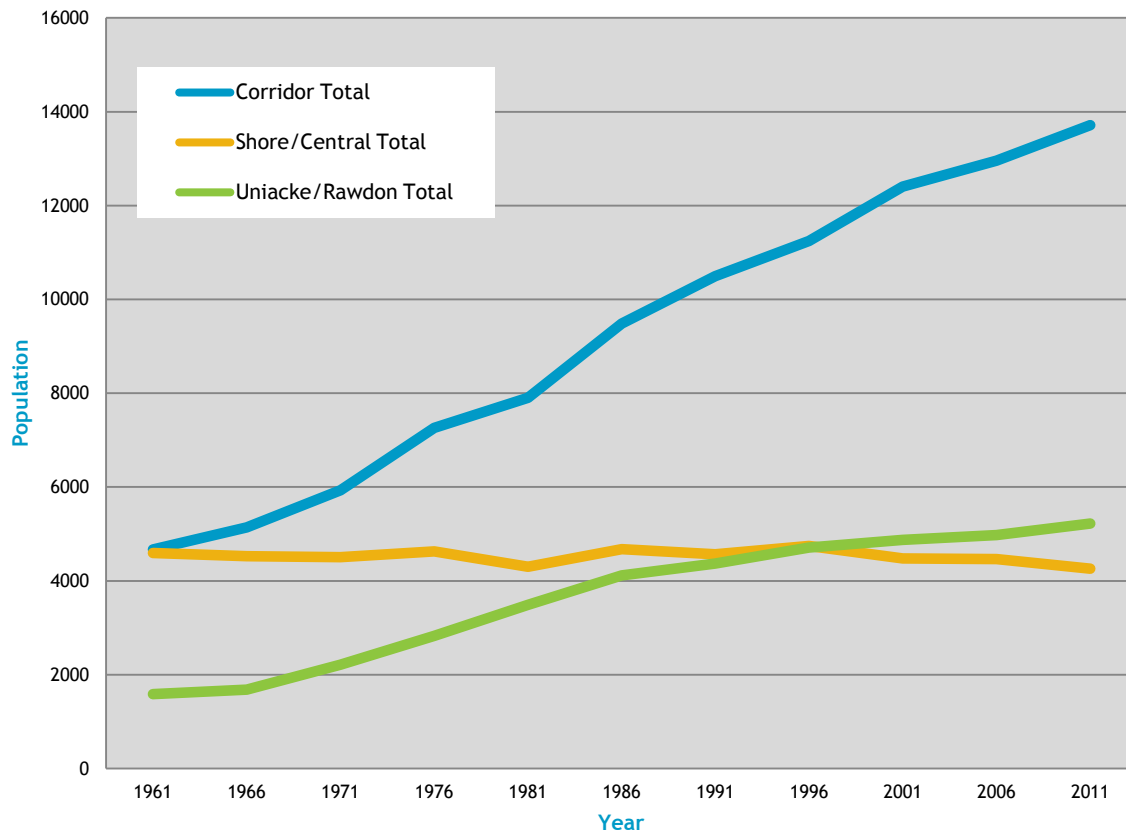


Nova Scotia and East Hants Growth Percentage Comparison



Nova Scotia and East Hants Census Year Population Change (%)		
Year	East Hants	Nova Scotia
1961-1966	4.30%	2.50%
1966-1971	10.00%	4.20%
1971-1976	14.00%	4.80%
1976-1981	6.22%	2.20%
1981-1986	14.10%	2.90%
1986-1991	5.90%	3.00%
1991-1996	6.10%	1.00%
1996-2001	4.80%	-0.14%
2001-2006	2.90%	0.60%
2006-2011	3.40%	0.90%

Historic Population Change by Region



REGION	POPULATION IN EACH CENSUS YEAR										
	1961	1966	1971	1976	1981	1986	1991	1996	2001	2006	2011
Corridor*	4672	5139	5932	7263	7904	9482	10494	11248	12402	12958	13716
Shore/Central	4596	4527	4508	4629	4304	4678	4569	4745	4477	4464	4261
Uniacke/Rawdon	1589	1680	2213	2831	3492	4120	4369	4712	4874	4974	5219

*includes Indian Brook Reserve

EAST HANTS FUTURE POPULATION CHANGE

The projections in this study cover the period of 2011 to 2031, which encompasses four census periods. Although, it is useful to extend projections as far as possible into the future, the reliability declines with each increase in time. Statistically speaking, population projections beyond ten years have to be used with some caution. As one moves further into the future there are simply more unknowns that can undermine the initial assumption. As a result, this 20 year period is used as it will give the Municipality a basis for planning services and infrastructure and is viewed as far as staff can reasonably go into the future with any degree of reliability.

There are various methods for projecting population change. For the current version of this study only two approaches will be used: Change Based on Historic Trend and Change based on Exponential Growth. These two methods will then be averaged to create a new trend. Once data from Halifax Regional Municipality (HRM) is available, a third approach will be used by basing East Hants' growth as a percentage of HRM's growth. Although the results from each projection vary, one common element is that all projections show a slowing rate of population growth in the future compared to growth rates of the past. This is a national trend and is primarily due to a general aging population and a decrease in births.

Prediction based on Historic Growth

This method is based on growth rates in the past. The average percentage of growth from 1996-2011 was used to forecast future growth trends. This method works well with a population that has seen very even and steady growth or decline. However, this method is misleading if there are changes that intervene and disrupt the historic pattern. As well, this method does not account for an aging population, reduced birth rate, or changes in levels of migration.

Population Projections - Based on Historic Change					
	2011	2016	2021	2026	2031
Corridor* (growth rate 6.4%)	13,716	14,594	15,528	16,522	17,579
Shore/Central (growth rate -4.3%)	4261	4078	3903	3735	3574
Uniacke/Rawdon (growth rate 3.3%)	5219	5391	5569	5753	5943
East Hants	23,195	24,053	24,943	25,866	26,823
Regional Serviceable Boundary (no historical data for RSB therefore used growth rate of 6.4% same as Corridor)	6106	6497	6913	7355	7826

*including Indian Brook Reserve

Prediction based on Exponential Growth

This method takes into consideration the rate of natural increase, the birth rate minus the death rate, to determine the growth of a population after a certain period of time. This method does not take into consideration changes in levels of in- or out-migration. Attached as Appendix B, is the formula used for calculating exponential growth.

Population Projections - Based on Exponential Growth					
	2011	2016	2021	2026	2031
Corridor*	13,716	13,990	14,270	14,556	14,847
Shore/Central	4261	4346	4433	4522	4612
Uniacke/Rawdon	5219	5323	5430	5538	5649
East Hants	23,195	23,659	24,133	24,616	25,108
Regional Serviceable Boundary	6106	6228	6353	6480	6609

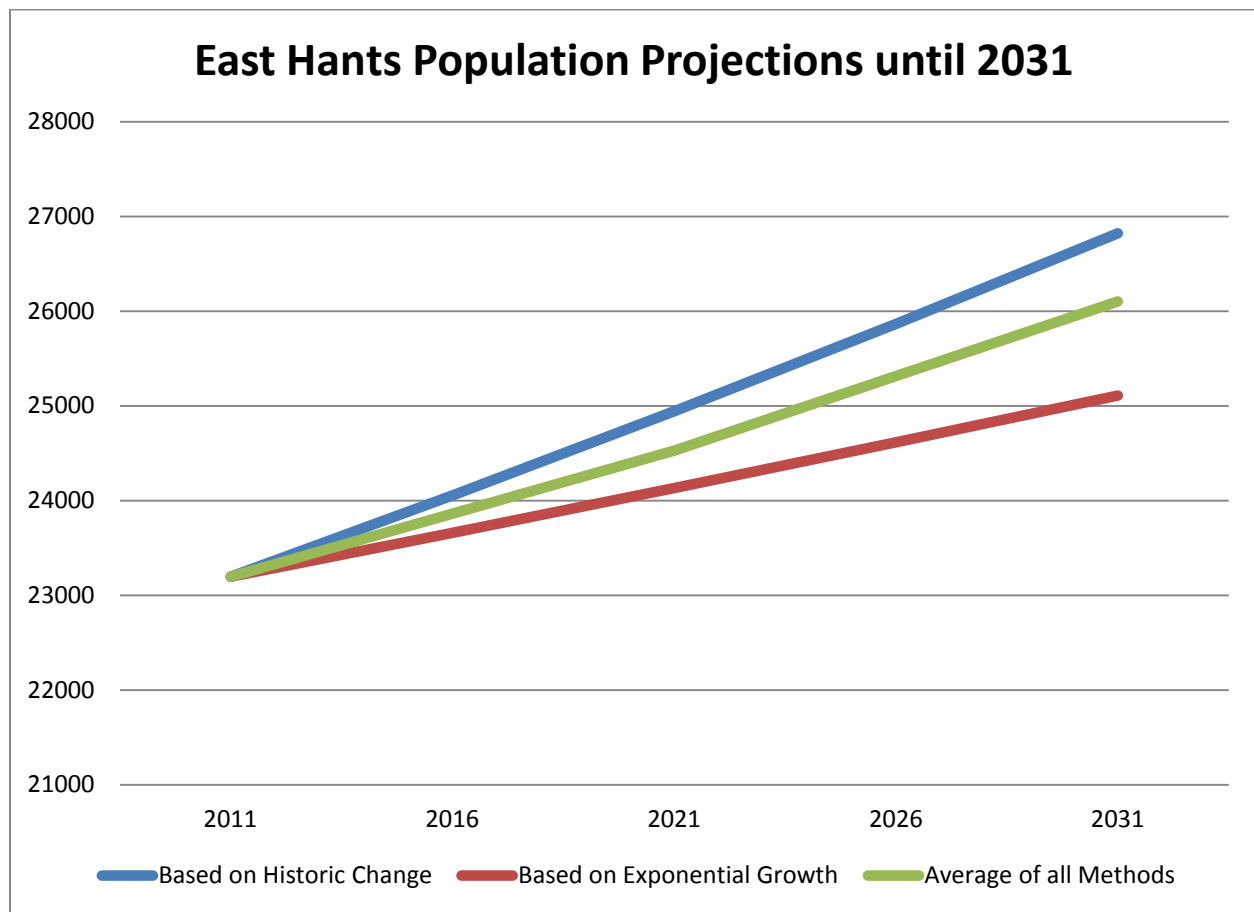
*including Indian Brook Reserve

Average of all Projections

This method takes an average of the projections made using the historic and exponential models for predicting population growth.

