



EAST HANTS
SOCIO-ECONOMIC STUDY
PLANNING & DEVELOPMENT DEPARTMENT 2018

The East Hants Socio-Economic Study was completed in 2018 by staff of the Planning & Development Department at the Municipality of East Hants. Data was retrieved from Statistics Canada's 2016 Census and information derived from in-house records. The Municipality of East Hants attempts to provide accurate, complete, and timely information; however, the information contained in this report is provided with the understanding that it is not guaranteed to be correct or complete, and conclusions drawn or decisions made from such information are the responsibility of the user. For more information please contact the Municipal department of Planning & Development.

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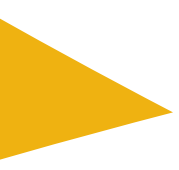
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INTRODUCTION

SOCIO-ECONOMIC STUDY

Socio-economic studies integrate social and economic factors of a community that relate 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. Since then socio-economic studies have been produced for the Municipality every five years after the release of the Statistics Canada census data.

Data collected in this study is based on the census conducted by Statistics Canada, and data collected from the Planning and Development and Finance Departments of the Municipality of East Hants. Data collected for Statistics Canada is done every five years; the latest statistics available are from the 2016 Census. Statistics Canada also produces Community Health data, but it is not available as part of their regular release; this data was retrieved through a third party group, Environics. This study provides figures that can be used to assist in the understanding of development, and changes in population growth and decline within the Municipality. As well, the study provides figures that can be used to project population trends.

Demographic data presented in this report dates back to 1961 and is presented to give a better understanding of East Hants' growth, and to provide insight into future growth. However, the figures portrayed are unadjusted from previous errors that may have occurred from changes in polling and dissemination areas, differences in population calculation methods, and errors stemming from the census data. Additionally, regional population data for the most recent census period were based on the newly delineated Aggregate Dissemination Areas (ADAs) produced for the first time by Statistics Canada (see Appendix A for more detail). These regions, or ADAs, have been named by planning staff to represent the general areas they cover: Corridor (includes Indian Brook 14), Uniacke/Rawdon, and Shore/Central.

Development and subdivision statistics compiled by the Municipality since 1988 depict development trends within the Municipality. The data has been collected for each economic region (or the corresponding ADA), and show where investment in new residential, commercial, and institutional construction and renovation has occurred.

The study will be useful for updating the Municipality's 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 for other stakeholders and partners in service delivery, such as fire and policing services, the Chignecto-Central Regional School Board, and businesses contemplating locating or expanding in East Hants.

East Hants Profile

The Municipality of East Hants is located in Hants County, situated roughly at the centre of the province of Nova Scotia. The Municipality covers 1787 km² of varied terrain, ranging from fertile agricultural lands to forested lake lands. The largest population concentrations in East Hants are 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 2016 estimates the total population of the Municipality of East Hants to be 23,542 with 9,427 private dwellings occupied by usual residents (residents who are permanently residing in their dwelling, or are temporarily absent from their dwelling).

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 the Minas Basin to the north. HRM has the largest population and highest GDP of all municipalities in the Atlantic Region. East Hants' proximity to HRM, with its efficient commuter routes has led to rapid expansion 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.

EAST HANTS AT A GLANCE

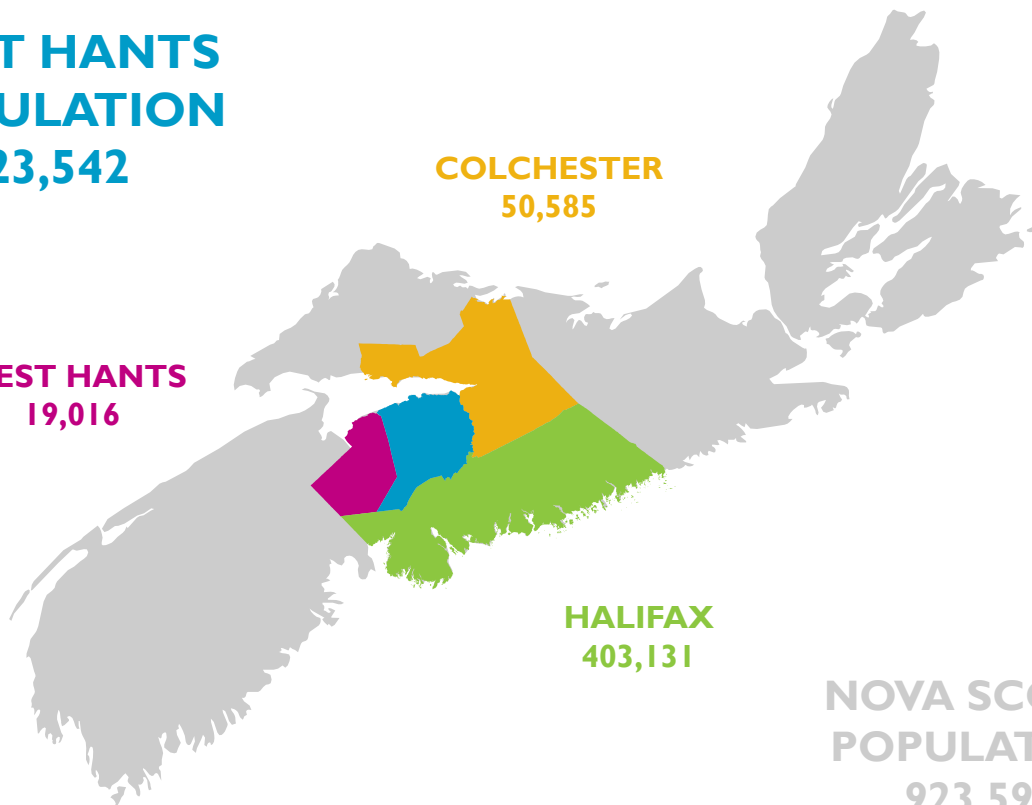
**EAST HANTS
POPULATION**
23,542

COLCHESTER
50,585

WEST HANTS
19,016

HALIFAX
403,131

**NOVA SCOTIA
POPULATION**
923,598



**Population counts include municipalities, towns, and reserves*

INCOME

***Based on 2015 data*



\$72,898 MEDIAN** TOTAL
INCOME OF HOUSEHOLDS

**\$60,764 in Nova Scotia*

*** Median: the middle value; midpoint*

12.9% POPULATION IN LOW
INCOME CATEGORY

**17.2% in Nova Scotia*

LABOUR



66.3% PARTICIPATION RATE

**61.3% in Nova Scotia*

7.7% UNEMPLOYMENT RATE

**10.0% in Nova Scotia*

ECONOMY



45.4% GROWTH IN THE
COMMERCIAL TAX ASSESSMENT
BASE (2011-2016)

HOUSEHOLDS

***includes Indian Brook 14*



9,427 PRIVATE DWELLINGS
WITH USUAL** RESIDENTS

**401,990 in Nova Scotia*

*** Residents who are permanently residing in
their dwelling, or are temporarily absent from
their dwelling*

EAST HANTS

AT A GLANCE

COMMUTE

TO WORK FROM EAST HANTS



30.5% COMMUTE WITHIN EAST HANTS

**73% of Nova Scotians commute within their census subdivision of residence*

69.5% COMMUTE OUTSIDE EAST HANTS

**27% of Nova Scotians commute outside their census subdivision of residence*

OCCUPATION

LARGEST THREE



23.1% TRADES, TRANSPORT AND EQUIPMENT OPERATORS AND RELATED

**14.5% in Nova Scotia*

21.6% SALES AND SERVICES

**24.3% in Nova Scotia*

14.6% BUSINESS, FINANCE, AND ADMINISTRATION

**14.5% in Nova Scotia*

EDUCATION

HIGHEST LEVEL ACHIEVED



52% POST-SECONDARY EDUCATION

**55% in Nova Scotia*

27% HIGH SCHOOL DIPLOMA

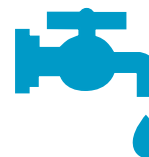
**25% in Nova Scotia*

21% NO CERTIFICATE, DIPLOMA OR DEGREE

**20% in Nova Scotia*

MUNICIPAL SERVICES

Approximate values based on Municipal data acquired in 2017.



2,750 WATER UTILITY CUSTOMERS *

1,901 LITRES OF TREATED EFFLUENT*

5,086 TONNES OF DISPOSED SOLID WASTE *

COMMUNITY RECREATION

Approximate values based on Municipal data acquired in 2017.

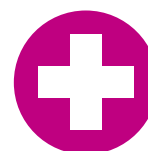


16.2 HECTARES OF MAINTAINED PARKLAND

> 50 KILOMETRES OF TRAILS

\$138,555 IN MUNICIPAL GRANTS FOR COMMUNITY, SPORTS, AND RECREATION (2016/2017)

HEALTH

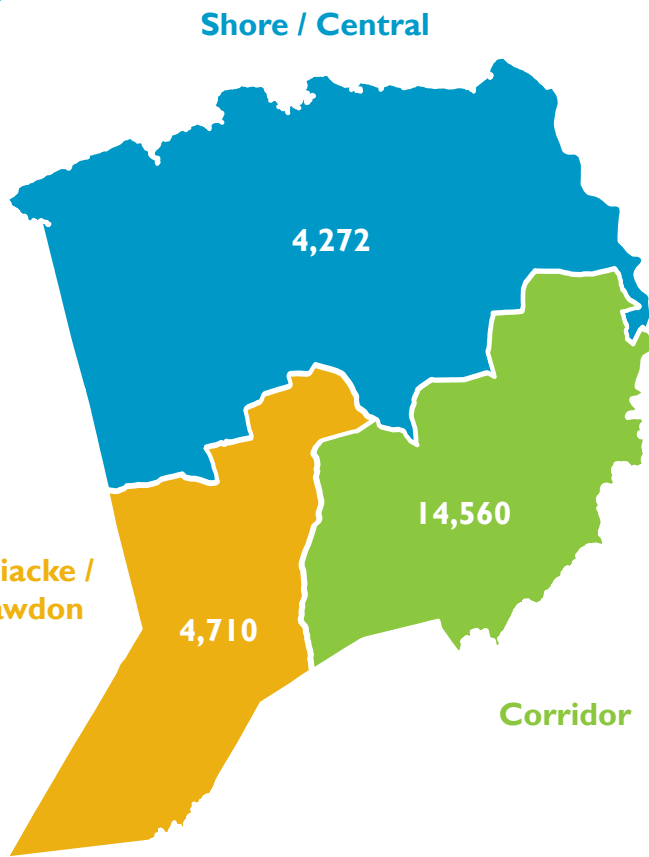


30.8% OBESE

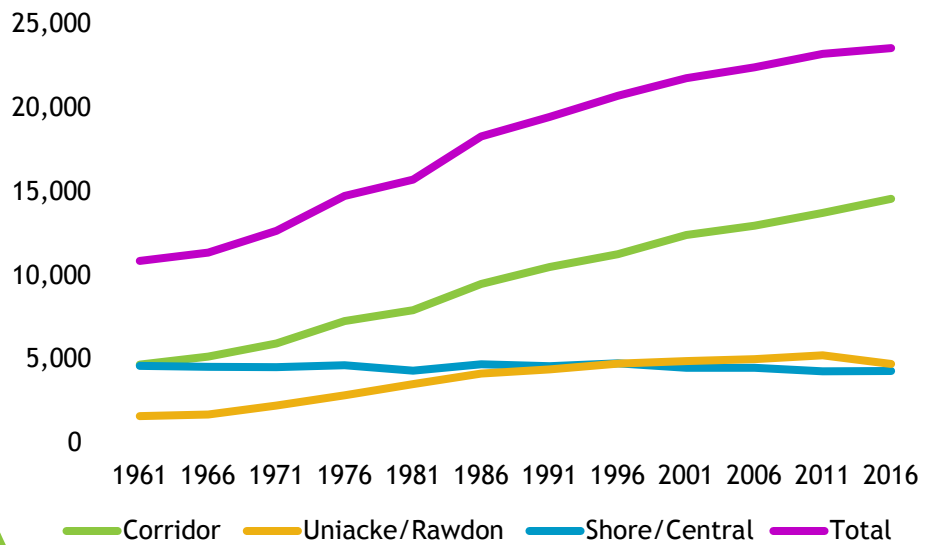
**21.0% in Nova Scotia*

12.7% HAVE NO FAMILY DOCTOR

**13.8 in Nova Scotia*



Historic Population Growth By Region



POPULATION

OVERVIEW

Historic Population Change

The population of Nova Scotia increased by 0.2% from 921,727 in 2011 to 923,598 in 2016. Population in East Hants has increased by 1.5% from 23,195 in 2011 to 23,542 in 2016 (including Indian Brook 14). Although it is a modest increase of 347 people, it appears that again no municipality outside of HRM added more population than East Hants. On a percentage basis a few have higher growth rates. The total average population density of East Hants is 12.6 people per square kilometre with approximately 2.50 persons per dwelling unit, with 9,427 private dwellings occupied by usual residents, and a total of 10,312 private dwellings altogether. According to the most recent Census, the population in Enfield, Elmsdale and Lantz has increased 14.6%, from 5,941 people in 2011 to 6,807 in 2016. This would indicate most growth is in these communities, with decline continuing in more rural parts of the Municipality.