Population Projections - Average of Historical Change & Exponential Growth					
	2011	2016	2021	2026	2031
Corridor*	13,716	14,292	14,899	15,539	16,213
Shore/Central	4261	4212	4168	4128	4093
Uniacke/Rawdon	5219	5357	5460	5646	5796
East Hants	23,195	23,861	24,527	25,313	26,102
Regional Serviceable Boundary	6106	6363	6633	6918	7218

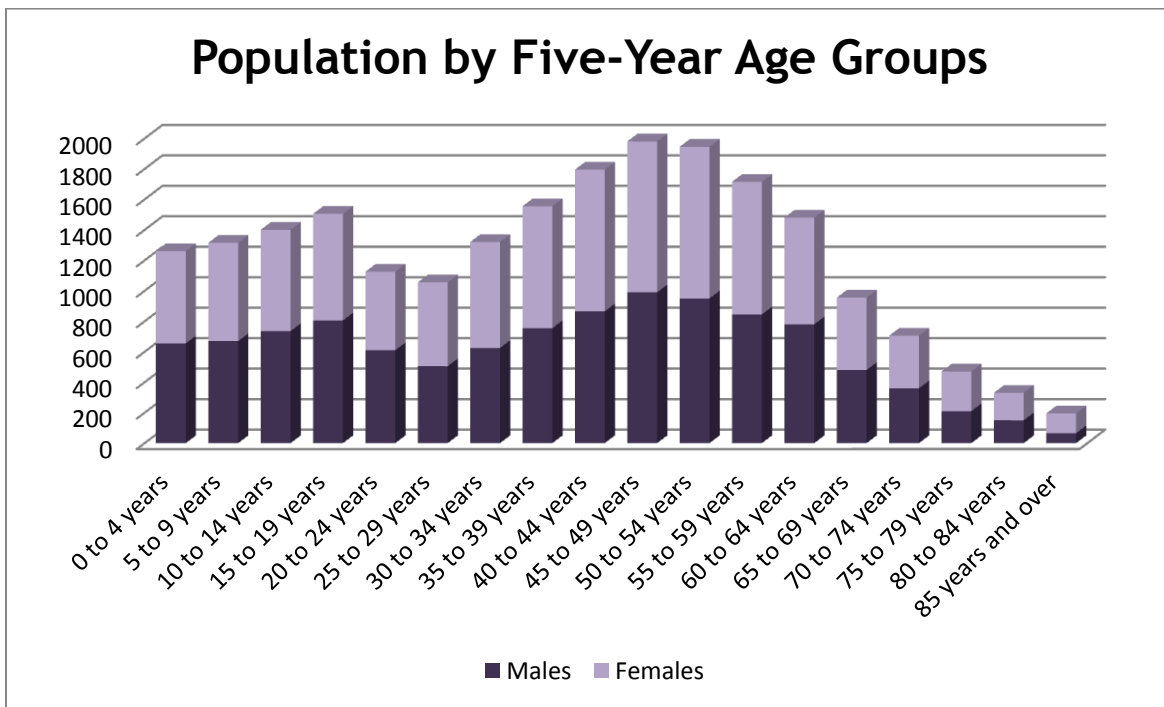
*including Indian Brook Reserve



POPULATION BY AGE GROUPS

The population of East Hants has increased substantially since 1961 which saw a total population of 10,857 and a population in the Corridor of 4,672. Results of the 2011 Census have East Hants total population at 22,110 (not including Indian Brook) and the Corridor population total of 12,632. The chart below shows the population of East Hants by five-year age groups. It can be noted that there is a visible population drop in the age groups of 20 to 24 years and 25 to 29 years. This drop may be related to fact that there are no post secondary educational institutes in East Hants and that many young people may move out of the Municipality to complete their schooling.

Age groups	Males	Females	Both sexes
0 to 4 years	655	605	1,260
5 to 9 years	670	645	1,310
10 to 14 years	735	665	1,400
15 to 19 years	805	700	1,510
20 to 24 years	610	515	1,120
25 to 29 years	505	550	1,055
30 to 34 years	625	695	1,320
35 to 39 years	755	800	1,560
40 to 44 years	865	930	1,795
45 to 49 years	990	990	1,975
50 to 54 years	950	995	1,945
55 to 59 years	845	870	1,710
60 to 64 years	780	700	1,485
65 to 69 years	480	475	950
70 to 74 years	360	345	705
75 to 79 years	210	260	470
80 to 84 years	150	180	335
85 years and over	65	130	195
Total - Age groups	11,060	11,050	22,110
Median age	40.9	41.8	41.3



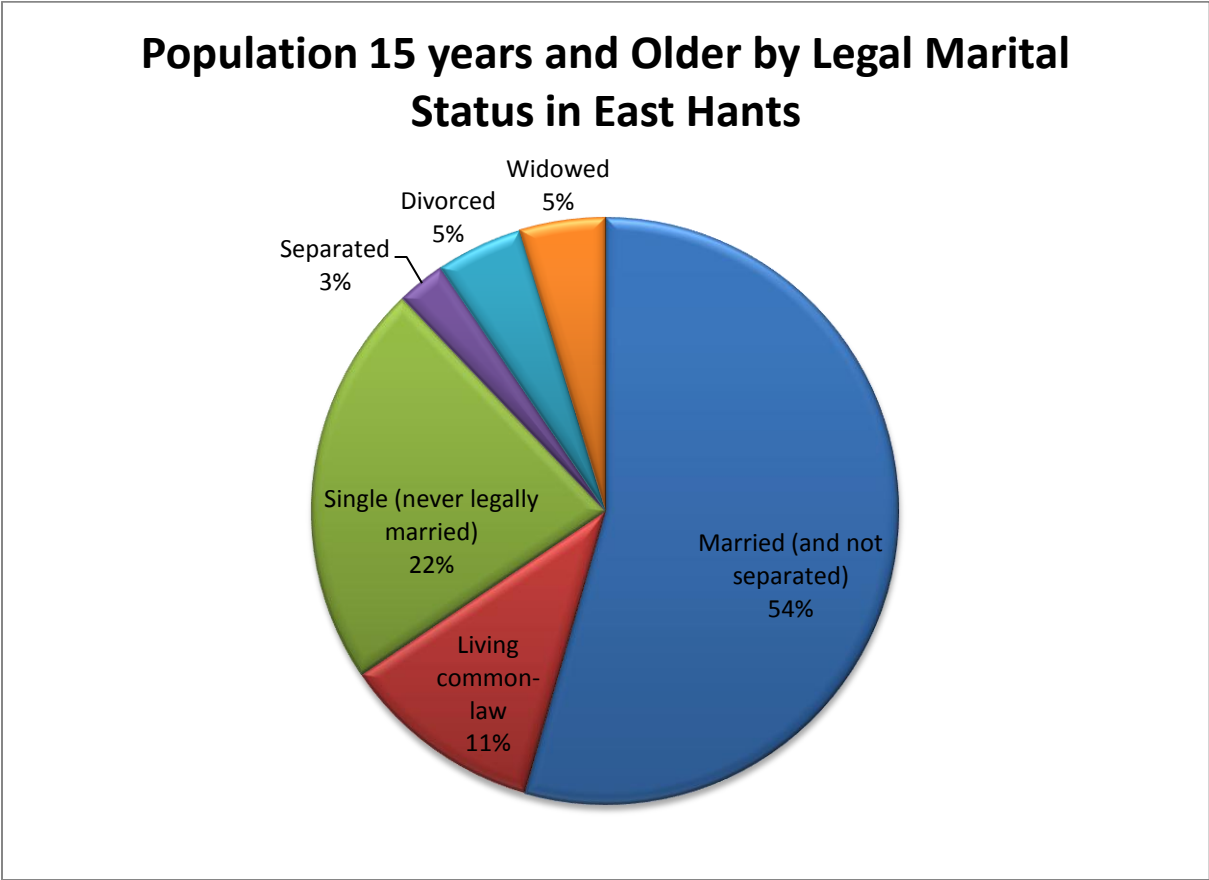
ECONOMIC MEASURES

As represented in the development section of this report much of the increase in population in East Hants is not a natural increase through births, but rather an increase based on migration into the community from other parts of Nova Scotia. The reason behind this increase in migration to the Municipality is the geographical relationship of the Corridor Districts to Halifax. The Corridor Districts, along with the Mount Uniacke Districts, act as bedroom communities for people working in the Halifax Regional Municipality. Generally, homes in these areas have been more affordable than Halifax Regional Municipality and the communities are within easy reach of urban employment areas through the one hundred series highways.

For the 2011 Census, Statistics Canada did not use the mandatory long-form questionnaire as part of the census. Instead information previously collected on the long-form questionnaire was incorporated into a new voluntary National Household Survey. Data collected as part of the National Household Survey will not be released until 2013. Therefore, the 2011 East Hants Socio-Economic Study will not include information regarding mobility status, education attainment, labour force, place of work, occupation classification, or income and earnings.

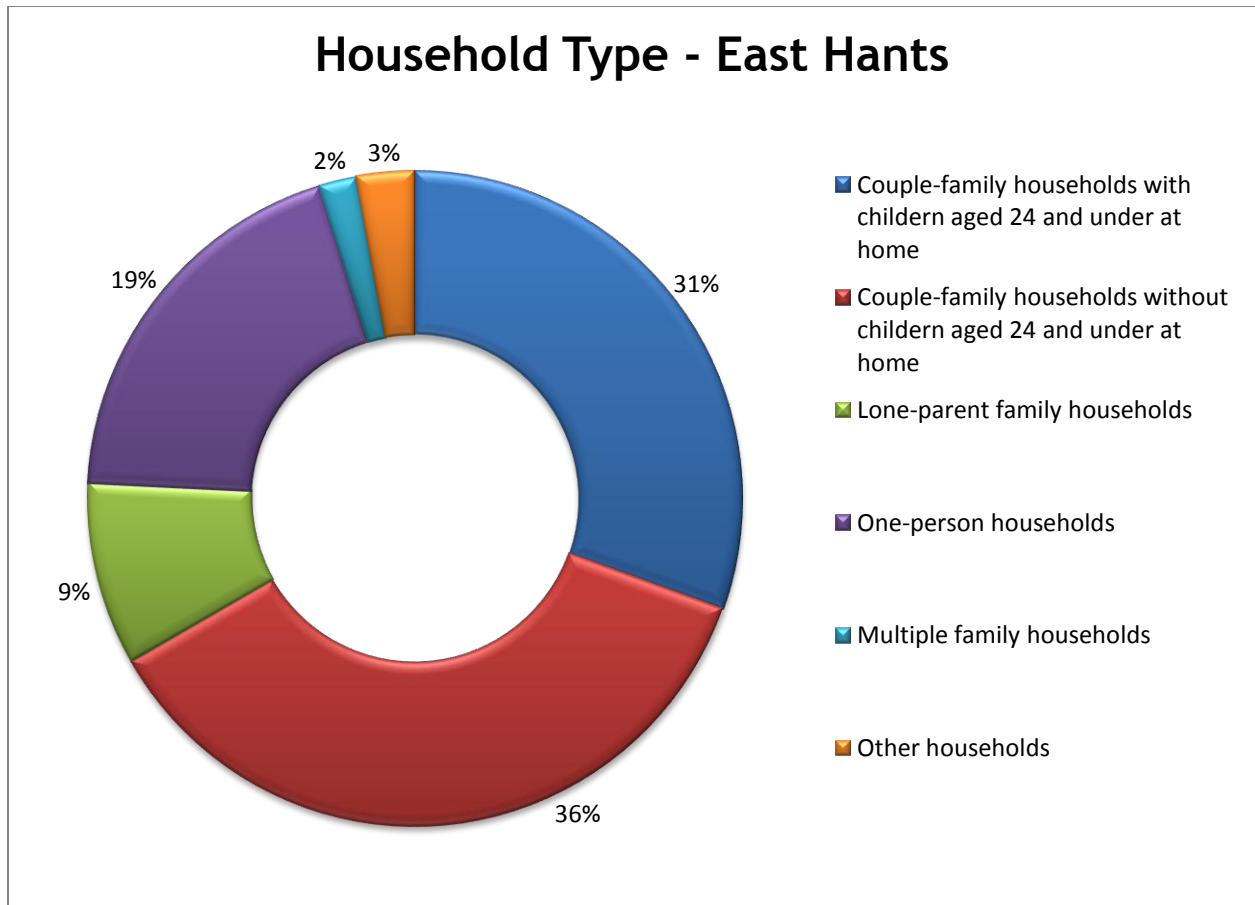
MARITAL STATUS

The following chart illustrates how the population of East Hants compares to Nova Scotia with regards to marital status. As shown, there is a higher proportion of the East Hants population which is married and a lower proportion which is divorced, widowed, or single.



TYPES OF PRIVATE HOUSEHOLDS

According to Statistics Canada 55% of households in East Hants have no children under the age of 24 living at home and 40% of households do have children living at home. The average household size in East Hants is 2.6 persons per household. The average household size in Nova Scotia is 2.3 persons per household. The number of single person households is increasing in Nova Scotia. In 1961 there were 8.6% of households with one person and in 2011 there were 27.9% of households with one person.