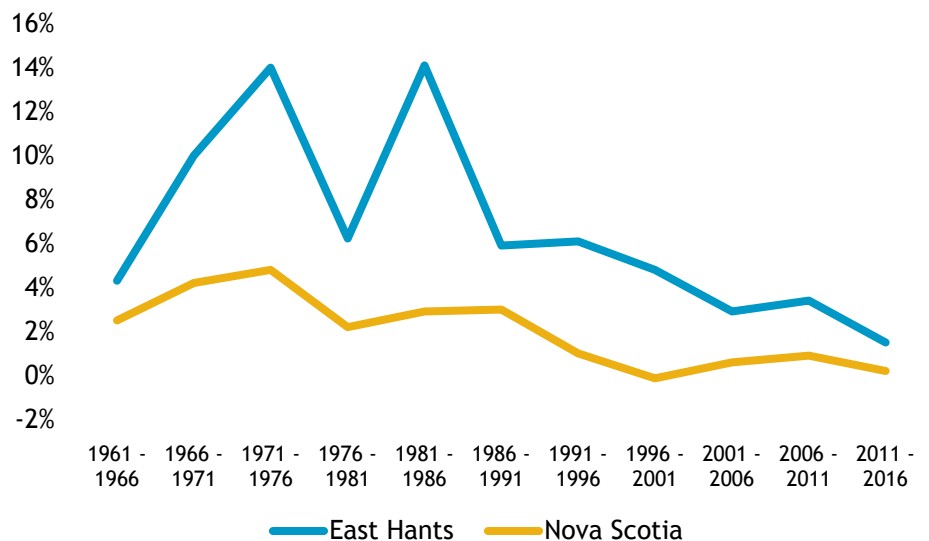
Note that in previous socio-economic studies, the population counts for the economic regions, Corridor, Uniacke/Rawdon, and Shore/Central, were produced based on old electoral boundaries which no longer exist. Over time, this has resulted in an increase in potential error for population values due to the need to combine census data with staff derived estimates using civic data. In 2016, Statistics Canada produced a new dissemination geography for the 2016 Census called Aggregate Dissemination Areas (ADA), which generally represent the same areas as the three East Hants economic regions. Population counts for 2016 are based on this data. For further explanation of the methods used, please see Appendix A.

Population in Each Census Year												
Region	1961	1966	1971	1976	1981	1986	1991	1996	2001	2006	2011	2016**
Corridor	4672	5139	5932	7263	7904	9482	10494	11248	12402	12958	13716	14560
Shore/Central	4596	4527	4508	4629	4304	4678	4569	4745	4477	4464	4261	4272
Uniacke/Rawdon	1589	1680	2213	2831	3492	4120	4369	4712	4874	4974	5219	4710
Total	10,857	11,346	12,653	14,723	15,700	18,280	19,432	20,705	21,753	22,396	23,196	23,542

**based on new Census 2016 Aggregate Dissemination Area population

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%
2011-2016	1.50%	0.20%

Rate of Population Change - East Hants & Nova Scotia



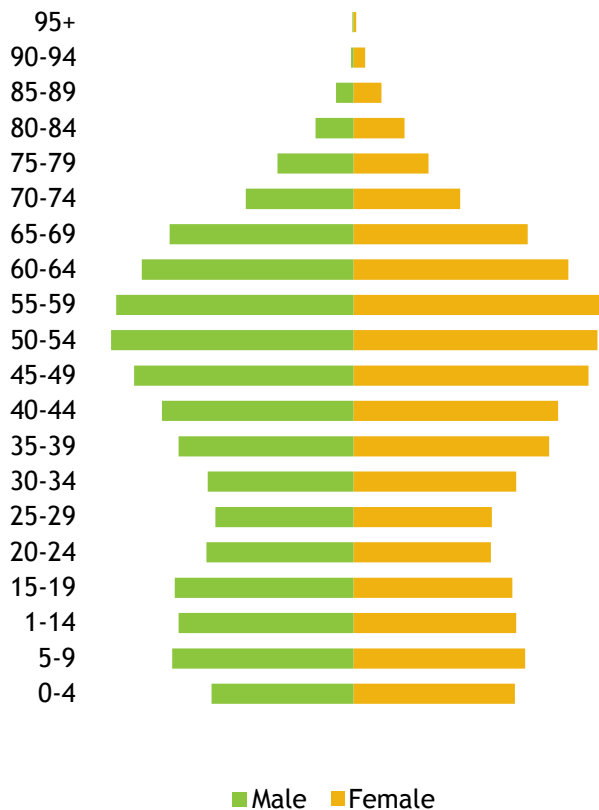
POPULATION

OVERVIEW

Population By Age Group

The chart and table below show the distribution of population by 5 year age groups within East Hants. The median* age for East Hants residents in 2016 was 44.0 years; 43.6 for males, and 43.0 for females. The most populous age groups fall between 45 and 65 years of age, with the most notable numbers in the 50-54 and 55-59 age categories. A drop in numbers can be seen at the 20-24 and 25-29 year age groups. Based on the 2016 Census, East Hants is the only municipality in Nova Scotia with more children than seniors; there are 3,915 people under 15 years of age, and 3,450 over the age of 65.

Population Distribution by Sex and Age
(5 Year Intervals)



Population By Age (5 year intervals)			
Age Group	Male	Female	Total
0-4	560	635	1,195
5-9	715	675	1,390
1-14	690	640	1,330
15-19	705	625	1,330
20-24	580	540	1,120
25-29	545	545	1,090
30-34	575	640	1,215
35-39	690	770	1,460
40-44	755	805	1,560
45-49	865	925	1,790
50-54	955	960	1,915
55-59	935	980	1,915
60-64	835	845	1,680
65-69	725	685	1,410
70-74	425	420	845
75-79	300	295	595
80-84	150	200	350
85-89	70	110	180
90-94	10	45	55
95+	5	10	15
Total	11090	11350	22440
Average Age	41.1	40.5	41.7
Median* Age	43.6	43.0	44.0

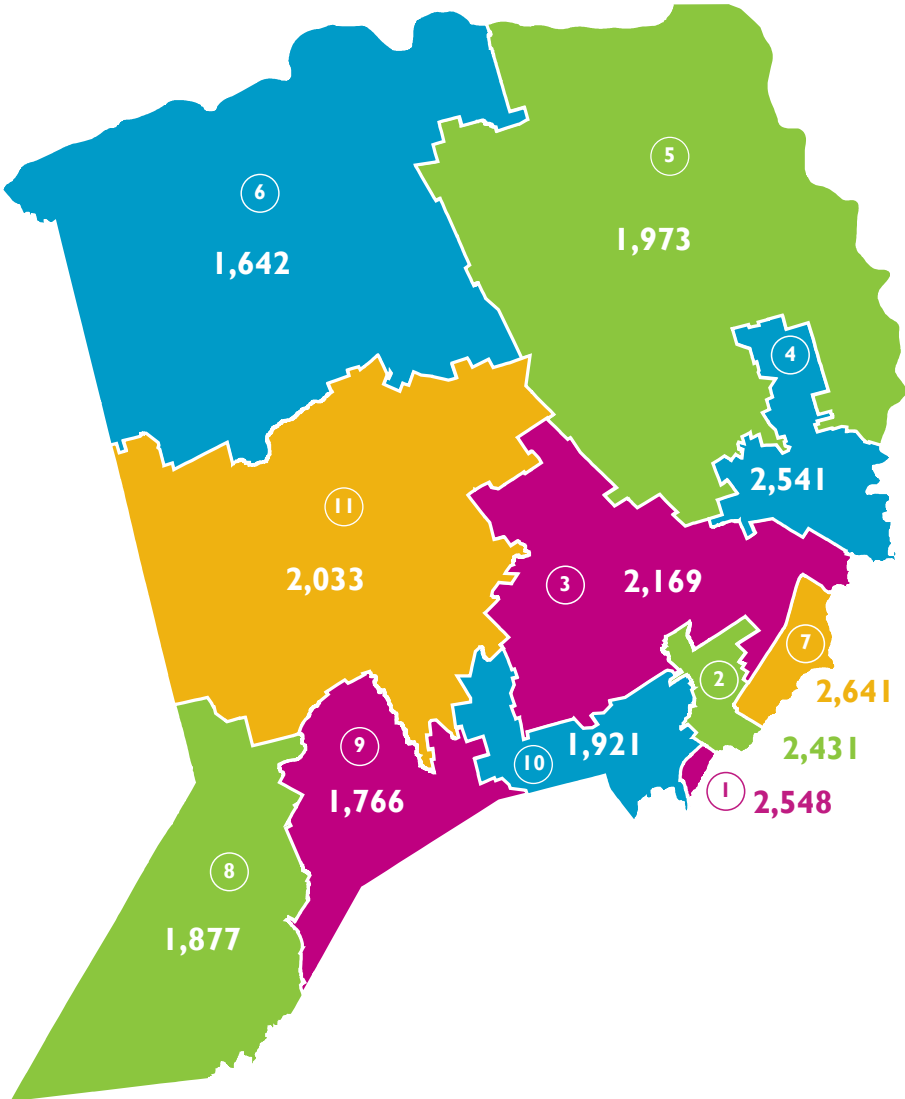
* Median: the middle value of a list of numbers

POPULATION OVERVIEW

Population By Polling District

Statistics Canada produces population values for communities within each census subdivision, but does not provide the population values by polling district. Planning & Development staff derived approximate values using a combination of population counts from the 2016 Census dissemination block areas and residential civic addresses within each polling district boundary. This dual method increases the potential error, and is not 100% accurate. Furthermore, it does not account for factors such as seasonal dwellings, household size, etc.

Population By Polling District
**numbers represent all age groups, not the number of electors.*



Population by 2016 Polling District	
Polling District	Population
1	2,548
2	2,431
3	2,169
4*	2,541
5	1,973
6	1,642
7	2,641
8	1,877
9	1,766
10	1,921
11	2,033

*includes Indian Brook 14

POPULATION PROJECTIONS



Historic Trend Population Projection

The historic trend population projection is based on growth rates in the past. The average percentage of growth from 2001-2016 (2.1% EH, 5.3% Corridor, -1.6% Shore/Central, 1.9% Uniacke/Rawdon) was used to forecast future growth trends. This method works well for populations that tend to have very even and steady growth or decline over time. However, this method has challenges if there are changes that intervene and disrupt the historic pattern. This method does not account for an aging population, reduced birth rate, or changes in levels of migration.

Population Projections - Based on Historic Trend					
Region	2016	2021	2026	2031	2036
Corridor*	14,560	15,332	16,144	17,000	17,901
Shore/Central	4,272	4,204	4,137	4,071	4,006
Uniacke/Rawdon	4,710	4,799	4,890	4,983	5,078
East Hants	23,542	24,036	24,541	25,056	25,582
South Corridor and Commercial GMA**	7,358	7,748	8,159	8,591	9,046

*includes Indian Brook 14

**Historic Population Trend is based on the Corridor Region which is 5.3%.

Exponential Growth Population Projection

This method uses an algebraic equation to project future population values. It is based on the current population, the rate of natural increase (birth rate - death rate), an amount of elapsed time, and the base of natural logarithms. For the purpose of predicting growth in East Hants, the birth rate (9.3 births per thousand) and death rate (8.7 deaths per thousand) for Hants County, based on 2016 data, was used to determine the rate of natural increase ($9.3 - 8.7 = 0.6\%$). A five year elapsed time period was used ($t = 5$), to coordinate with the census periods. The starting population (N) was taken from the 2016 demographic information. It should be noted that population projections based on Exponential Growth do not work well for the Shore/Central Region. The equation for the population projections uses the positive rate of natural increase for the entire Hants County. However, for this region there is likely a natural decrease in population (higher death rate versus birth rate).

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

POPULATION PROJECTIONS

Population Projections - Based on Exponential Growth					
Region	2016	2021	2026	2031	2036
Corridor*	14,560	15,003	15,459	15,929	16,413
Shore/Central	4,272	4,402	4,536	4,674	4,816
Uniacke/Rawdon	4,710	4,853	5,000	5,152	5,309
East Hants	23,542	24,258	24,995	25,755	26,538
South Corridor and Commercial GMA	7,358	7,582	7,812	8,049	8,294

*including Indian Brook Reserve

The algebraic equation for projecting 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).

Projection Based on East Hants Growth as a % of HRM Growth

This method shows population growth in East Hants based on growth in the Halifax Regional Municipality (HRM). The change in population of East Hants for census years 2001-2016 was calculated as a percentage of the change of population in HRM, and an average of those percentage values was derived. HRM's population growth was then projected based on historic trend, and the change in population was calculated between each projected year. The future change in population for East Hants was calculated by multiplying the average percentage derived (4.0%) and the projected HRM change in population values.

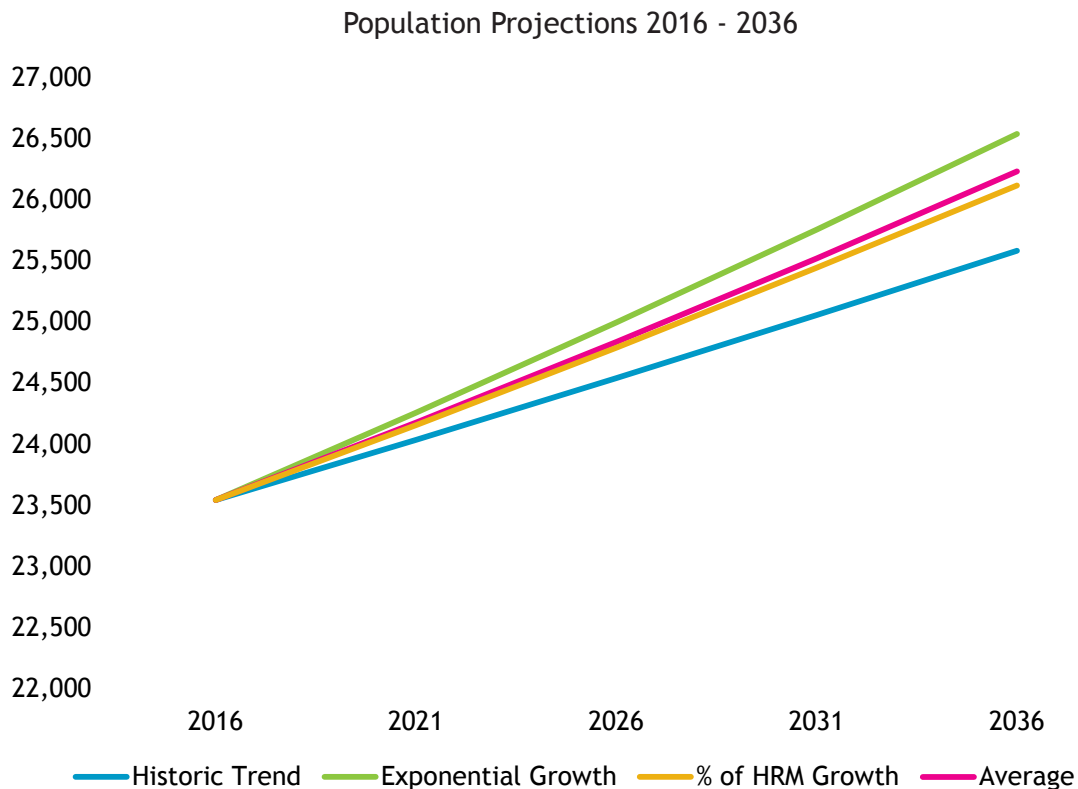
Population Projections - East Hants Growth as a % of Halifax Regional Municipality Growth								
	2001	2006	2011	2016	2021	2026	2031	2036
Halifax Regional Municipality (HRM) POP	359,111	372,679	390,090	403,131	418,987	435,468	452,596	470,398
East Hants (EH) POP	21,753	22,401	23,195	23,542	24,176	24,835	25,521	26,233
Change in HRM POP		13,568	17,411	13,041	15,856	16,481	17,128	17,802
Change in EH POP		648	794	347	634	659	685	712
% Growth in HRM POP		3.8	4.7	3.3	3.933	3.933	3.933	3.933
% Growth in EH POP		3.0	3.5	1.5	2.7	2.7	2.8	2.8
EH Growth as a % of HRM Growth		4.8	4.6	2.7	4.0	4.0	4.0	4.0

POPULATION PROJECTIONS CONTINUED

Average of All Methods

The average of each of the projection methods was taken and is displayed in the table and chart below. The chart helps to illustrate the range of projected values for future years from 2016 to 2036. The Exponential Growth projection method produced the highest population in 2036 at 26,538, while the Historic Trend projection method produced the lowest population in 2036 at 25,582. The projection based on a percent of HRM’s growth most closely follows the average of all three methods at just 215 people above the average of 26,118 in 2036.

Population Projections - Average of All Methods					
	2016	2021	2026	2031	2036
Historic Trend	23,542	24,036	24,541	25,056	25,582
Exponential Growth	23,542	24,258	24,995	25,755	26,538
% of HRM Growth	23,542	24,176	24,835	25,521	26,233
Average	23,542	24,157	24,790	25,444	26,118



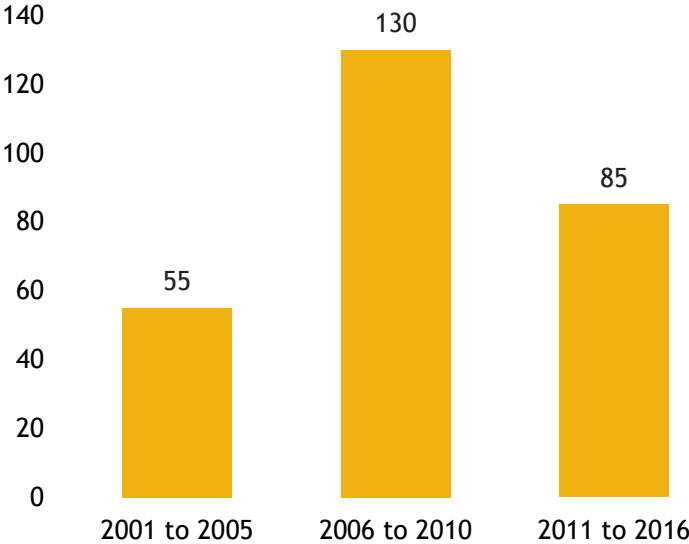
POPULATION IMMIGRATION

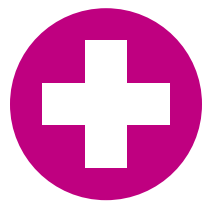
Number of Immigrants by Census Period

Statistics Canada defines immigrants as being persons who are or ever have been landed immigrants or permanent residents. The 2016 Census reports a total of 910 immigrants arriving within the Municipality of East Hants in the years prior to May 2016. That makes up 1.6% of the total immigrants arriving in Nova Scotia (55,675) in the same time period. Since 2001, the Municipality has seen the arrival of 270 immigrants, with 55 arriving between 2001 and 2005, 130 between 2006 and 2010, and 85 over the last census period from 2011-2016. East Hants saw a drop in the number of immigrants compared to the last census period, and the number of immigrants that did come to East Hants made up a smaller proportion of the provincial total compared to all previously reported years.

Period of Immigration for the Population in Private Households			
	Nova Scotia	East Hants	% of Provincial Immigration
Before 2001	30,705	635	2.1%
2001-2005	5,105	55	1.1%
2006-2011	8,080	130	1.6%
2011-2016	11,790	85	0.7%
Total	55,675	910	1.6%
Non-Permanent Residents	9,900	50	0.5%

Period of Immigration for the Population in Private Households





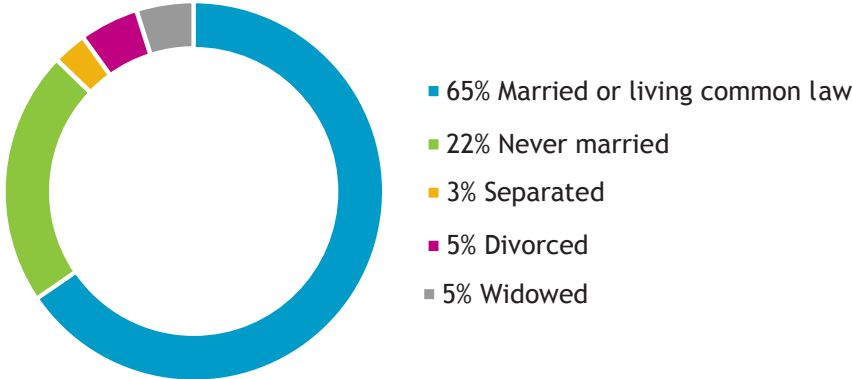
SOCIO-ECONOMIC FACTORS

MARITAL STATUS

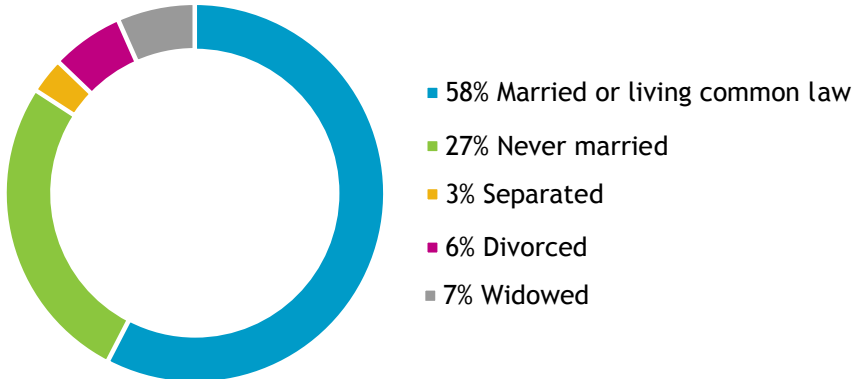
The 2016 Census reports the marital status for the population 15 years and over. There are 12,130 people married or living in common law making up 65% of people in East Hants, compared to 58% of the 454,970 people in Nova Scotia. The Municipality has 5% fewer people who have never been married compared to the provincial numbers. The percentage of people who are separated, divorced, or widowed within East Hants follow the general trend of the province.

Marital Status for the Population 15 Years and Over				
	East Hants	%	Nova Scotia	%
Married or living common law	12,130	65%	454,970	58%
Never married	4,025	22%	209,455	27%
Separated	535	3%	24,105	3%
Divorced	935	5%	48,835	6%
Widowed	905	5%	52,405	7%
Total	18,535	100%	789,770	100%

East Hants Marital Status for the Population 15 Years +



Nova Scotia Marital Status for the Population 15 Years +



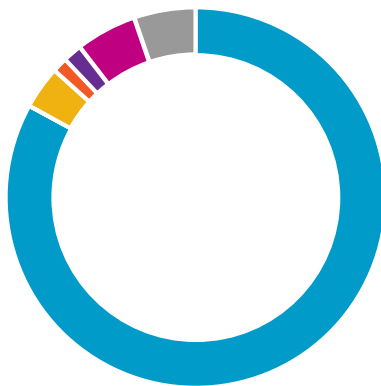
SOCIO-ECONOMIC FACTORS

TYPE OF HOUSEHOLD

In Nova Scotia and East Hants, the predominant private dwelling type is a single-detached house, making up 83.0% of all East Hants occupied dwellings, and 65.7% in Nova Scotia. There is a significantly higher percentage of occupied apartments throughout Nova Scotia (23% total) compared to a small percentage of apartment dwellings in East Hants (6.8%). Notably, East Hants has no apartments buildings five storeys or greater.

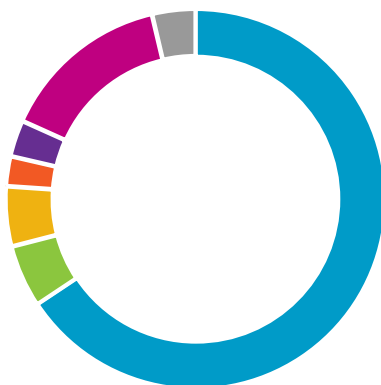
Occupied Private Dwellings by Type				
	East Hants	%	Nova Scotia	%
Single-Detached Houses	7,500	83.0%	263,470	65.7%
Apartments in a Building (5 Storeys +)	0	0.0%	21,350	5.3%
Semi-Detached Houses	330	3.7%	20,465	5.1%
Row Houses	115	1.3%	10,215	2.5%
Apartments in a Flat or Duplex	145	1.6%	12,435	3.1%
Apartments in a Building (< 5 Storeys)	470	5.2%	58,405	14.6%
Movable Dwellings	475	5.3%	14,870	3.7%
Total	9,035	100%	401,210	100%

East Hants Occupied By Private Dwelling Type



- 7,500 (83.0%) Single-Detached Houses
- 0 (0%) Apartments in a Building (5 Storeys +)
- 330 (3.7%) Semi-Detached Houses
- 115 (1.3%) Row Houses
- 145 (1.6%) Apartments in a Flat or Duplex
- 470 (5.2%) Apartments in a Building (< 5 Storeys)
- 475 (5.3%) Movable Dwellings

Nova Scotia Occupied By Private Dwelling Type



- 263,470 (65.7%) Single-Detached Houses
- 21,350 (5.3%) Apartments in a Building (5 Storeys +)
- 20,465 (5.1%) Semi-Detached Houses
- 10,215 (2.5%) Row Houses
- 12,435 (3.1%) Apartments in a Flat or Duplex
- 58,405 (14.6%) Apartments in a Building (< 5 Storeys)
- 14,870 (3.7%) Movable Dwellings

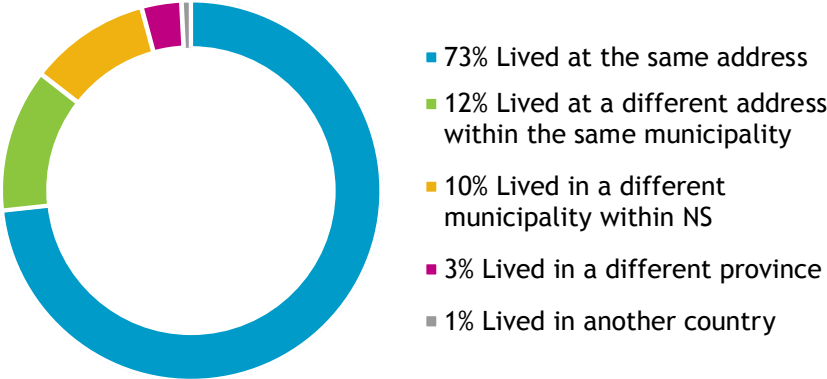
SOCIO-ECONOMIC FACTORS

MOBILITY STATUS

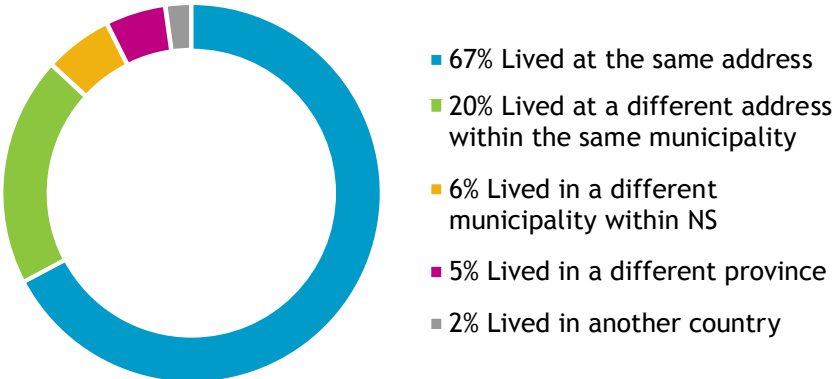
A person’s mobility status is based on their place of residence five years prior to the 2016 Census, compared to their current place of residence. 73% of East Hants residents, and 67% of Nova Scotia residents remained at the same address. East Hants had a higher proportion of residents moving between municipalities (10%) compared to the percentage of all Nova Scotians (6%), but a smaller proportion residing outside the province altogether.