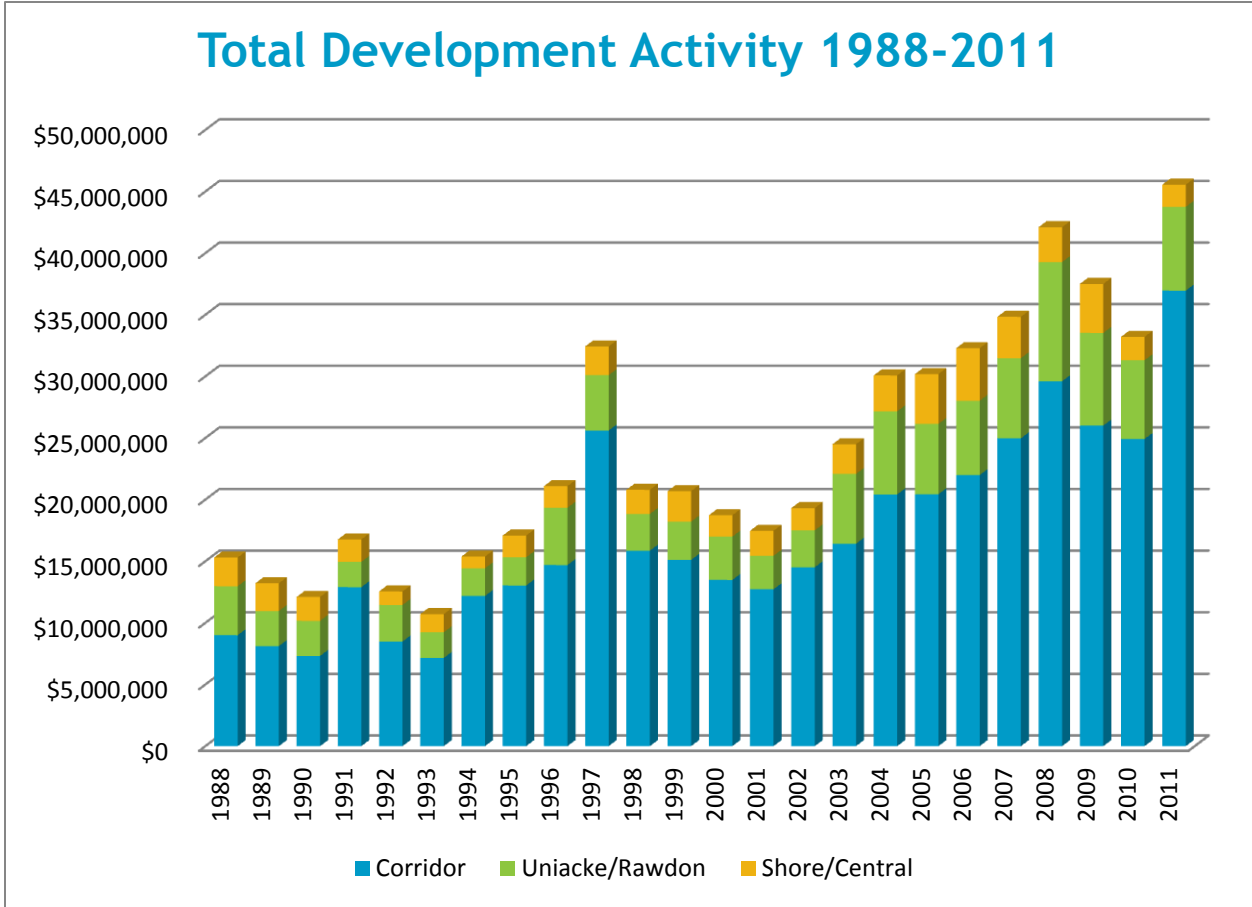
Household Type -East Hants	
Couple-family households with children aged 24 and under at home	2605
Couple-family households without children aged 24 and under at home	3095
Lone-parent family households	775
One-person households	1665
Multiple family households	160
Other households	245

DEVELOPMENT ACTIVITY

Development activity can fluctuate widely from year to year based on changes in the economy. As a result, data from 1988 - 2011 is used to provide an in-depth look at development activity over a 23 year period. However, it is important to note that during this period, changes have been made to polling district boundaries, the number of polling districts and there have been changes in the way the data has been recorded.

VALUE OF DEVELOPMENT ACTIVITY

As depicted in the chart below the value of development activity in the Municipality has increased since 1988. Since 1988 the average development activity value has been approximately \$24 million a year, with a high in 2011 of \$45,556,731 and a low in 1993 of \$10,713,650. Construction of a new elementary school and supermarket in 1997, accounts for part of large development value for that year. Institutional permits have contributed to the high development values in recent years. In 2009 a \$10,400,000 long term care facility was built in Enfield; renovations to the East Hants Sportsplex took place in 2011 at a value of \$15,900,000; a new waste water treatment facility in Milford was constructed in 2011 at a value of \$3,000,000; and in 2010 a new water treatment plant was constructed in Shubenacadie at a value of \$2,022,578.



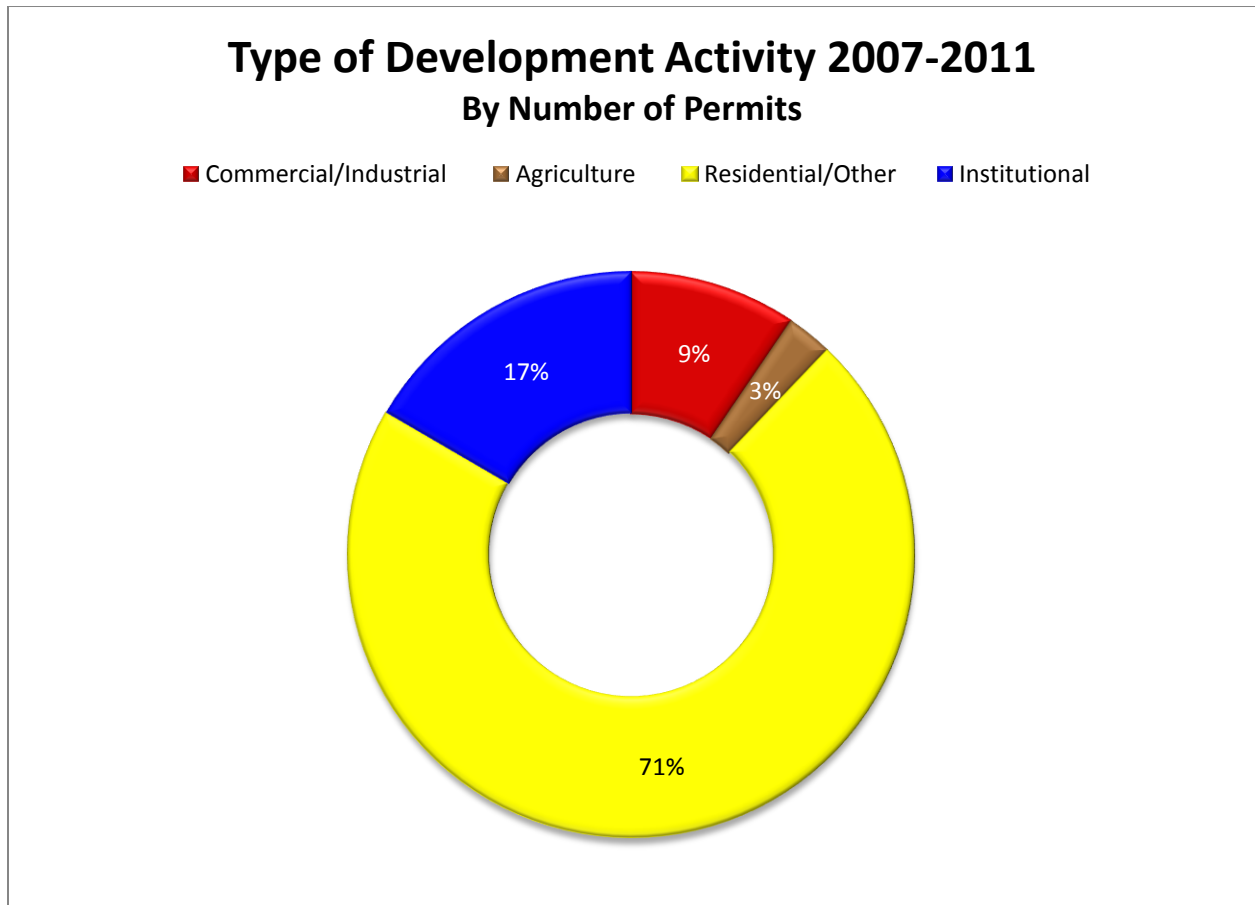
As can be seen by the chart below, the Corridor Districts tend to have the largest proportion of all development activity in the Municipality. In 2011, the total Corridor development value equaled \$36,961,469. The Uniacke/Rawdon districts have nearly doubled in development value since 1988. The Shore/Central districts have much lower levels of development activity and have maintained a fairly consistent development value since 1988.

Total Development Activity 1988-2011				
Year	Corridor	Uniacke/Rawdon	Shore/Central	East Hants Total
1988	\$9,001,550	\$3,975,510	\$2,327,493	\$15,304,553
1989	\$8,118,344	\$2,848,577	\$2,248,120	\$13,215,041
1990	\$7,319,428	\$2,849,954	\$1,933,695	\$12,103,077
1991	\$12,899,967	\$2,054,930	\$1,817,157	\$16,772,054
1992	\$8,491,968	\$2,964,136	\$1,094,175	\$12,550,279
1993	\$7,155,685	\$2,084,300	\$1,473,665	\$10,713,650
1994	\$12,184,449	\$2,246,100	\$952,700	\$15,383,249
1995	\$13,035,899	\$2,290,250	\$1,761,700	\$17,087,849
1996	\$14,694,123	\$4,644,168	\$1,756,100	\$21,094,391
1997	\$25,607,959	\$4,493,800	\$2,330,247	\$32,432,006
1998	\$15,858,195	\$2,983,972	\$1,956,000	\$20,798,167
1999	\$15,105,062	\$3,105,550	\$2,480,800	\$20,691,412
2000	\$13,486,011	\$3,515,274	\$1,733,600	\$19,104,174
2001	\$12,728,705	\$2,717,600	\$2,025,500	\$17,892,306
2002	\$14,513,278	\$2,992,600	\$1,807,000	\$19,408,278
2003	\$16,424,811	\$5,662,200	\$2,408,600	\$24,545,911
2004	\$20,424,108	\$6,739,000	\$2,916,400	\$30,079,508
2005	\$20,438,407	\$5,704,900	\$4,043,140	\$30,186,447
2006	\$21,992,098	\$6,031,620	\$4,264,420	\$32,288,138
2007	\$24,980,194	\$6,501,340	\$3,356,220	\$34,837,754
2008	\$29,608,604	\$9,667,380	\$2,831,796	\$42,107,780
2009	\$26,010,173	\$7,519,935	\$3,973,282	\$37,503,390
2010	\$24,921,683	\$6,388,833	\$1,900,784	\$33,211,300
2011	\$36,961,469	\$6,794,102	\$1,801,160	\$45,556,731
Average Value	\$17,165,090	\$4,449,001	\$2,299,740	\$23,952,810

TYPE OF DEVELOPMENT ACTIVITY

Development activity in East Hants over the last 5 years has primarily been residential development, as can be seen in the chart below. Over this period, 71% of the building permits issued in East Hants has been for new housing unit construction or residential renovation projects, including garages, sheds, and ramps.

Commercial/industrial developments have been responsible for 9% of the building permits, institutional developments for 17%, and agriculture for 3% of the permits issued.

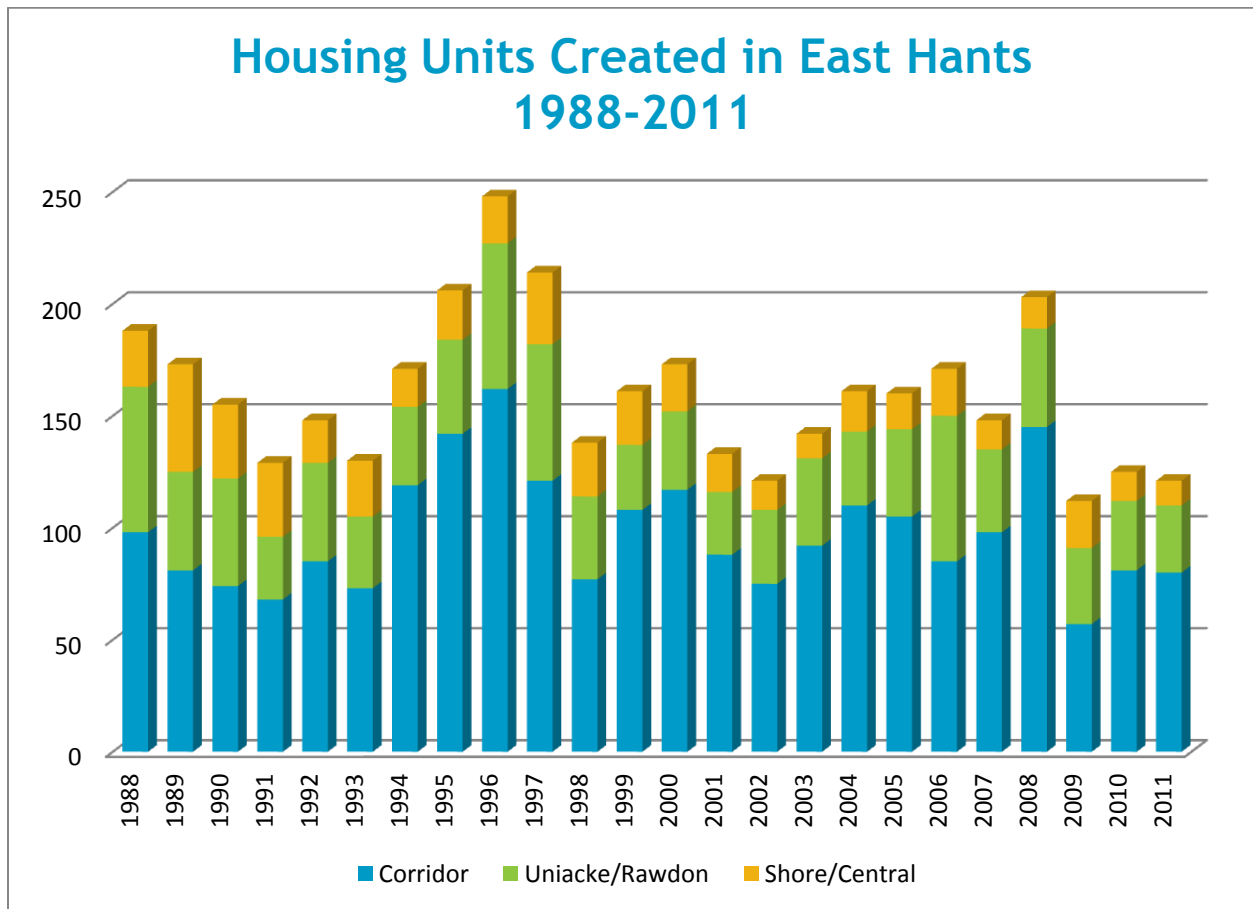


	Year 2007	Year 2008	Year 2009	Year 2010	Year 2011	Total from 2007-2011
Commercial/Industrial	\$4,482,880	\$5,921,112	\$3,897,885	\$2,129,500	\$1,903,322	\$18,334,699
Agriculture	\$158,000	\$732,000	\$216,600	\$3,085,000	\$895,800	\$5,087,400
Residential/Other	\$30,196,874	\$35,454,668	\$22,988,905	\$25,974,222	\$23,097,609	\$137,712,278
Institutional	\$0	\$0	\$10,400,000	\$2,022,578	\$19,660,000	\$32,082,578

HOUSING ACTIVITY

OVERALL HOUSING ACTIVITY

The Corridor area of East Hants tends to capture the majority of housing activity in the Municipality. Over the 23 year period, from 1988 to 2011, approximately 60% of new housing units created in the Municipality were in the Corridor Districts. The average housing starts for the entire Municipality are 160 housing units per year. Housing development activity peaked in 1996 with 248 housing units being created. After 1996 the number of housing units created dropped and has not rebounded to the 1996 levels. In 2011 there were 121 housing units created. The increase in units created in 2008 is the result of 59 apartment units being created.



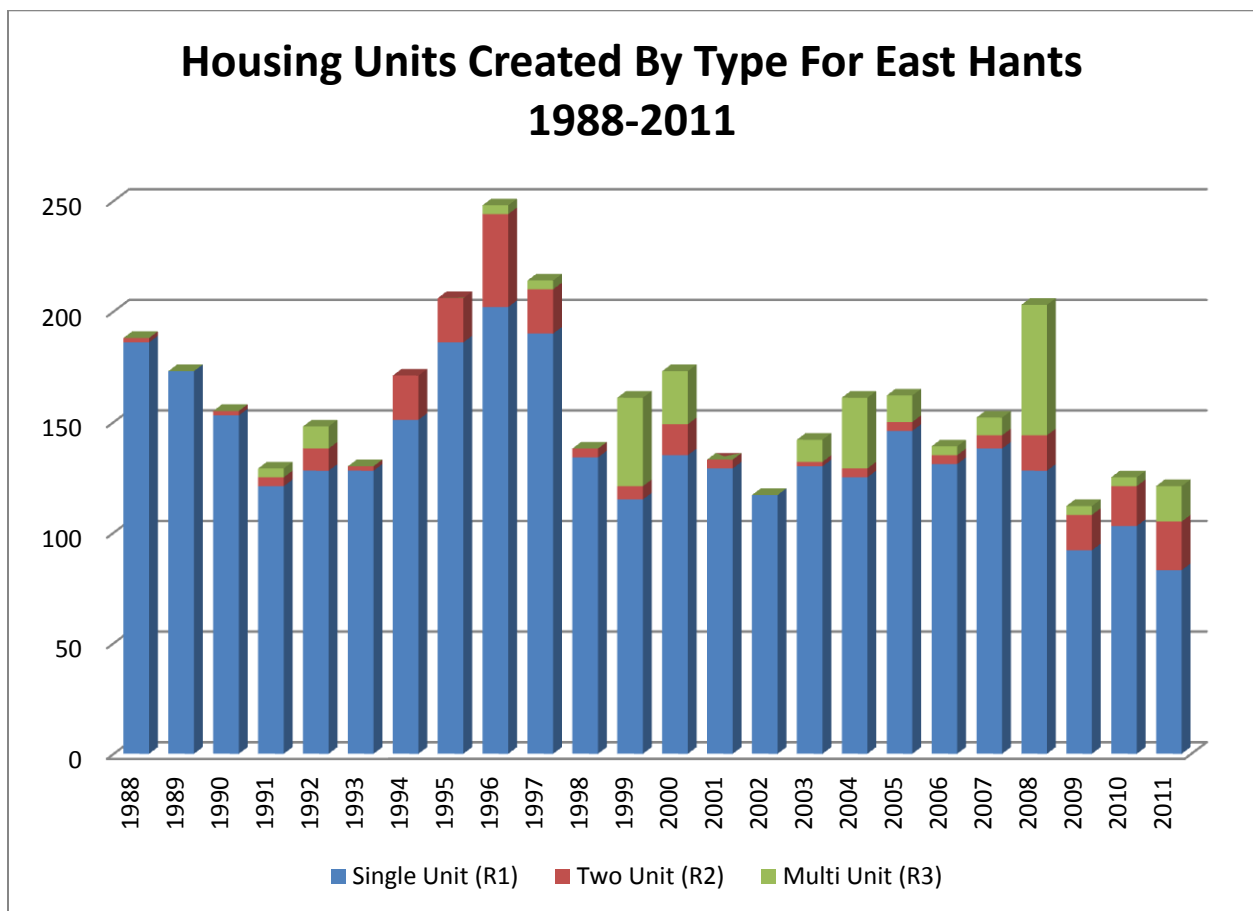
Housing Units Created in East Hants 1988-2006				
Year	Corridor	Uniacke/Rawdon	Shore/Central	Municipal Total
1988	98	65	25	188
1989	81	44	48	173
1990	74	48	33	155
1991	68	28	33	129
1992	85	44	19	148
1993	73	32	25	130
1994	119	35	17	171
1995	142	42	22	206
1996	162	65	21	248
1997	121	61	32	214
1998	77	37	24	138
1999	108	29	24	161
2000	117	35	21	173
2001	88	28	17	133
2002	75	33	13	121
2003	92	39	11	142
2004	110	33	18	161
2005	105	39	16	160
2006	85	65	21	171
2007	98	37	13	148
2008	145	44	14	203
2009	57	34	21	112
2010	81	31	13	125
2011	80	30	11	121
Average	98	41	21	160



HOUSING ACTIVITY BY UNIT TYPE

Tracking building permits by unit type gives an indication of what kind of housing stock is being built in East Hants. The Municipal Planning Strategy states that the Municipality is committed to providing for a wide range of housing to meet the diverse needs of the community, and that “council recognizes the need to provide a means for the supply of affordable housing, and a diverse range of housing options to satisfy the present and future needs to East Hants residents...”

The chart, on the following page, indicates that 87% of all housing units created from 1988-2011 were single unit dwellings, 6% accounted for two unit dwellings, and 6% accounted for multi-unit dwellings. In 2011, 69% of the housing units created were single unit dwellings, 18% of housing units created were two unit dwellings, and 13% were multi-unit dwellings. Proposals for multi-unit dwellings continue to be submitted to the Planning and Development Department. Much of the interest in multi-unit housing stems from Nova Scotia’s aging population and the limited availability of apartment units oriented towards seniors housing, as well as, for providing housing options for a variety of income levels and lifestyles.