Mobility Status - Place of Residence 5 Years Ago				
	East Hants	%	Nova Scotia	%
Lived at the same address	15,555	73%	582,705	67%
Lived at a different address within the same municipality	2,590	12%	169,570	20%
Lived in a different municipality within NS	2,180	10%	50,330	6%
Lived in a different province	720	3%	44,555	5%
Lived in another country	175	1%	19,270	2%
Total	21,215	100%	866,425	100%

East Hants Mobility Status - Place of Residence 5 Years Ago



Nova Scotia Mobility Status - Place of Residence 5 Years Ago



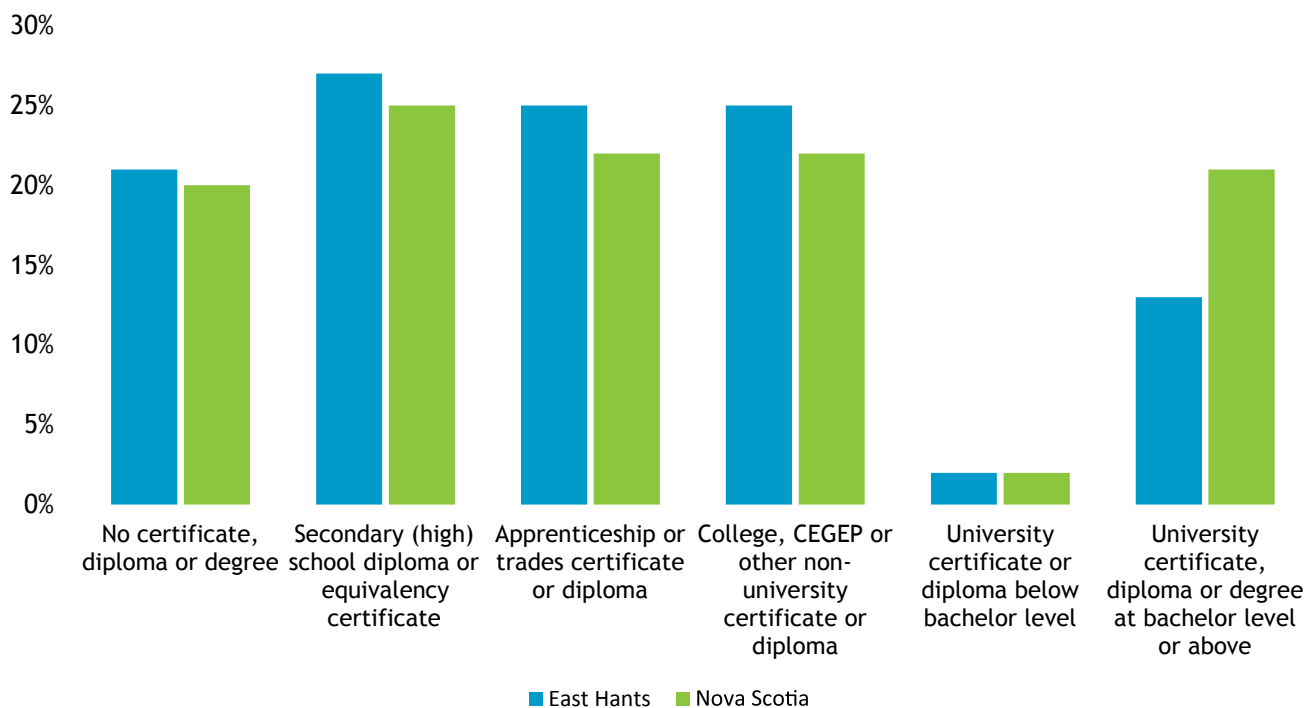
SOCIO-ECONOMIC FACTORS

EDUCATIONAL ATTAINMENT

East Hants and Nova Scotia have approximately the same percentage of their residents, 15 years and older, with no certificate, diploma or degree. The proportion of people whose highest educational attainment is a secondary (high) school diploma or equivalency certificate is slightly higher within East Hants. East Hants has a higher proportion of people with a college, CEGEP, other non-university certificate or diploma level of education, while Nova Scotia has a higher proportion of those with a university certificate, diploma or degree. The latter may be partially due to the fact that there are no university level educational institutions within East Hants.

Percentage of Population 15 Years and Over By Educational Attainment		
	East Hants	Nova Scotia
No certificate, diploma or degree	21%	20%
Secondary (high) school diploma or equivalency certificate	27%	25%
Post-Secondary certificate, diploma or degree	52%	55%
Apprenticeship or trades certificate or diploma	12%	10%
College, CEGEP or other non-university certificate or diploma	25%	22%
University certificate or diploma below bachelor level	2%	2%
University certificate, diploma or degree at bachelor level or above	13%	21%

Percentage of Population 15 Years and Over By Educational Attainment



SOCIO-ECONOMIC FACTORS

LABOUR FORCE

The labour force is made up of persons 15 years of age and older who are either employed with jobs and/or businesses, or unemployed but available and actively seeking work. Participation rates represent the proportion of all persons 15 years or older who are either employed or unemployed (i.e. in the labour force). Those not in the labour force may include retired persons, students, those taking care of children or other family members, or those neither working nor seeking work.

According to the 2016 Census, there are 12,270 East Hants residents age 15 years of age and over that are reported as participating in the labour force, out of a total of 18,490 people within that age category. The total participation rate in East Hants is 5% higher than that of Nova Scotia. Of all males in the population aged 15 years or older, 71.6% are participants within the labour force in East Hants, which is just over 10% higher than males within the province. Of the females in the municipality within that same age category, 61.3% are participants in the labour force. That number is 10% less than the municipal male rate, but almost 4% greater than the total female participation rate for Nova Scotia.

Unemployment rates are a proportion of those people within the labour force only and are not a proportion of the total population in that age category. Employment rates are calculated as a proportion of the total population 15 years of age and over.

The unemployment rate in East Hants indicates that within the municipal labour force, 7.7% of people are unemployed but reported to be available and seeking employment. The East Hants rate is 2.3% lower than the unemployment rate of the province. Both male and female unemployment rates in East Hants are lower than the provincial rates for the same gender. The unemployment rate for East Hants females is 4% less than males, and 4.4% less than the total unemployment rate for Nova Scotians. The unemployment rate for males in the labour force is roughly the same as the rate for males in the province, and 4% higher than the rate of females in the Municipality.

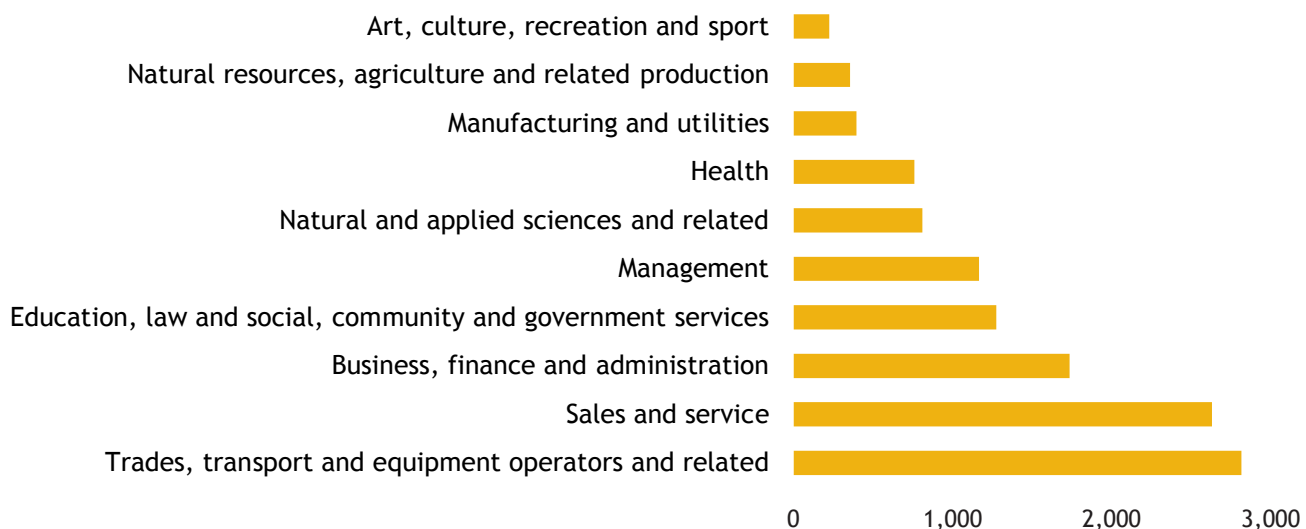
Labour Force Status - Population Aged 15 Years and Over						
	East Hants			Nova Scotia		
	Total	Male	Female	Total	Male	Female
In the labour force	12,270	6,520	5,755	474,595	242,775	231,820
Employed	11,325	5,900	5,435	427,310	215,010	212,305
Unemployed	940	625	320	47,280	27,765	19,520
Not in the labour force	6,220	2,580	3,640	300,155	129,680	170,475
Total	18,490	9,100	9,395	774,750	372,455	405,295
Participation rate	66.3%	71.6%	61.3%	61.3%	65.2%	57.6%
Employment rate	61.2%	64.8%	57.8%	55.2%	57.7%	52.8%
Unemployment rate	7.7%	9.6%	5.6%	10.0%	11.4%	8.4%

SOCIO-ECONOMIC FACTORS

OCCUPATION CLASSIFICATION

Statistics Canada provides occupation data using two systems of classification: The North American Industry Classification System (NAICS) and the National Occupational Classification system (NOC). The NAICS data breaks occupations into 20 categories, with a series of increasingly specific subcategories which lends itself to more in depth studies of occupations and businesses. For the purposes of this study, the more generalized NOC system with just 10 occupation categories was used. The top three occupations held among residents of East Hants according to the NOC system are: Trades, Transport and Equipment Operators and Related (23.1%); Sales and Service (21.6%); and Business, Finance, and Administration (14.3%). On the other end of the spectrum, occupations in Manufacturing and Utilities, Natural Resources, Agriculture and Related Production, and Art, Culture, Recreation and Sport combined make up just 7.8% of the total occupations of East Hants residents.

Occupation - National Occupational Classification (NOC) 2016



Occupation - National Occupational Classification (NOC) 2016		
Trades, transport and equipment operators and related	2,815	23.1%
Sales and service	2,630	21.6%
Business, finance and administration	1,735	14.3%
Education, law and social, community and government services	1,275	10.5%
Management	1,165	9.6%
Natural and applied sciences and related	810	6.7%
Health	760	6.2%
Manufacturing and utilities	395	3.2%
Natural resources, agriculture and related production	355	2.9%
Art, culture, recreation and sport	225	1.8%
Total Labour Force Population Aged 15 Years and Over	12,270	

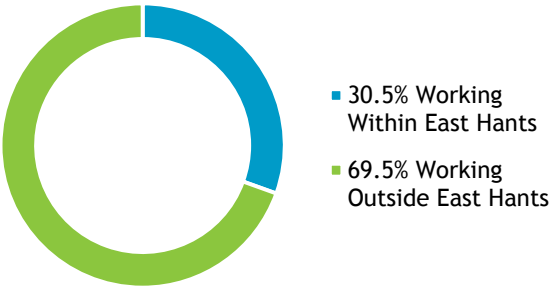
SOCIO-ECONOMIC FACTORS

COMMUTE & LOCATION OF WORK

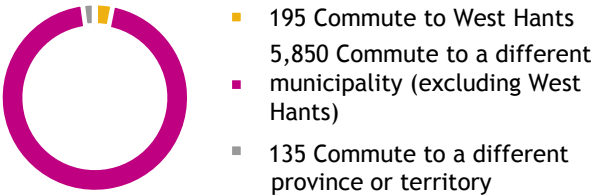
Of the employed labour force aged 15 years and over in private households, 21.5% of East Hants residents worked from home, outside of Canada or had no fixed workplace address. The remaining 78.5% commuted to work within Canada. The numbers indicate that the majority (69.5%) of those commuters work at a location outside of East Hants. Of those working outside of the Municipality, a large proportion work within the province of Nova Scotia, with a very small number commuting to an entirely different province or territory within the country.

Place of Work Status for the Employed Labour Force Aged 15 Years and Over in Private Households		
Worked at home	735	6.5%
Worked outside Canada	50	0.4%
No fixed workplace address	1,655	14.6%
Worked at usual place	8,890	78.5%
Total	11,325	100%

Location of Work for the Employed Labour Force Aged 15+



Location of Work of those in the Employed Labour Force Aged 15+ Working Outside East Hants



Commuting Destination for the Employed Labour Force Aged 15 Years and Over in Private Households with a Usual Place of Work		
Commute within East Hants	2,710	30.5%
Commute to West Hants	195	2.2%
Commute to a different municipality (excluding West Hants)	5,850	65.8%
Commute to a different province or territory	135	1.5%
Total Working Within East Hants	2,710	30.5%
Total Working Outside East Hants	6,180	69.5%
Total Overall	8,890	100%

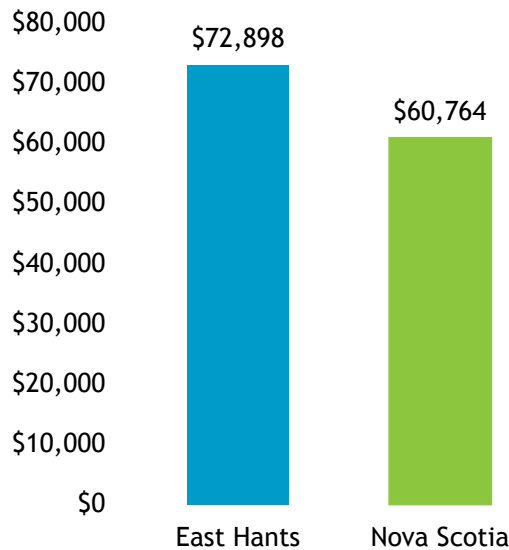
SOCIO-ECONOMIC FACTORS

INCOME

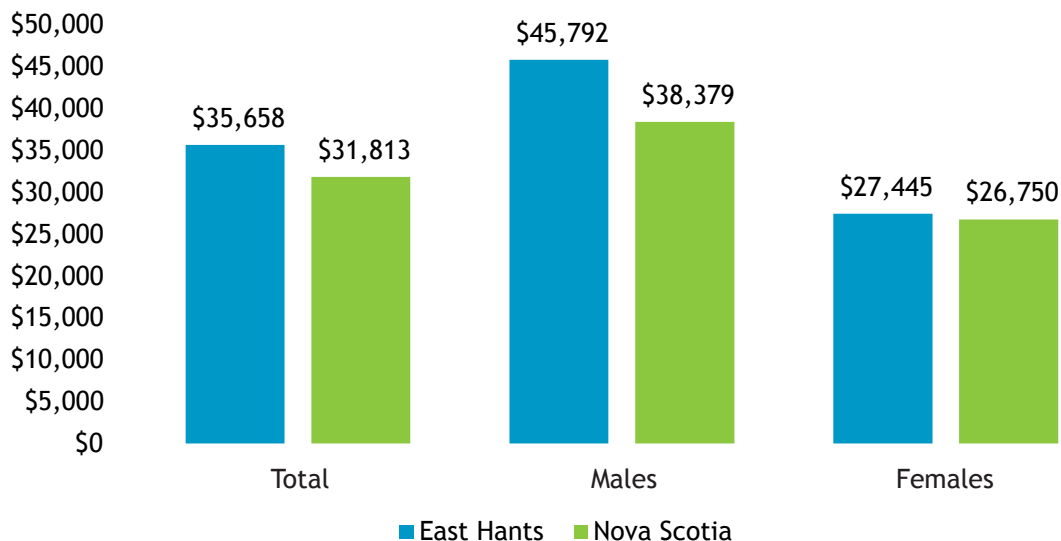
Household & Personal Income

The charts below display the median* household and personal income levels of East Hants residents compared to the population of Nova Scotia. Income is comprised of earnings, government transfers, and other moneys. Earnings are based on persons, 15 years and over, who worked the full year and full-time for 2015. The data shows that the median household income in East Hants is \$12,134 more than the provincial median, and the median East Hants personal income is \$3,845 more than the median personal income for all of Nova Scotia. The chart below shows that females make significantly less than males both at the Municipal and provincial levels. Municipally, there is a difference of over \$18,000 between the median male income and the median female income. The Municipal gap is quite a bit larger than the \$11,629 difference in median incomes between the sexes province-wide.

Median* Household Income 2015 (\$)



Median* Income of Persons 15 Years and Over in 2015 (\$)



* Median: the middle value of a list of numbers

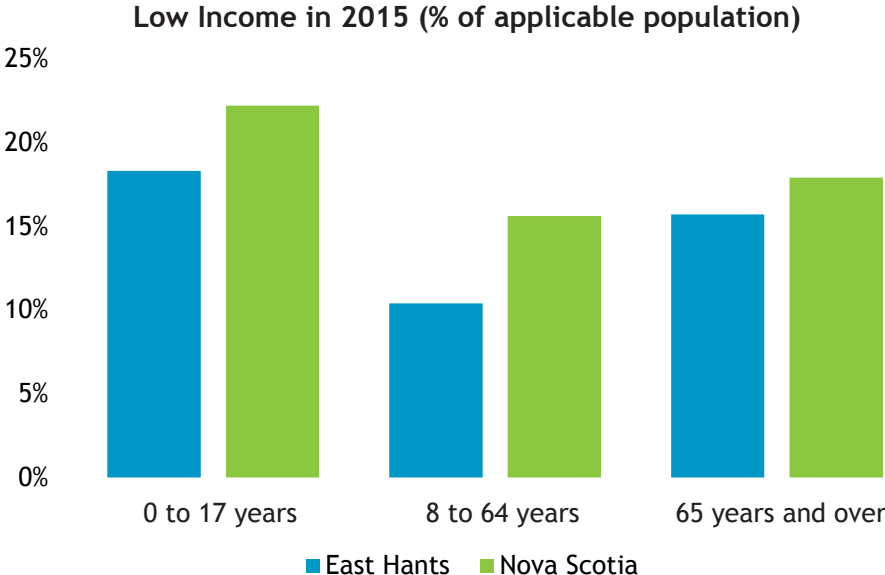
SOCIO-ECONOMIC FACTORS

INCOME

Prevalence of Low Income

Statistics Canada uses a baseline income for a chosen year (2015 in this case) to determine the prevalence of low income. Any income for the population in private households below the baseline amount for that year is considered to be a low income. The chart below shows the percentage of each given age grouping within the applicable population that is considered to be low income for East Hants and Nova Scotia. For all age categories, there is a lower percent of the East Hants population reporting a low income compared to the province. For the total population reporting, 12.9% of East Hants residents were considered to be in low income, compared to 17.2% of Nova Scotians. The proportion of those 65 years and over reporting a low income in East Hants may be due to fewer low income housing options in East Hants, forcing senior residents to move to other municipalities.

Low Income in 2015 (of the applicable population)				
	East Hants	%	Nova Scotia	%
0 to 17 years	865	18.3%	159,820	22.2%
18 to 64 years	1,485	10.4%	565,395	15.6%
65 years and over	540	15.7%	173,125	17.9%
Total	2,890	(12.9%)	154,955	(17.2%)

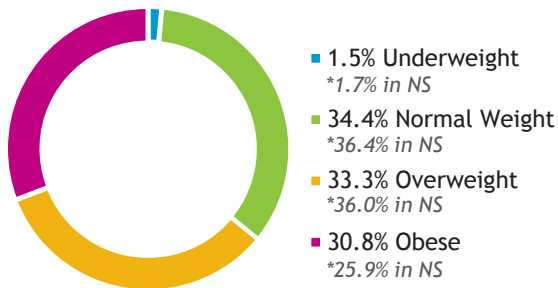


SOCIO-ECONOMIC FACTORS

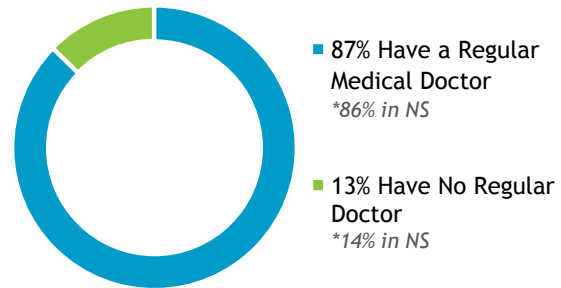
HEALTH

The 2016 Census community health data is not part of the regular Statistics Canada release to the public; however, the raw data tables were purchased through a third party, Environics. Indicators of community and individual health include both physical and mental factors. The data show that approximately two-thirds of the population are either overweight or obese, with nearly 10,000 people categorized as being inactive within the Census Physical Activity Index. The percentage of those sampled reporting that have no regular doctor is 13% in East Hants which is just 1% less than the 14% in Nova Scotia overall. Almost two-thirds of sampled residents reported as not smoking at all, and a third indicated consume alcohol less than once a month. Overall, the sampled residents of East Hants reported a strong sense of belonging to the community, with approximately 80% reporting good to excellent self-perceived health, and 42% indicating little to no life stress. Some of the more prominent physical conditions afflicting East Hants residents include high blood pressure, arthritis, migraine headaches, and asthma.

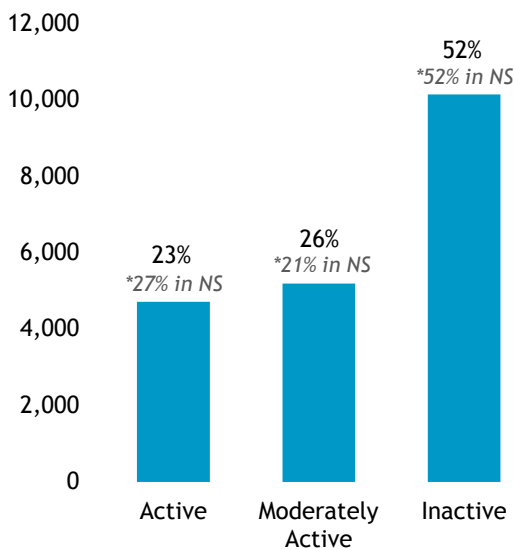
BMI Class (18 years +)



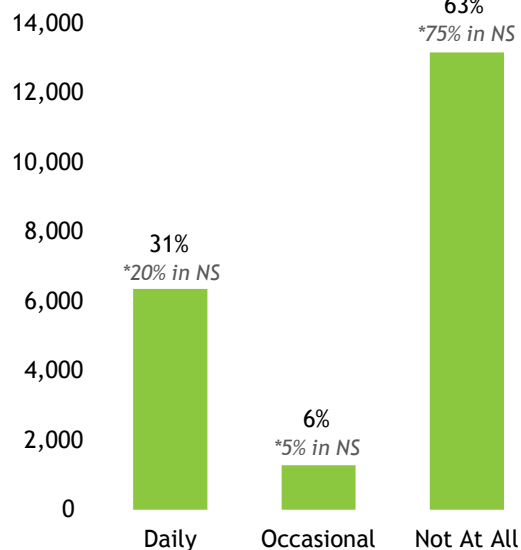
Doctor (Have or Have No)



Physical Activity Index



Current Smoker Type

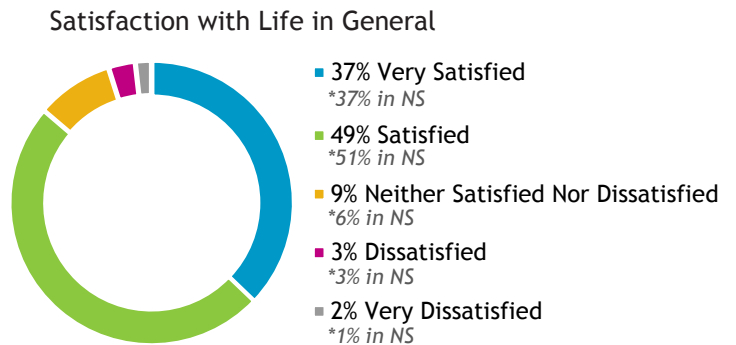
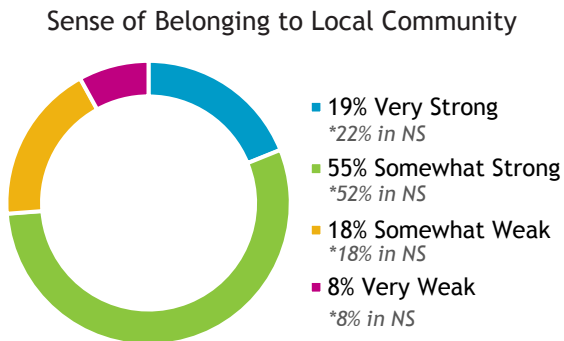
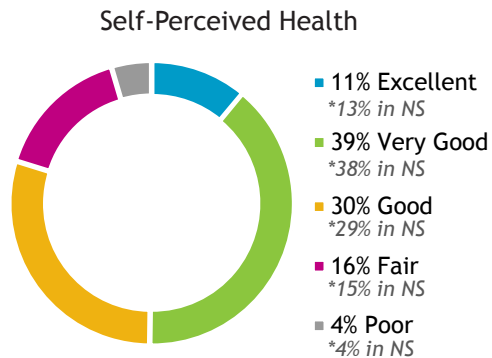
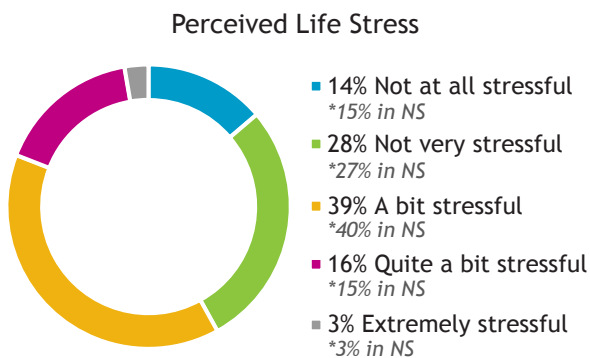
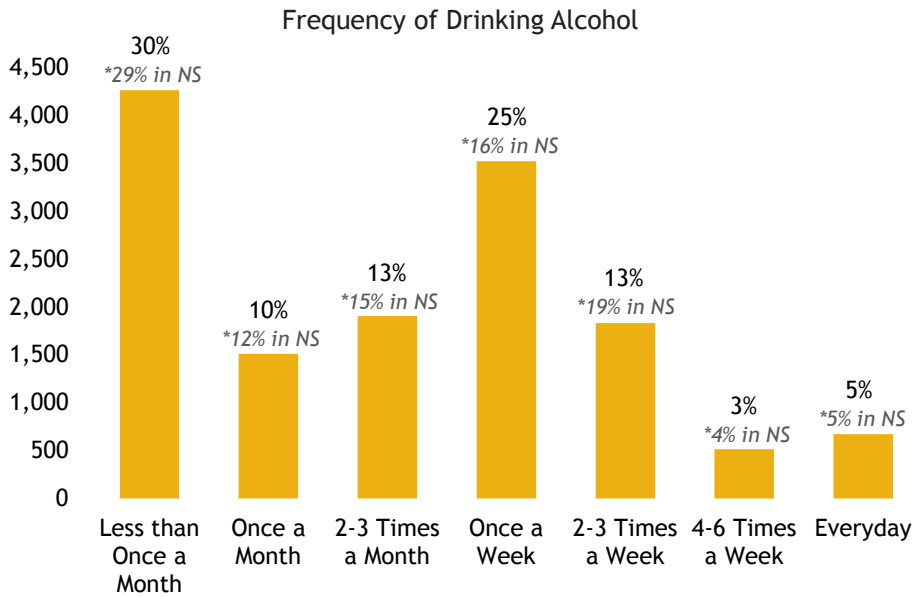


4,670
People with
High Blood Pressure
**197,530 in NS*

4,619
People with
Arthritis
**214,000 in NS*

3,026
People with
Migraine Headaches
**98,081 in NS*

2,330
People with
Asthma
**78,145 in NS*



1,616
People with
Diabetes
**78,290 in NS*

1,086
People with
Heart Disease
**73,742 in NS*

903
People with
an Anxiety Disorder
**91,640 in NS*

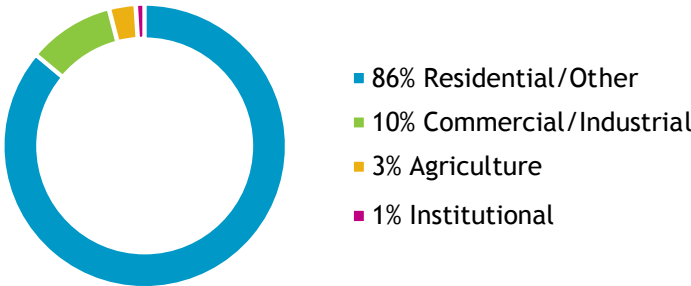
261
People with
Cancer
**23,791 in NS*

Total Value of Development Activity 1988-2016				
Year	Corridor	Uniacke/ Rawdon	Shore / Central	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
2012	\$29,187,322	\$10,266,468	\$4,077,120	\$43,530,910
2013	\$20,905,970	\$9,516,516	\$2,399,182	\$32,821,668
2014	\$30,600,229	\$9,108,260	\$4,248,735	\$43,957,224
2015	\$21,561,292	\$6,080,710	\$4,187,172	\$31,829,174
2016	\$26,082,350	\$6,667,235	\$1,636,477	\$34,386,062
Average	\$18,631,011	\$5,117,766	\$2,473,877	\$26,254,913