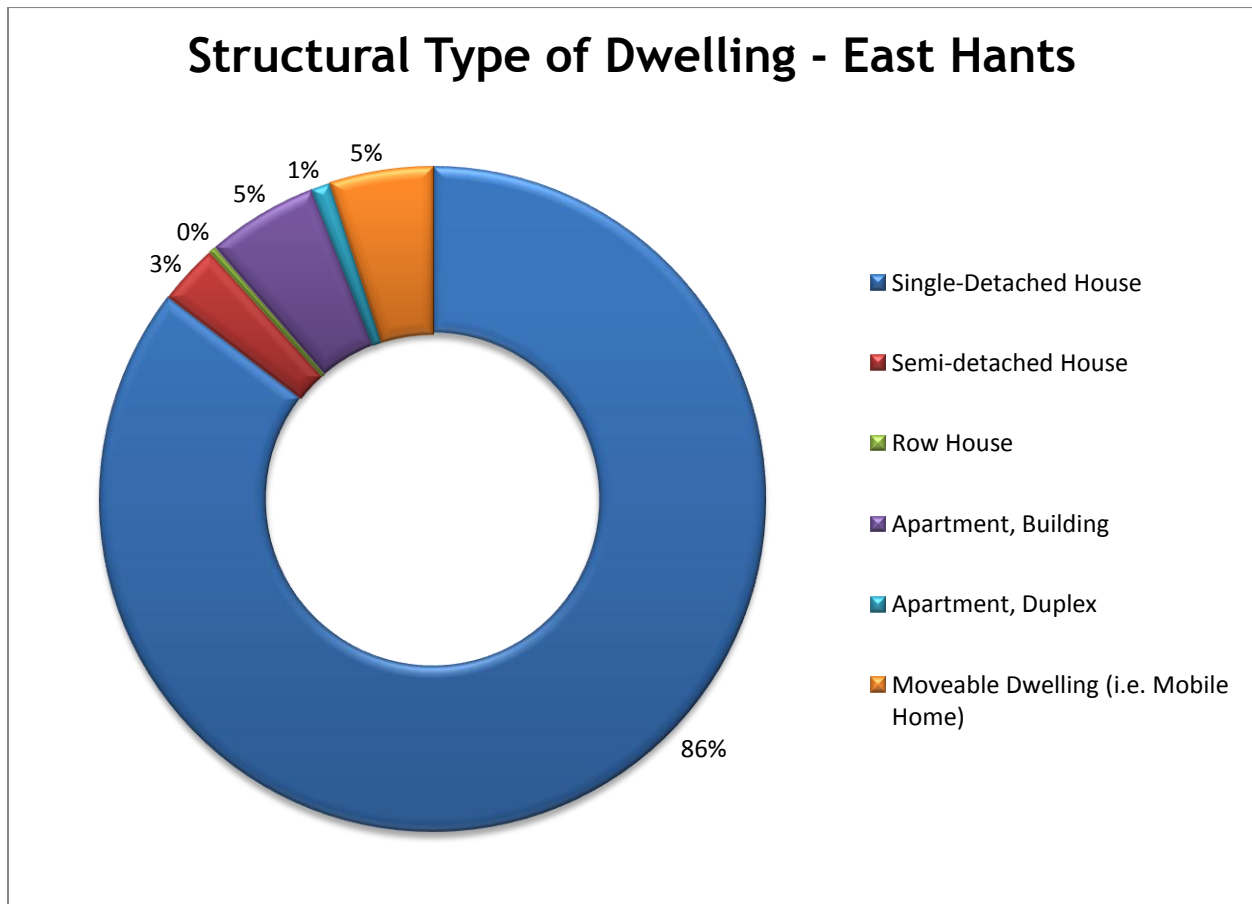


Housing Units Created By Type For East Hants 1988-2006			
	Single Unit (R1)	Two Unit (R2)	Multi Unit (R3)
1988	186	2	0
1989	173	0	0
1990	153	2	0
1991	121	4	4
1992	128	10	10
1993	128	2	0
1994	151	20	0
1995	186	20	0
1996	202	42	4
1997	190	20	4
1998	134	4	0
1999	115	6	40
2000	135	14	24
2001	129	4	0
2002	117	0	0
2003	130	2	10
2004	125	4	32
2005	146	4	12
2006	131	4	4
2007	138	6	8
2008	128	16	59
2009	92	16	4
2010	103	18	4
2011	83	22	16
Total	3324	242	235



STRUCTURAL TYPE OF DWELLING

Statistics Canada provides information on the type of dwelling structures located in East Hants. The Census Data collected provides a better understanding of the type of housing stock available in East Hants than the Planning and Development Departments own development activity data does.



Structural Type of Dwelling - East Hants	Number of Units
Single-Detached House	7295
Semi-detached House	250
Row House	30
Apartment, Building	460
Apartment, Duplex	80
Moveable Dwelling (i.e. Mobile Home)	425

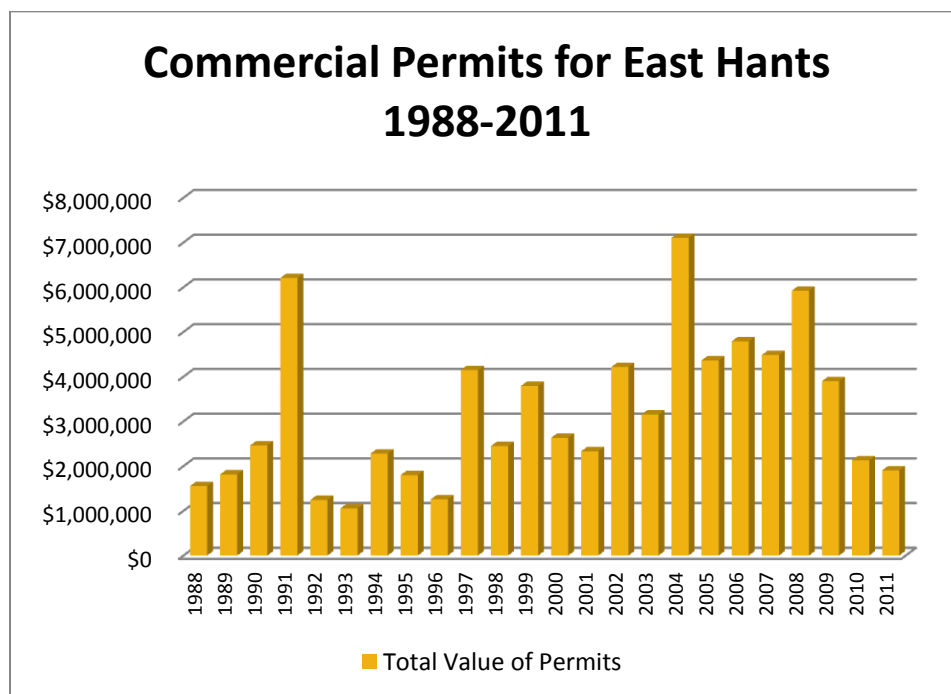
COMMERCIAL DEVELOPMENT ACTIVITY

OVERALL COMMERCIAL ACTIVITY

Commercial development activity includes new construction, renovations, and additions. The value of commercial permits in East Hants can have dramatic fluctuations depending on the scale of the commercial project. Development of restaurants, hair salons, store remodeling and expansions are relatively small projects. However, when a large project takes place, the commercial permit value jumps significantly; for example, in 2008, the year with the highest commercial development activity during the last Census period, a variety of larger commercial projects took place. These projects included the construction of two industrial buildings in the Mount Uniacke/Rawdon region worth over \$500,000 each, two business in the Elmsdale Business Park worth \$600,000 and \$1,000,000, as well as many other smaller projects throughout the Municipality.

Given the fluctuations in commercial development activity, predicting future commercial value is very difficult. In comparison, the overall development activity values do not correspond to the commercial activity values. So, as the overall development activity values may increase the commercial activity values may not reflect this increase, indicating that development activity in East Hants is not dependant on the amount of commercial activity that takes place.

Commercial Permits for East Hants 1988-2011	
Year	Total Value of Permits
1988	\$1,551,348
1989	\$1,812,558
1990	\$2,462,018
1991	\$6,204,800
1992	\$1,243,500
1993	\$1,055,400
1994	\$2,280,000
1995	\$1,797,600
1996	\$1,255,700
1997	\$4,145,000
1998	\$2,447,745
1999	\$3,792,500
2000	\$2,631,500
2001	\$2,330,250
2002	\$4,214,100
2003	\$3,152,500
2004	\$7,102,808
2005	\$4,362,107
2006	\$4,788,964
2007	\$4,482,880
2008	\$5,921,112
2009	\$3,897,885
2010	\$2,129,500
2011	\$1,903,322
Average	\$3,206,879

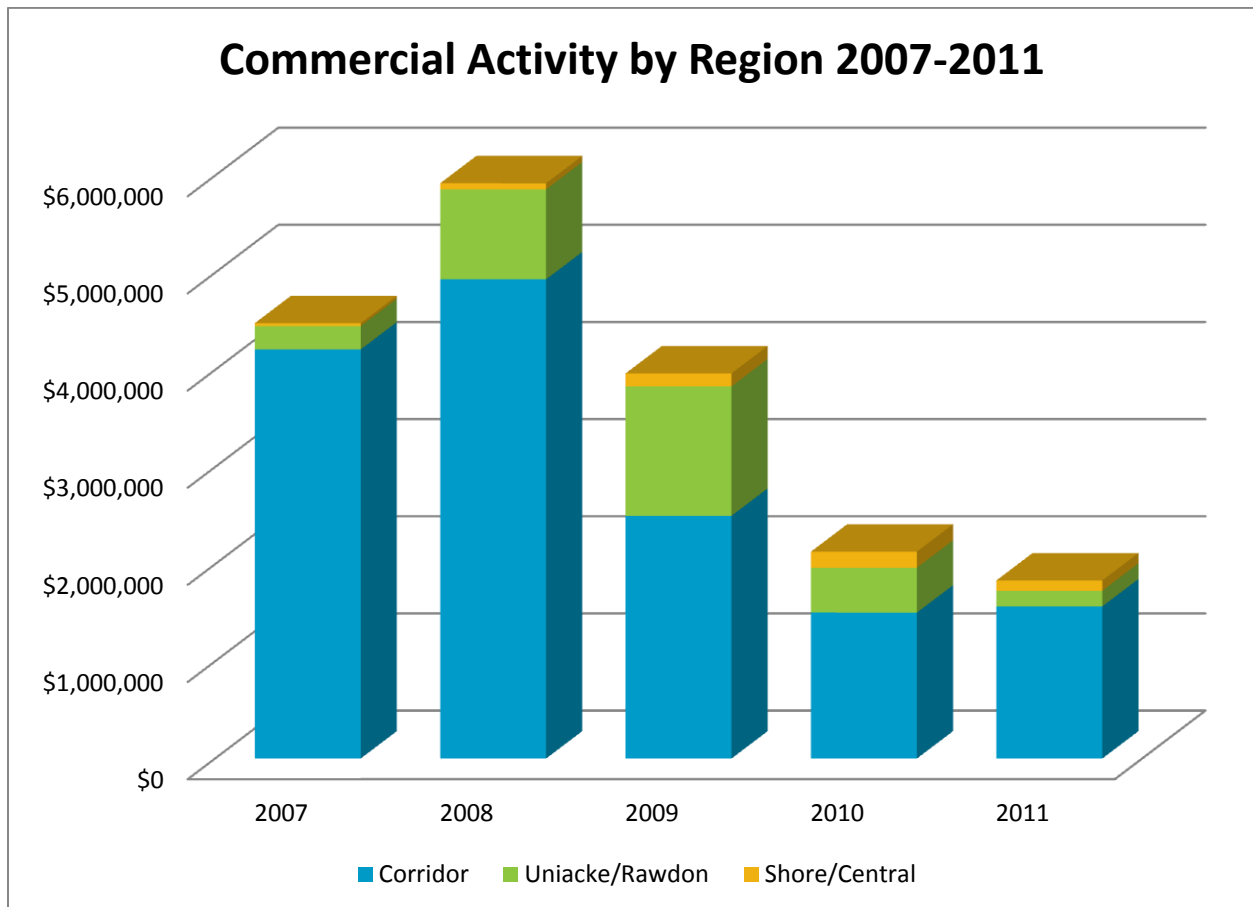


COMMERCIAL ACTIVITY BY REGION

As indicated by the chart below, commercial activity is centered within the Corridor Region, where much of the growth in the Municipality has taken place.

Commercial activity in Mount Uniacke/Rawdon tends to jump around, from a low in 2011 of \$161,280 to a high in 2009 of \$1,332,600. The commercial activity in the Shore/Central Region is well below that of the other two regions.