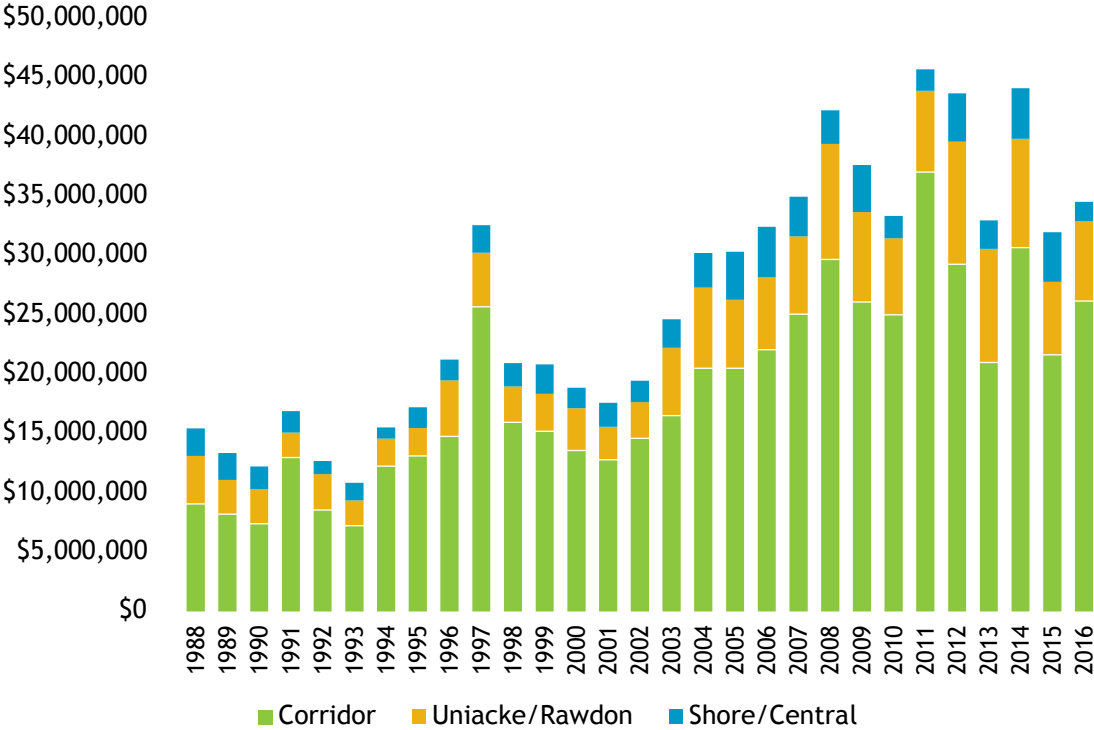
DEVELOPMENT TYPE & VALUE

The charts and tables shown describe the type and value of development, and provide an overall view of the activity based on Municipal building permit data over a 28 year period. It should be noted that, over time, various methods were used to track development activity; district boundaries have shifted creating discrepancies, particularly for the values for each economic region. Overall, development has increased in East Hants since 1988, while fluctuating from year to year. The bulk of the development activity is made up of residential permits (including renovations, additions, and garages, etc.), followed by commercial/industrial, agriculture, and institutional permits, in descending order. The Corridor region consistently sees the most activity year to year, while the Shore/Central region sees the least. In the time span of the most recent census period (2012-2016), the years 2012 and 2014 had the greatest development values totaling over \$43,500,000 in each year. In 2012, there was an 1,022m² addition to the Lloyd E. Matheson Centre in Elmsdale with an estimated value of \$3,000,000. In 2014, a commercial building containing a pharmacy, medical centre and restaurant was built in Kennetcook with an estimated value of \$1,767,435.

Type of Development 2012-2016



Total Value of Development Activity 1988-2016



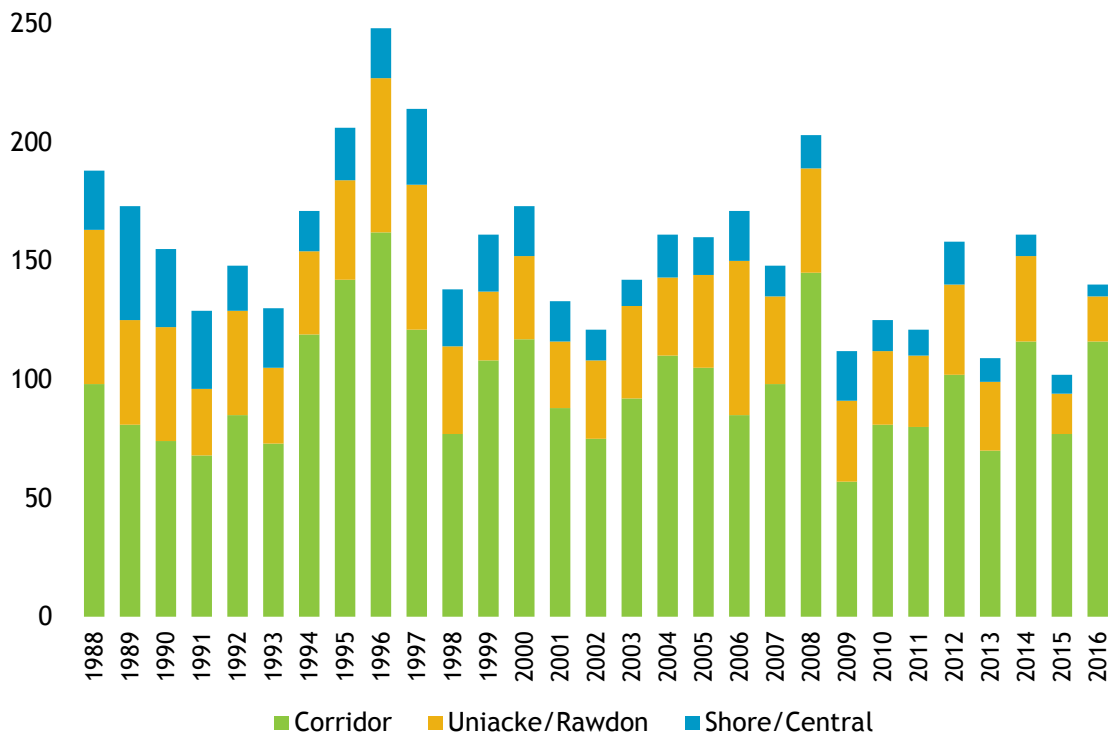
DEVELOPMENT

HOUSING

Housing Units

Housing units are calculated as the number of individual households. A single detached dwelling is counted as one housing unit, while a ten unit apartment complex is counted as ten housing units. Housing development activity in East Hants follows the same general trend as overall development with respect to the activity in each economic region; the majority of residential permits each year are issued for the Corridor Region, followed by the Uniacke/Rawdon, and Shore/Central regions. Housing development within the last census period has generally been below or hovering near the average of 155 of all reported years. Significant drops in housing development are seen in the years 2013 (109) and 2015 (102) which are the lowest numbers to date. The Uniacke/Rawdon and Shore/Central regions both show much smaller development numbers over the last five years compared to their respective overall averages, while the Corridor region has fluctuated above and below its overall average number.

Housing Units Created in East Hants 1988-2016



DEVELOPMENT HOUSING

Housing Units Created in East Hants 1988-2016				
Year	Corridor	Uniacke/ Rawdon	Shore / Central	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
2012	102	38	18	158
2013	70	29	10	109
2014	116	36	9	161
2015	77	17	8	102
2016	116	19	5	140
Average	97	40	21	155



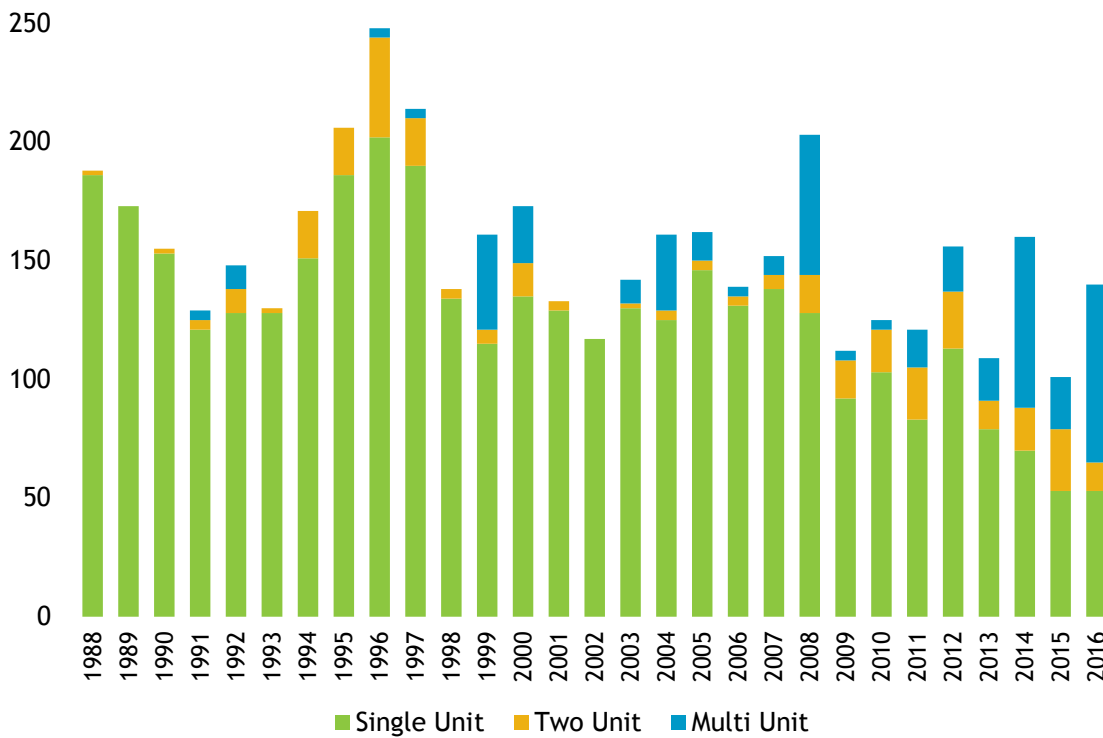
DEVELOPMENT

HOUSING

Housing Units By Type

The building permit data not only provides the number of residential units developed, but also breaks each down by housing type: single unit, two-unit, and multi unit (apartments, row houses, etc.). In earlier years, the vast majority of houses being developed were single unit dwellings. As the chart below illustrates, there has been a significant increase in the number of multi unit dwellings developed over the last decade, with almost half of all multi unit dwelling permits having been issued within the most recent census period. The variety of household types and the rise of the development of two and multi unit dwellings is partly related to the growing need to match market demand for more housing diversity after years of single dwelling unit development. Of particular note were two 39 unit apartment building permits issued, one in 2014, and one 2016, on Concorde Way, Enfield. Since the previous census report in 2011, the proportion of single unit permits has dropped from 87% to 83% of the total number of permits. The number of two unit and multi unit permits were equal at 6% of the total from 1988-2011, but since then two unit permits have increased 1%, while multi unit permits have increased to 10% of the total.

Types of Housing Units Created in East Hants 1988-2016



DEVELOPMENT HOUSING

Types of Housing Units Created in East Hants 1988-2016			
Year	Single Unit	Two Unit	Multi Unit
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
2012	113	24	19
2013	79	12	18
2014	70	18	72
2015	53	26	22
2016	53	12	75
Average	127	12	15
Total	3,692	334	441



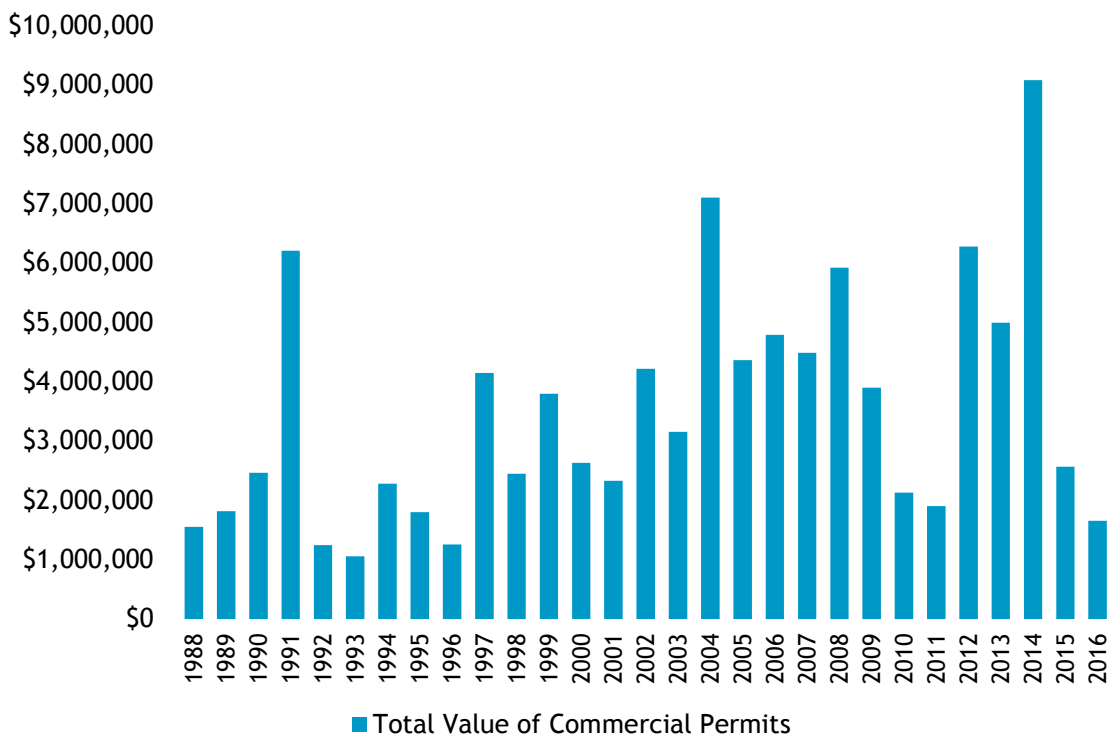
DEVELOPMENT

COMMERCIAL

Total Commercial Value

Commercial development activity includes permits issued for all construction, renovation, and/or addition related to commercial buildings. East Hants commercial development activity fluctuates, often drastically, from year to year. Several factors may influence the level of development in any given year, therefore it is difficult to predict future commercial growth or to derive obvious trends from the data. Over the last five years, the yearly total value of commercial development has been as low as \$1,652,800 in 2016, and has spiked as high as a record \$9,081,820 in 2014. As previously noted, the years 2012 and 2014 saw a boost in commercial development due to the addition to the Lloyd E. Matheson Centre (2012) in Elmsdale and the construction of the pharmacy/medical centre/restaurant (2014) in Kennetcook. As with most development in the Municipality, most commercial activity occurs within the Corridor region. The Shore/Central region typically has very little commercial development; however in recent years, the multi-use building in Kennetcook in 2014, and the construction permit for an Aircraft Hanger in 2015 boosted the estimated value of commercial development in this region.