Commercial Activity by Region 2007-2011			
	Corridor	Uniacke/Rawdon	Shore/Central
2007	\$4,210,880	\$240,000	\$30,000
2008	\$4,932,504	\$926,008	\$62,600
2009	\$2,498,485	\$1,332,600	\$133,000
2010	\$1,502,500	\$462,000	\$165,000
2011	\$1,566,042	\$161,280	\$106,000
Total	\$14,710,411	\$3,121,888	\$496,600



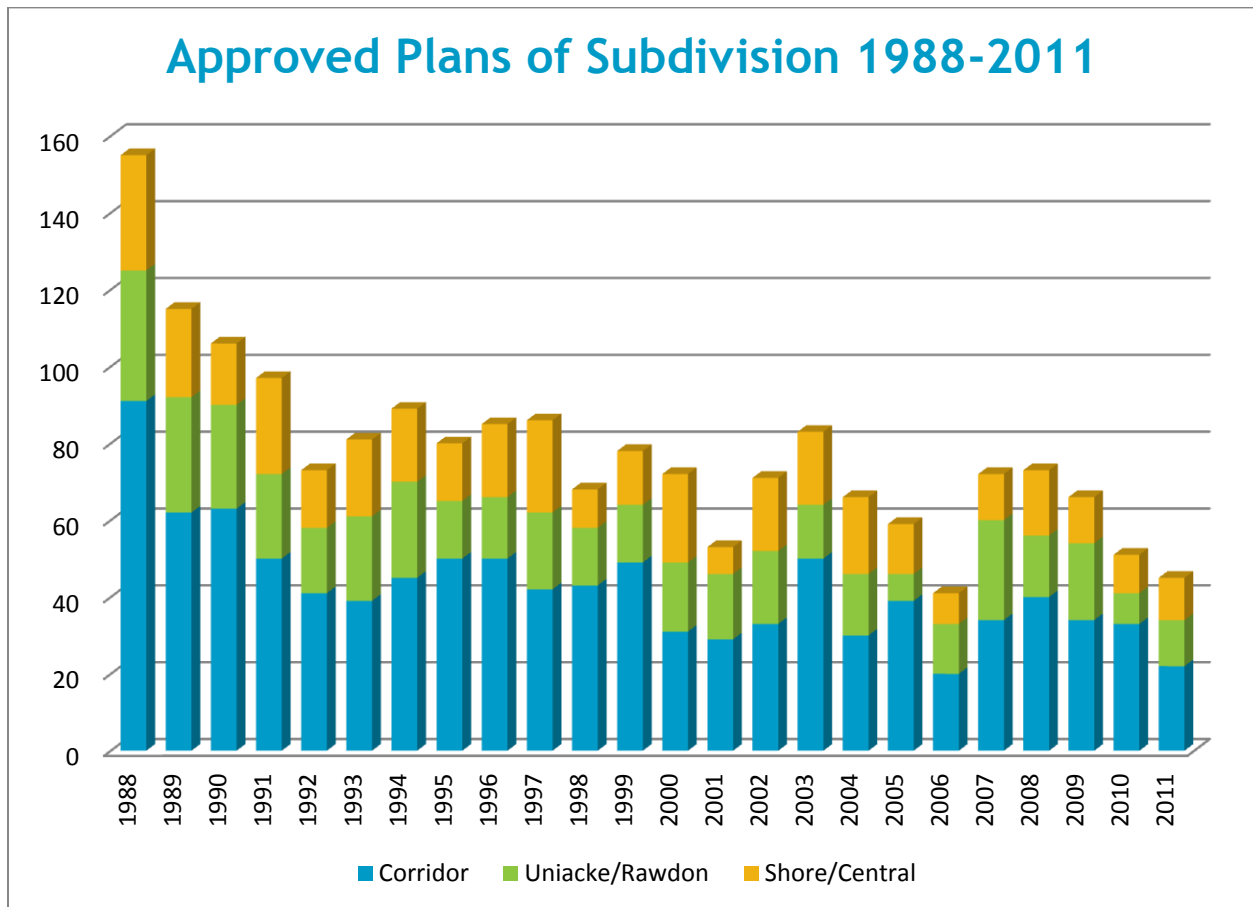
SUBDIVISION ACTIVITY

Subdivision activity provides a slightly different perspective from tracking building permits and is important to the Municipality as a number of assumptions regarding revenue are based on the creation of lots. The subdivision of land is also an obvious precursor to development as lots must be created prior to being built upon.

PLANS OF SUBDIVISION

The number of plans of subdivision has dropped significantly from 1988 when 155 plans were approved to 2011 where just 45 plans were approved. However, the average number of lots approved has been relatively steady. This can be attributed to developers owning large areas of land and creating planned neighbourhoods.

Part of this trend may also be related to the cost of subdividing land. Over recent years the costs associated with developing lots has increased. Therefore, developers may consider it more cost effective to submit multiple lots for subdivision approval.

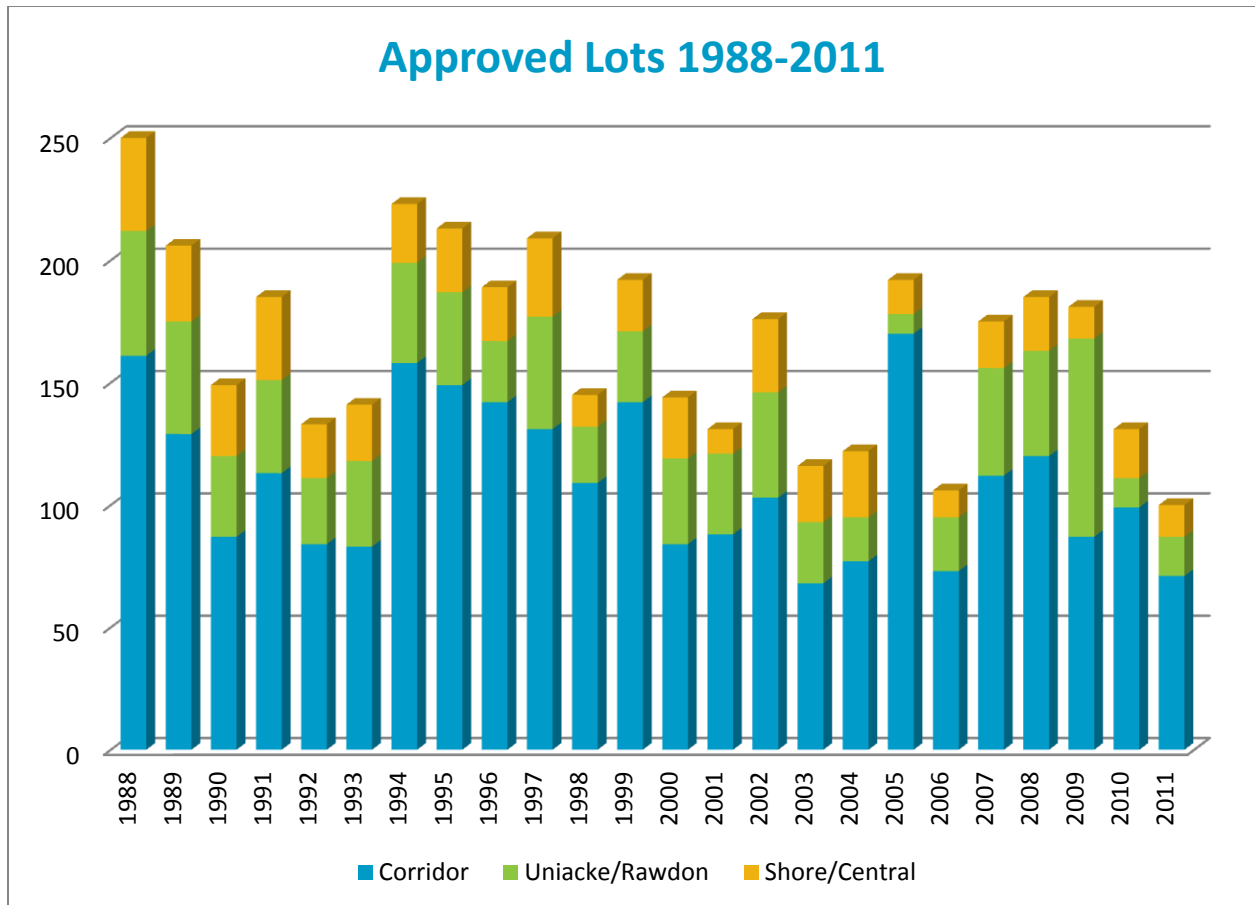


Approved Plans of Subdivision 1988-2011				
Year	Corridor	Uniacke/Rawdon	Shore/Central	Total
1988	91	34	30	155
1989	62	30	23	115
1990	63	27	16	106
1991	50	22	25	97
1992	41	17	15	73
1993	39	22	20	81
1994	45	25	19	89
1995	50	15	15	80
1996	50	16	19	85
1997	42	20	24	86
1998	43	15	10	68
1999	49	15	14	78
2000	31	18	23	72
2001	29	17	7	53
2002	33	19	19	71
2003	50	14	19	83
2004	30	16	20	66
2005	39	7	13	59
2006	20	13	8	41
2007	34	26	12	72
2008	40	16	17	73
2009	34	20	12	66
2010	33	8	10	51
2011	22	12	11	45



APPROVED LOTS

The Corridor Region stands out with the largest number of approved lots annually, with the Uniacke/Rawdon Region growing substantially, with a high of 81 lots being created in 2009. Of the 81 lots created in the Uniacke/Rawdon Region, 18 lots were created on Jorphie Drive, 15 lots were created on Morning Breeze Drive, and 7 lots in the Uniacke Business Park, included in the 81 lots were higher than average “one” lot subdivisions. The total number of lots approved for the Municipality has decreased from 250 in 1988 to 100 in 2011.



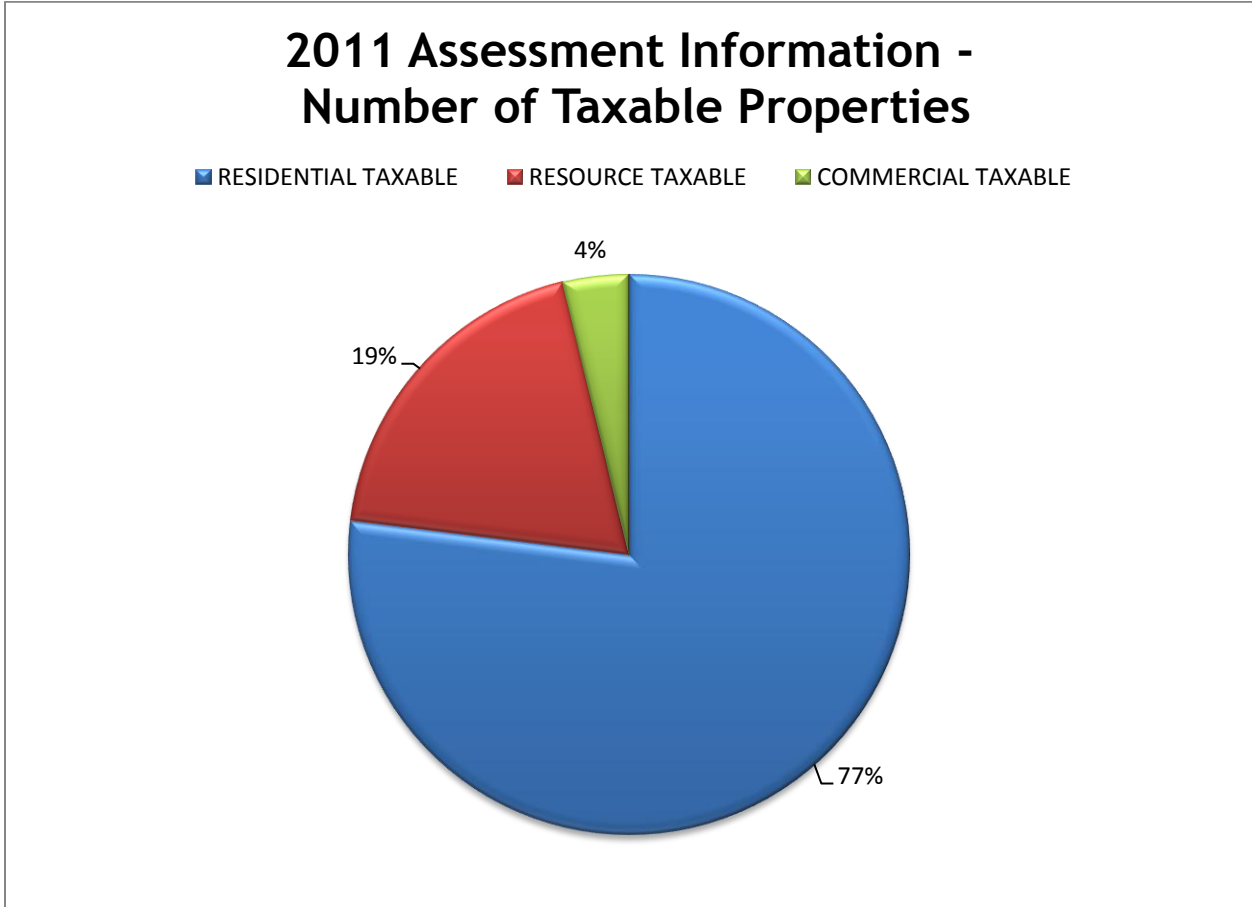
Approved Lots 1988-2011				
Year	Corridor	Uniacke/Rawdon	Shore/Central	Total
1988	161	51	38	250
1989	129	46	31	206
1990	87	33	29	149
1991	113	38	34	185
1992	84	27	22	133
1993	83	35	23	141
1994	158	41	24	223
1995	149	38	26	213
1996	142	25	22	189
1997	131	46	32	209
1998	109	23	13	145
1999	142	29	21	192
2000	84	35	25	144
2001	88	33	10	131
2002	103	43	30	176
2003	68	25	23	116
2004	77	18	27	122
2005	170	8	14	192
2006	73	22	11	106
2007	112	44	19	175
2008	120	43	22	185
2009	87	81	13	181
2010	99	12	20	131
2011	71	16	13	100