Total Value of Commercial Permits 1988-2016

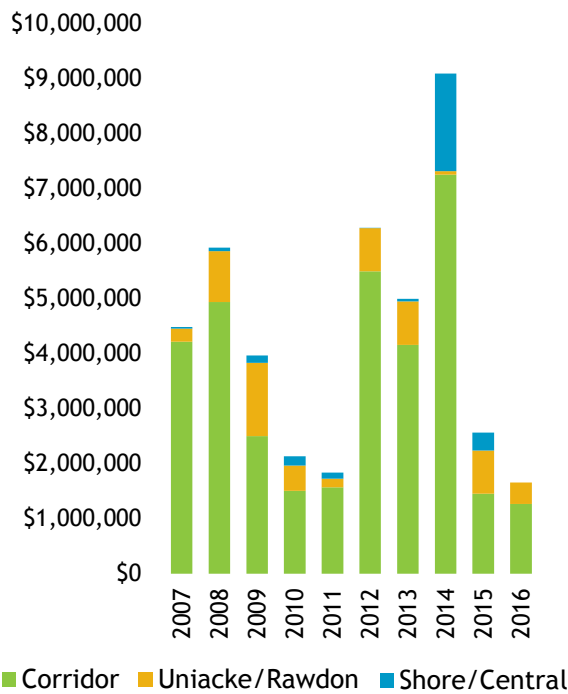


DEVELOPMENT

COMMERCIAL

Total Value of Commercial Permits 1988-2016	
Year	Total
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
2012	\$6,274,602
2013	\$4,993,500
2014	\$9,081,820
2015	\$2,564,730
2016	\$1,652,800

Commercial Value By Region (2007-2016)



Commercial Permit Value by Region 2007-2016			
Year	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
2012	\$5,488,002	\$784,600	\$2,000
2013	\$4,153,500	\$790,000	\$50,000
2014	\$7,247,385	\$65,000	\$1,769,435
2015	\$1,451,000	\$784,730	\$329,000
2016	\$1,265,000	\$387,800	\$-

Approved Plans of Subdivision 1988-2016

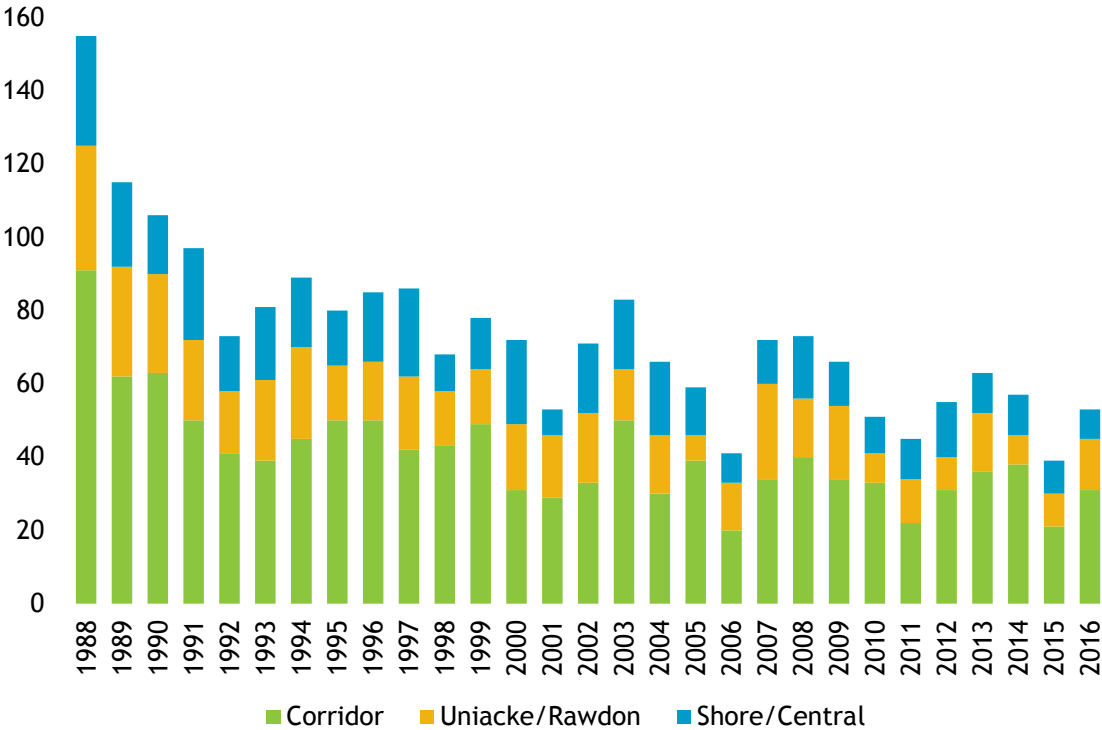
Year	Corridor	Uniacke/ Rawdon	Shore / Central	Total
1988	91	34	30	155
1989	62	30	23	115
1990	63	27	16	106
1991	50	22	25	97
1992	41	17	15	73
1993	39	22	20	81
1994	45	25	19	89
1995	50	15	15	80
1996	50	16	19	85
1997	42	20	24	86
1998	43	15	10	68
1999	49	15	14	78
2000	31	18	23	72
2001	29	17	7	53
2002	33	19	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
2012	31	9	15	55
2013	36	16	11	63
2014	38	8	11	57
2015	21	9	9	39
2016	31	14	8	53
Average	41	17	16	74
Total	1177	500	455	2132

SUBDIVISION

APPROVED PLANS OF SUBDIVISION

Approved subdivision plans include plans of subdivision creating new lots, consolidations of two or more pieces of land, and adjustments to property boundaries. Of those subdividing parcels of land into more parcels, the majority of plans create one or two additional lots, but a few divide large parcels into completely new neighbourhoods with ten or more lots and, in some cases, a new road parcel. Building permits provide concrete evidence of current development, while plans of subdivision resulting in the creation of new lots can be evidence of potential and often intended future residential or commercial development. Since 1988, there has been a general downward trend in the number of approved subdivision plans. The year 2013 had the most approved plans over the last five years, while 2015 had the fewest approved plans of any year with numbers below average in every region.

Approved Subdivision Plans 1988-2016



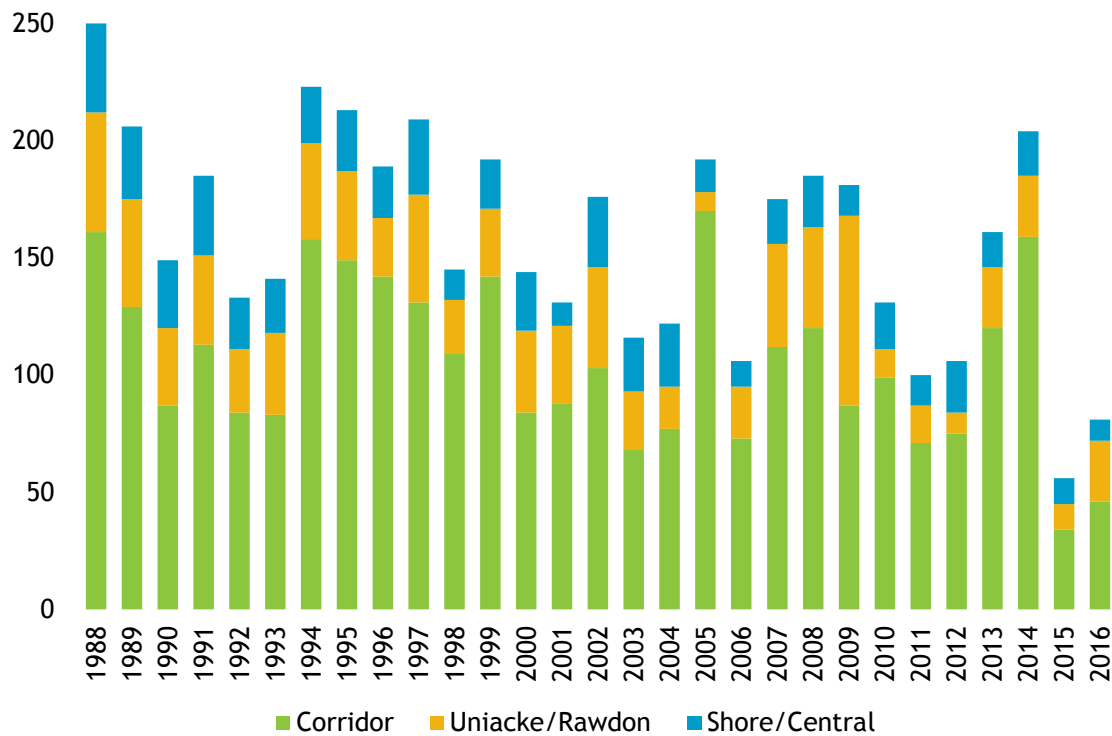
SUBDIVISION

APPROVED LOTS

As it is often necessary and/or beneficial to subdivide properties in order to develop them separately and maximize the use of space, it is useful to analyze the number of lots created each year. The number of annually approved lots provides better insight into potential development than the approved plans of subdivision alone. For example, 2014 did not have the most approved subdivision plans over the last five years, but it did have the most recorded lots. This was largely due to the development of Bell Court in Nine Mile River, and John Murray Drive and Concorde Way in Enfield which created a total of 85 new lots.

It should be noted that over the years different methods may have been used to record the number of lots associated with a given subdivision plan. In some instances, remainder lots may have been included in the recorded numbers; therefore the data seen in this report may not be completely representative of the net new lots, and may better reflect the total number of lots affected by approved subdivision plans. Efforts are being made to better record net new lots for all future plans of subdivision.

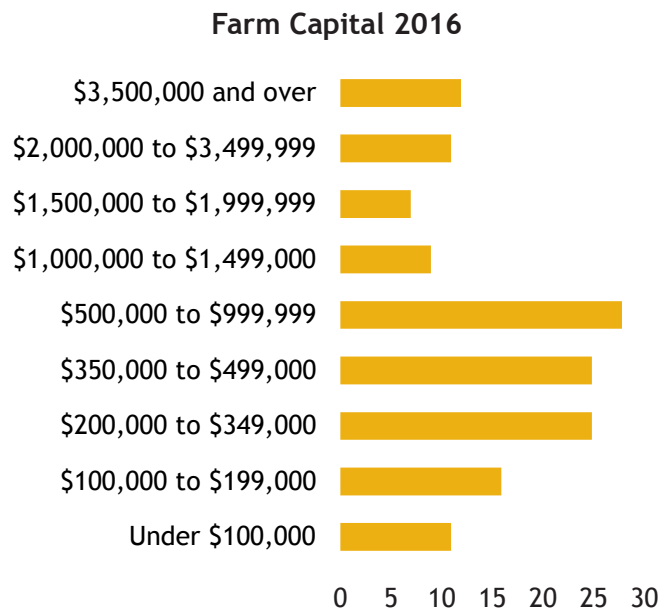
Approved Subdivision Lots 1988-2016



SUBDIVISION APPROVED LOTS

Approved Lots 1988-2016				
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
2012	75	9	22	106
2013	120	26	15	161
2014	159	26	19	204
2015	34	11	11	56
2016	46	26	9	81
Average	106	31	21	159
Total	3074	910	618	4602

Farm Capital 2016	
Capital	Number of Farms
Under \$100,000	11
\$100,000 to \$199,000	16
\$200,000 to \$349,000	25
\$350,000 to \$499,000	25
\$500,000 to \$999,999	28
\$1,000,000 to \$1,499,000	9
\$1,500,000 to \$1,999,999	7
\$2,000,000 to \$3,499,999	11
\$3,500,000 and over	12
Total	144



AGRICULTURE

OVERVIEW

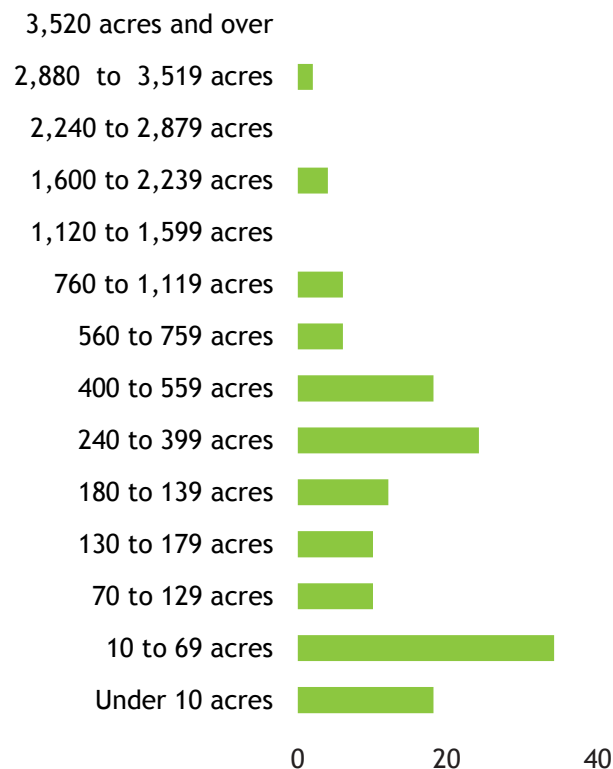
East Hants is largely a rural municipality and, although there has been a drop in agricultural land over the last number of years, agriculture still plays a significant role in the economy for this region. Agricultural land makes up just under 10% of East Hants' total area, covering 45,281 acres. The amount of agricultural land reported in 2016 is down from 54,376 acres reported in the 2011 Census.