2011 ASSESSMENT INFORMATION

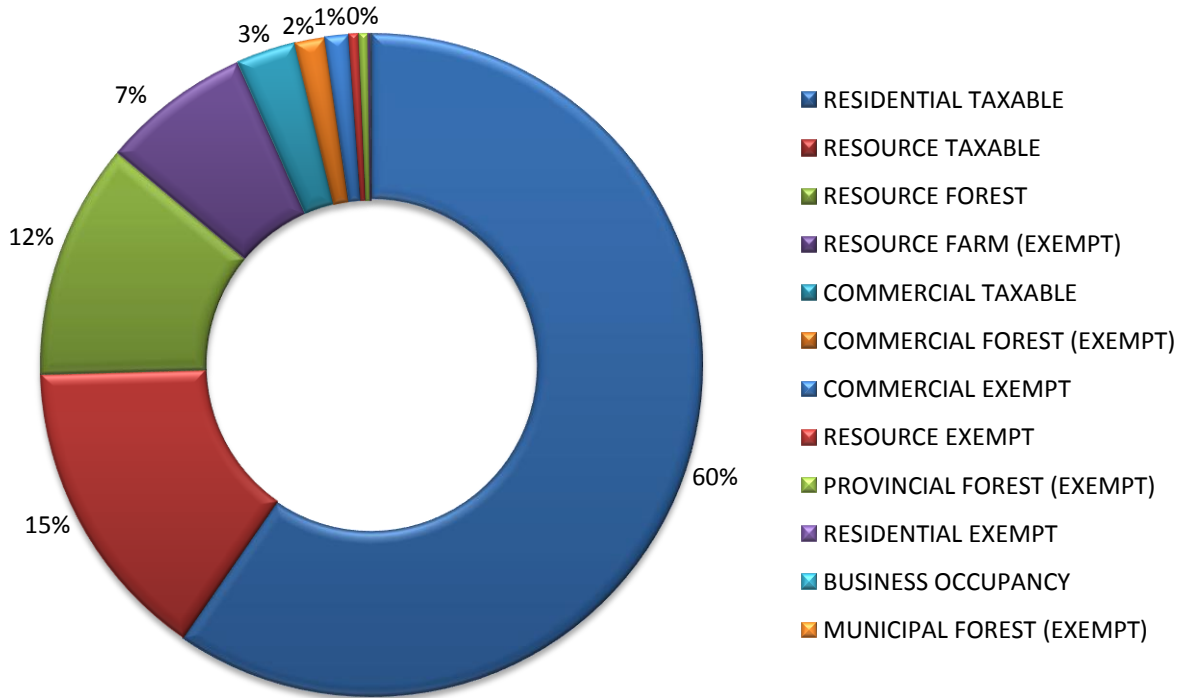
NUMBER OF ASSESSED PROPERTIES

Below is a comparison between the types of taxable properties in the Municipality. There is a stark contrast between the number of properties assessed commercial, residential, and resource. The chart on the following page includes all categories of assessed properties, including exempt properties.



Type of Taxable Property	Number of Taxable Properties
RESIDENTIAL TAXABLE	10,741
RESOURCE TAXABLE	2,689
COMMERCIAL TAXABLE	528
TOTAL	13,958

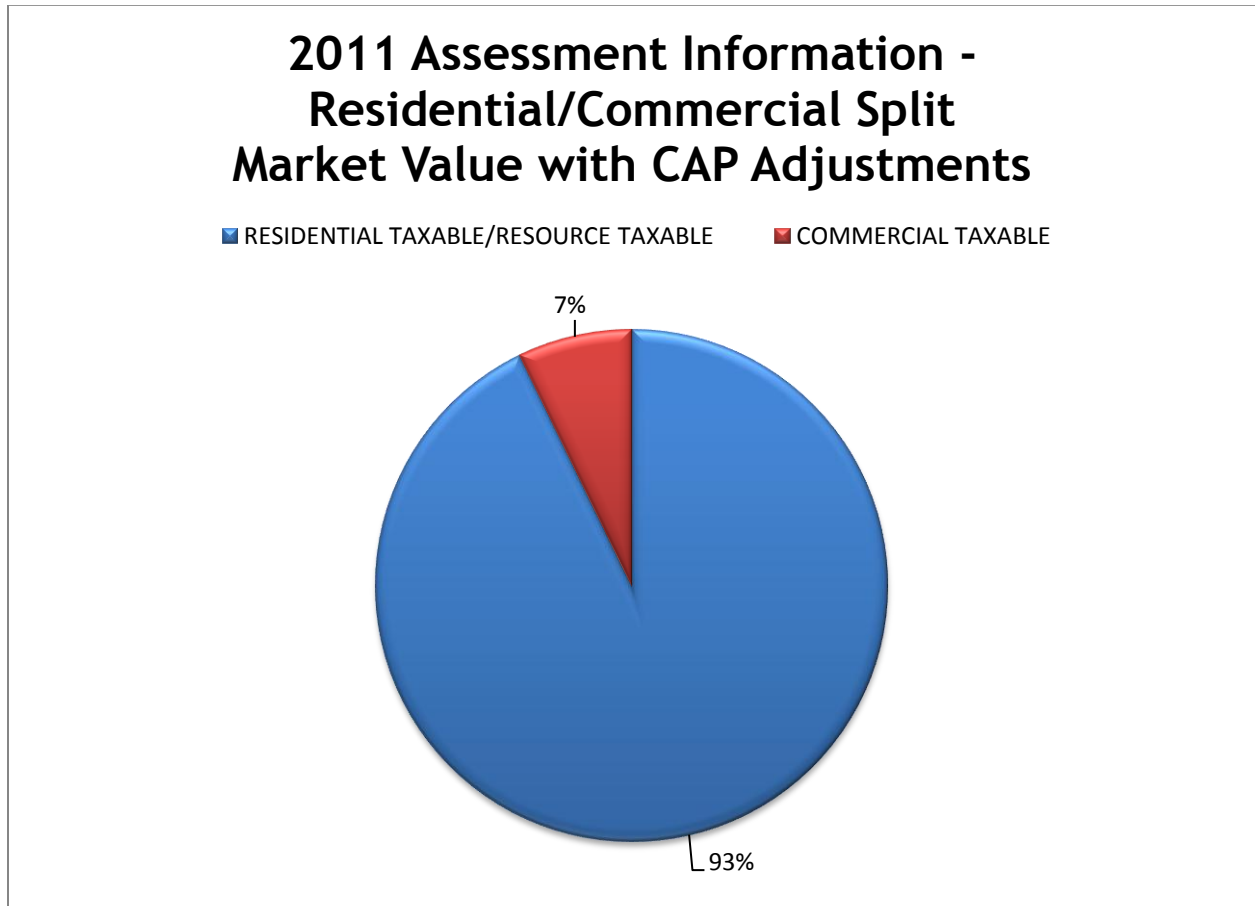
2011 Assessment Information



2011 Assessment Information	Number of Properties
RESIDENTIAL TAXABLE	10741
RESOURCE TAXABLE	2689
RESOURCE FOREST	2076
RESOURCE FARM (EXEMPT)	1308
COMMERCIAL TAXABLE	528
COMMERCIAL FOREST (EXEMPT)	267
COMMERCIAL EXEMPT	207
RESOURCE EXEMPT	86
PROVINCIAL FOREST (EXEMPT)	81
RESIDENTIAL EXEMPT	22
BUSINESS OCCUPANCY	5
MUNICIPAL FOREST (EXEMPT)	2

COMMERCIAL / RESIDENTIAL SPLIT

The chart below compares the commercial and residential split based on market value with CAP adjustments. The residential (including resource) value is \$1,198,987,600 or 93% of the total market value and the commercial value is \$92,733,300 or 7% of the total market value.



Type of Property	Market Value with CAP Adjustments
RESIDENTIAL TAXABLE/RESOURCE TAXABLE	\$1,198,987,600
COMMERCIAL TAXABLE	\$92,733,300

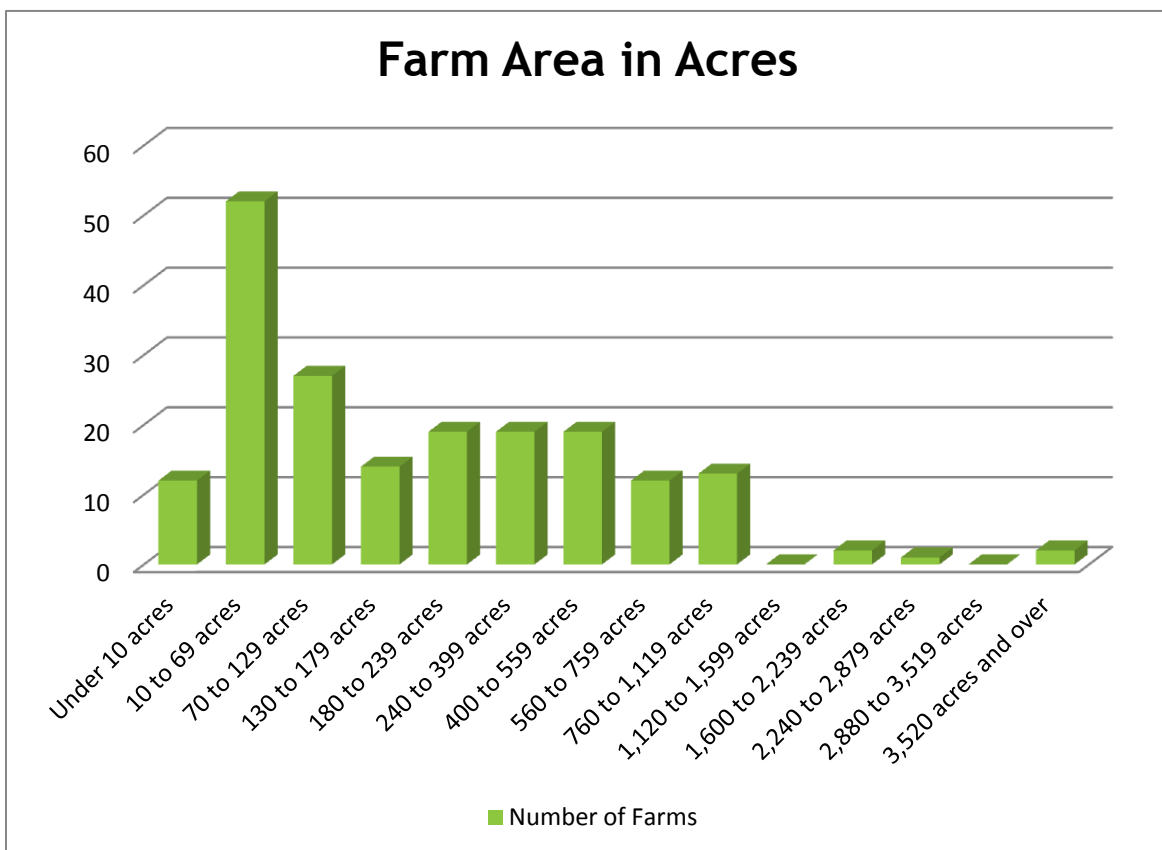
AGRICULTURE

FARM AREA IN ACRES

Agriculture is a very important industry in East Hants. According to the 2011 Census there are 192 farms operating within the Municipality, which makes up 5% of the total farms operating across Nova Scotia (3,905 farms). Thirty-eight of these farms are dairy. Other farming types, such as blueberry, have been increasing. Of the 192 farms, 61% are owned as a sole proprietorship.

The majority of the farms operating in East Hants are small farming operations. There are five farms operating in East Hants that have 1,600 acres of land plus compared to 42 farms with 1,600 acres of land plus in Nova Scotia. The total area of land owned, leased and rented by farming operations in East Hants is 54,376 acres or 12% of the land in East Hants.

Farm area in acres	
Area of Land	Number of Farms
Under 10 acres	12
10 to 69 acres	52
70 to 129 acres	27
130 to 179 acres	14
180 to 239 acres	19
240 to 399 acres	19
400 to 559 acres	19
560 to 759 acres	12
760 to 1,119 acres	13
1,120 to 1,599 acres	0
1,600 to 2,239 acres	2
2,240 to 2,879 acres	1
2,880 to 3,519 acres	0
3,520 acres and over	2



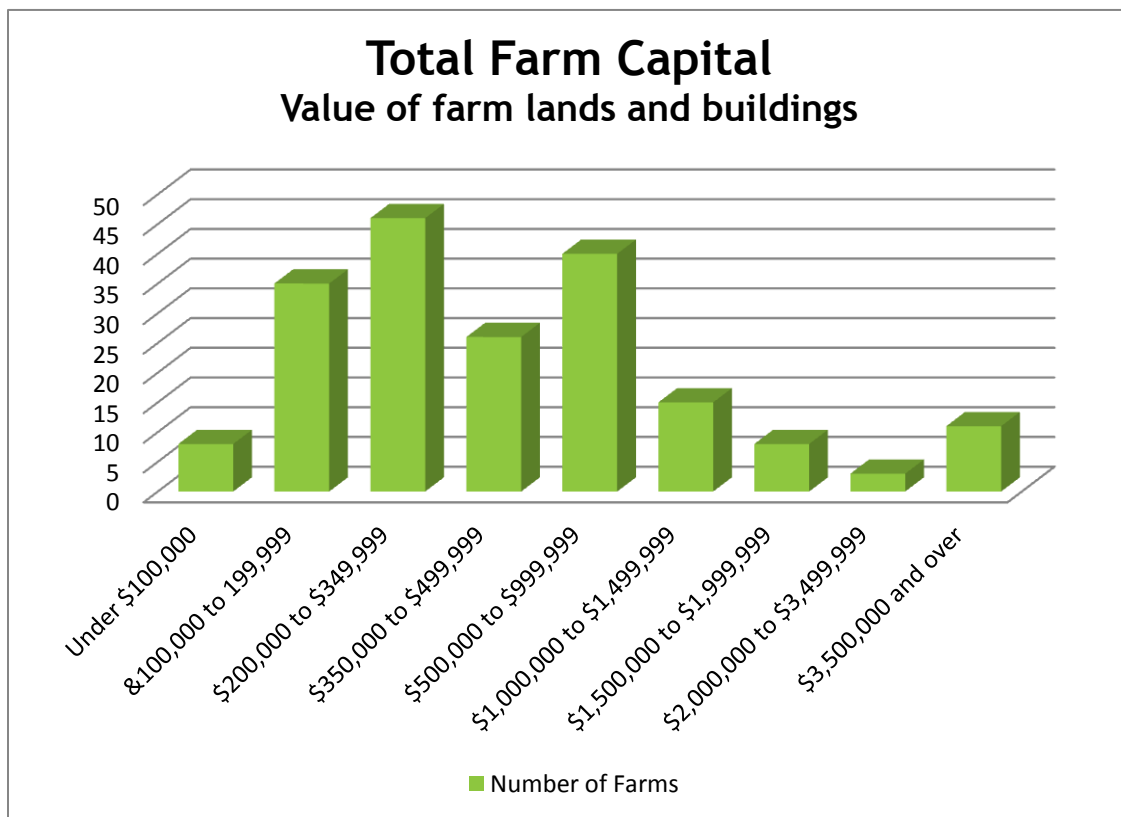
FARM CAPITAL

Agricultural operations contribute significantly to the local economy. Farming operations support businesses that sell and maintain farm equipment, feed, and other basic supplies. As well, farming operations provide both full time and seasonal employment to the local community. In turn, the farmers sell their produce to local farm markets and co-operatives which attract local consumers.

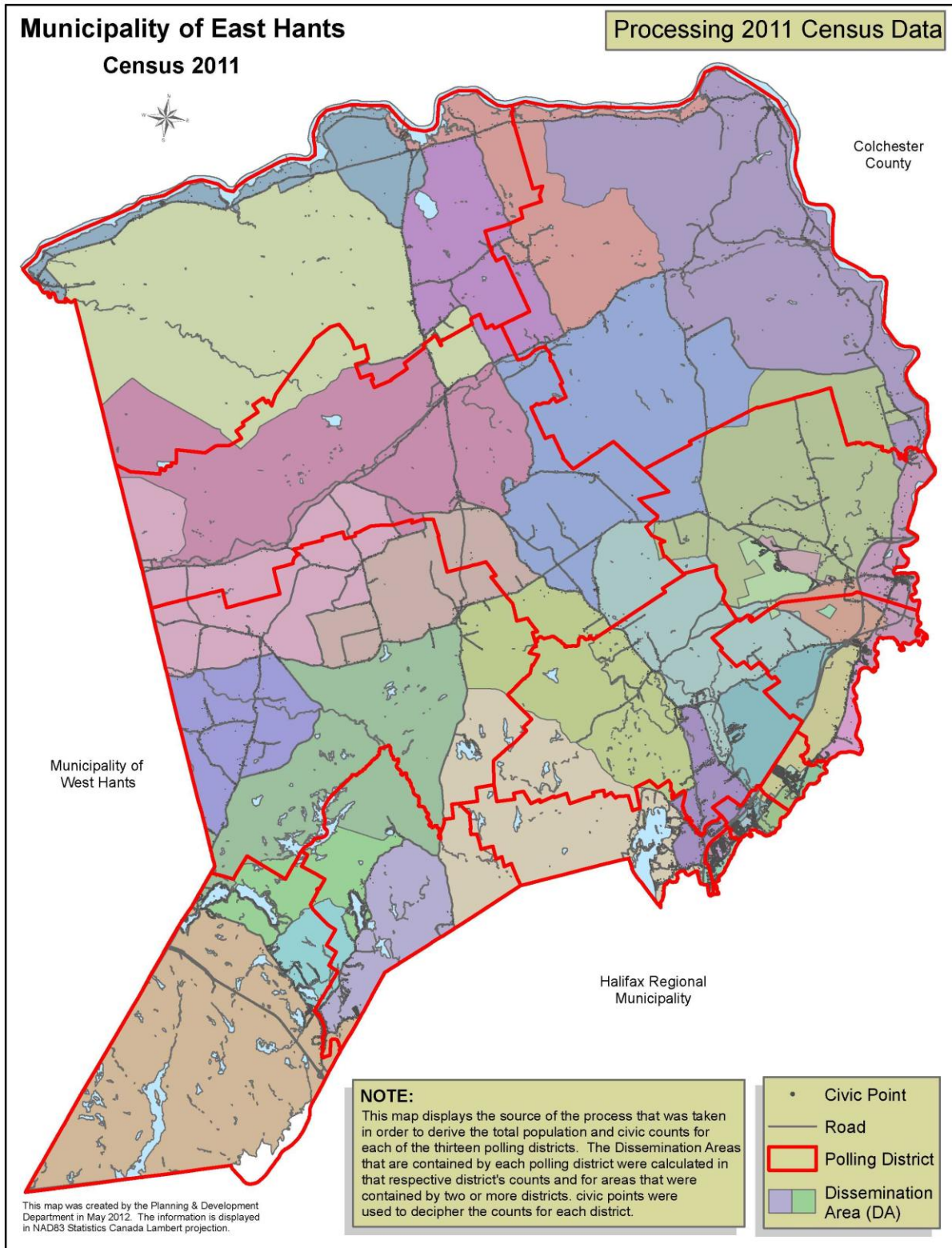
The average age of a farm operator in East Hants is 52 years with only 25 farms having an operator under the age of 35 years. Nearly 40% of all farm operators work more than 40 hours per week on the farm. The total number of all employees working on farms in East Hants is 444 (including year-round, seasonal, part-time or full-time employees). The average number of weeks worked per employee is 25 weeks, with an average wage of \$17,645 per year.

Total Farm Capital	
Capital	Number of Farms
Under \$100,000	8
\$100,000 to 199,999	35
\$200,000 to \$349,999	46
\$350,000 to \$499,999	26
\$500,000 to \$999,999	40
\$1,000,000 to \$1,499,999	15
\$1,500,000 to \$1,999,999	8
\$2,000,000 to \$3,499,999	3
\$3,500,000 and over	11

Below is chart depicting the total capital for farms operating in East Hants. The number of farms operating in the Municipality with over \$3,500,000 worth of capital has increased from four farms in 2006 to eleven farms in 2011. The total value of all 192 farms operating in East Hants, including the value of farm land and buildings, is \$126,339,628 or 7% of the value of all farm land and buildings in Nova Scotia.



APPENDIX A - MAP OF DISTRICT BOUNDARIES OVERLAYING THE DISSEMINATION AREAS



APPENDIX B - EXPONENTIAL GROWTH EQUATION

The algebraic equation for predicting exponential population growth is:

$$N=N_0e^{rt}$$

- N_0 is the starting population;
- N is the population after;
- A certain time, t , has elapsed;
- r is the rate of natural increase expressed as a percentage (birth rate - death rate); and
- e is the constant 2.72...(the base of natural logarithms).

For the purpose of predicting growth in East Hants the birth rate (9.6 births per thousand) and death rate (9.2 deaths per thousand) for Nova Scotia, based on 2010/2011 data, was used to determine the rate of natural increase ($9.6 - 9.2 = 0.4\%$). A five year elapsed time period was used ($t = 5$), to coordinate with the Census periods. The starting population (N) was taken from the 2011 demographic information.

Source: <http://serc.carleton.edu/quantskills/methods/quantlit/popgrowth.html>

APPENDIX C - POPULATION COMPARISON BY REGION MAP