The Census of Agriculture is a product of Statistics Canada separate from the 2016 Census of Population, and it was released in the spring of 2017. Statistics Canada defines farms as a farm, ranch or other agricultural operation that produces at least one of a variety of products listed including crops, animal products, Christmas trees, honey, etc., which are intended for sale. Data such as the number of farms and farm area in acres are produced for each census subdivision. The Municipality is home to 144 farms, most of which are 559 acres or less. The largest farms by area are between 2,880 to 3,519 acres in size.

Statistics Canada defines farm capital as the value of all farmland, buildings, farm machinery and equipment (including passenger vehicles used in the farm business), and livestock and poultry. While agricultural land area is down, farm capital is up in East Hants from \$126,339,628 in 2011 to \$172,407,960 in 2016. Based on the reports from East Hants respondents to the 2016 Census of Agriculture, over half of farms in this region have capital value between \$200,000 and \$999,999, with 27 farms reporting below that range, and 39 reporting \$1,000,000 of farm capital or more.

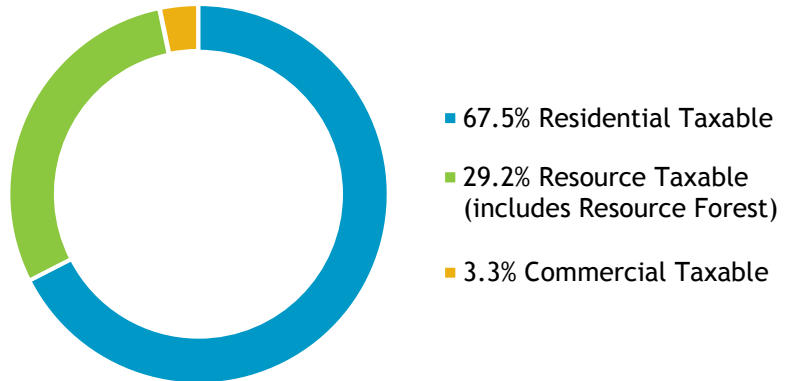
Farm Area (acres)	
Acreage	Number of Farms
Under 10 acres	18
10 to 69 acres	34
70 to 129 acres	10
130 to 179 acres	10
180 to 139 acres	12
240 to 399 acres	24
400 to 559 acres	18
560 to 759 acres	6
760 to 1,119 acres	6
1,120 to 1,599 acres	0
1,600 to 2,239 acres	4
2,240 to 2,879 acres	0
2,880 to 3,519 acres	2
3,520 acres and over	0
Total	144

Farm Area in Acres 2016

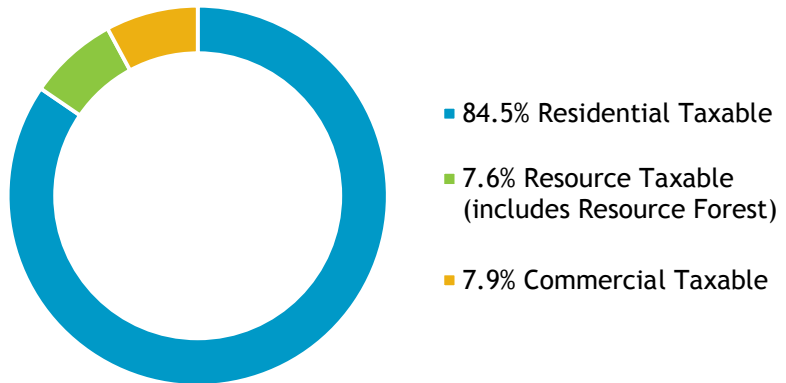


Taxable Assessment Occurrences* 2016

**See explanation of "occurrences" on the next page*



Taxable Assessment Value (Residential/Commercial/Resource Split)



Taxable Accounts 2016	# of Occurrences*	Assessment Value
Residential Taxable	11,206	\$1,448,727,700
Resource Taxable (Includes Resource Forest Taxable)	4,854	\$130,099,700
Commercial Taxable	547	\$134,803,100
Total	16,607	\$1,713,630,500

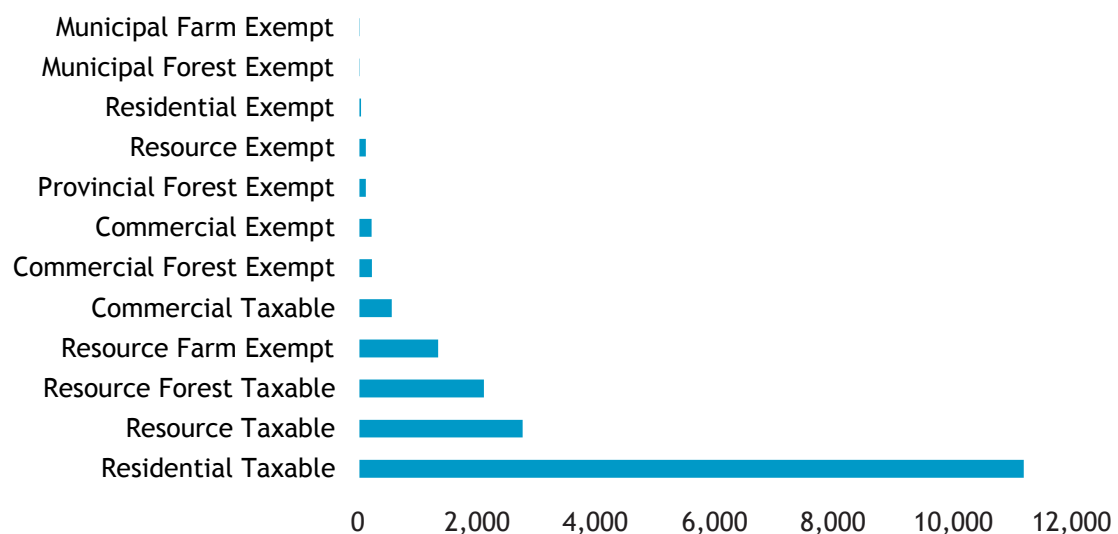
ASSESSMENT 2016

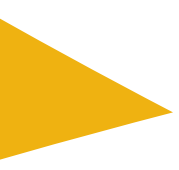
OVERVIEW

East Hants assessment information is provided by the Municipal Department of Finance and Administration in collaboration with data produced by Property Value Services Corporation (PVSC). The data includes the number of occurrences* of each assessment type, and the total assessment values for taxable accounts based on the Municipality's August 2016 billing period. Note that properties can have more than one assessment type applied to their account, therefore, the number of occurrences of an assessment type is not equal to the number of properties or accounts. There are 15,246 taxable properties with 17,607 assessment occurrences within East Hants. Of those taxable assessment occurrences, 67.5% of the total are residential assessments and 3.3% are commercial assessments. Similarly, residential assessments make up 84.5% of the total taxable assessment value, while commercial assessments make up 7.9%.

Assessment Type 2016	# of Occurrences
Municipal Farm Exempt	2
Municipal Forest Exempt	4
Residential Exempt	27
Resource Exempt	108
Provincial Forest Exempt	111
Commercial Exempt	207
Commercial Forest Exempt	212
Commercial Taxable	547
Resource Farm Exempt	1,332
Resource Forest Taxable	2,100
Resource Taxable	2,754
Residential Taxable	11,206
Total Accounts	18,610

Number of Occurrences of Assessment Type 2016





SOURCES

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- Statistics Canada. 2017. Geographic Attribute File for the 2016 Census. Statistics Canada Catalogue no.92-151-G. <http://www12.statcan.gc.ca/census-recensement/2011/geo/ref/att-eng.cfm> (accessed 2017).

APPENDIX A

POPULATION COUNT REVIEW

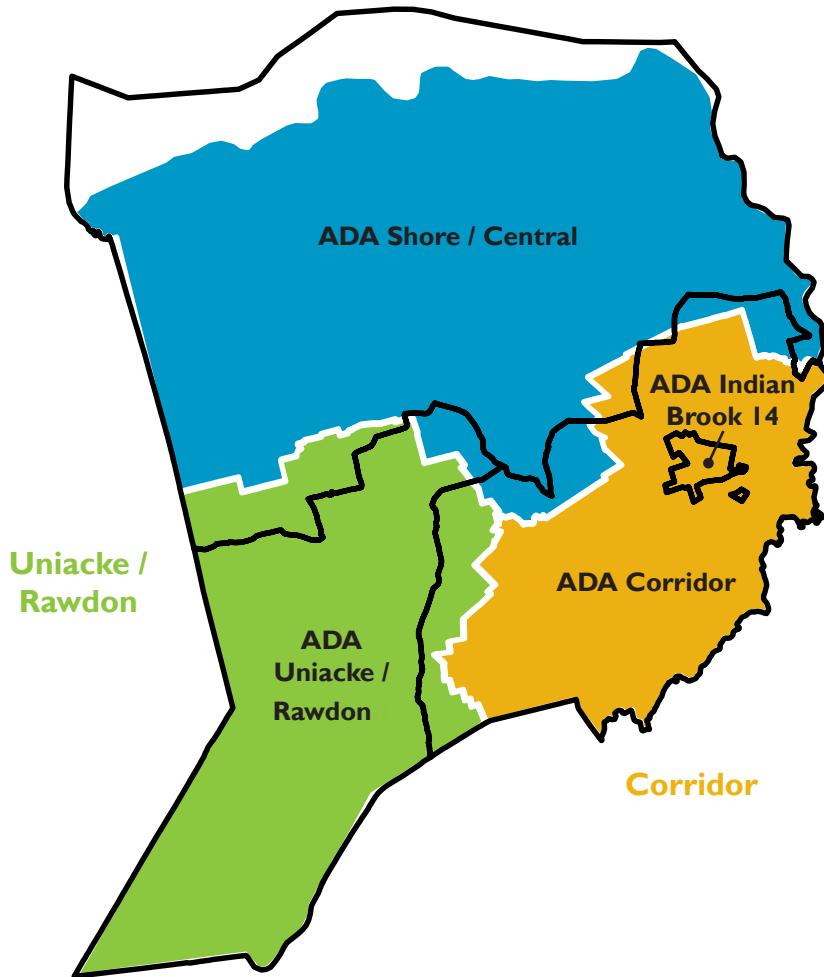
Historically, the East Hants Socio-Economic Studies have reported on population counts for the Municipality as a whole, as well as for three separate economic regions: Corridor, Uniacke/Rawdon, and Shore/Central. These regions were originally based on groupings of electoral district boundaries from 2008 that, at the time, were identified as distinct economic areas within the Municipality. Population counts for the districts and the economic regions were calculated using a combination of Statistics Canada dissemination block and/or area data, and residential civic data. Where dissemination block/area boundaries fell within two or more districts and/or regional boundaries, residential civic points were used to estimate any overlapping population counts based on the point location and the average household size. This method included errors from the census data, from the civic data, and from variations in the methods used by staff for each report. Furthermore, as electoral district boundaries continue to change, they no longer match the regional boundaries. As a result, population count estimates using the above methods will continue to be inconsistent from year to year, and the counts will be increasingly less meaningful for comparison purposes and analyzing trends.

For the 2016 Census, Statistics Canada produced a new dissemination geography called Aggregate Dissemination Areas (ADA). In East Hants, there are four ADAs that very roughly line up with the Municipal economic regions used in past socio-economic studies. See the map on the adjacent page for a comparison of the boundaries. Staff have labelled the new ADAs to match the closest economic region: Corridor (includes the ADA for Indian Brook 14), Uniacke/Rawdon, and Shore/Central. For the Census Subdivision (CSD) of East Hants (with a population greater than 15,000), ADAs are delineated based on groupings of dissemination areas (DAs), which respect the greater CSD boundary. Each ADA has a population count of 5,000 and 15,000 people, with the exception of First Nation reserves, which are always separately delineated ADAs. Going forward, Statistics Canada will produce population counts at this level for every census period.

ADA boundaries are relatively stable, but may change slightly over time. However, this will only happen in conjunction with changes within DAs that share a border with the ADA. It is important to understand that DA boundaries, which capture 400-700 people in an area, only change as populations change significantly. They are representative of the growth and/or decline in populations with respect to their geographies. While the electoral boundaries tend to be less stable and the changes often more drastic, any future ADA boundary changes will likely be a better reflection of the natural growth and decline of local geographies within East Hants.

Unfortunately, using this data adds even more error to the 2016 report tables and charts that compare the populations of each region, discern historic trends, and project future populations. The table on the adjacent page reflects the number of residential civic addresses that were gained or lost in the conversion of each region to their corresponding ADA. The regions that were most significantly affected were the Corridor (significant gain), and Uniacke/Rawdon (significant loss). That said, going forward the major benefit of using the ADAs is that population counts will be produced as part of the census for each area, therefore staff will no longer need to rely on additional methodologies to calculate overlapping residential data in future studies. If ADAs continue to be used in future reports, comparisons, trends, and projections will become more and more reliable and accurate over time. Furthermore, as other data is also produced at the DA and ADA levels, using this population data will allow staff, and other researchers to make more meaningful comparisons and analysis between geographies, and in combination with other data.

Shore / Central



Residential Units Gained/Lost From Shift From Economic Region Boundaries to ADA Boundaries				
Economic Region / Corresponding ADA	Residential Units Lost	Residential Units Gained	Net Gain/ Loss	Estimated Population Gained/Lost
Corridor (includes Indian Brook 14)	21	212	191	478
Uniacke / Rawdon	274	54	-220	-550
Shore / Central	175	204	29	73