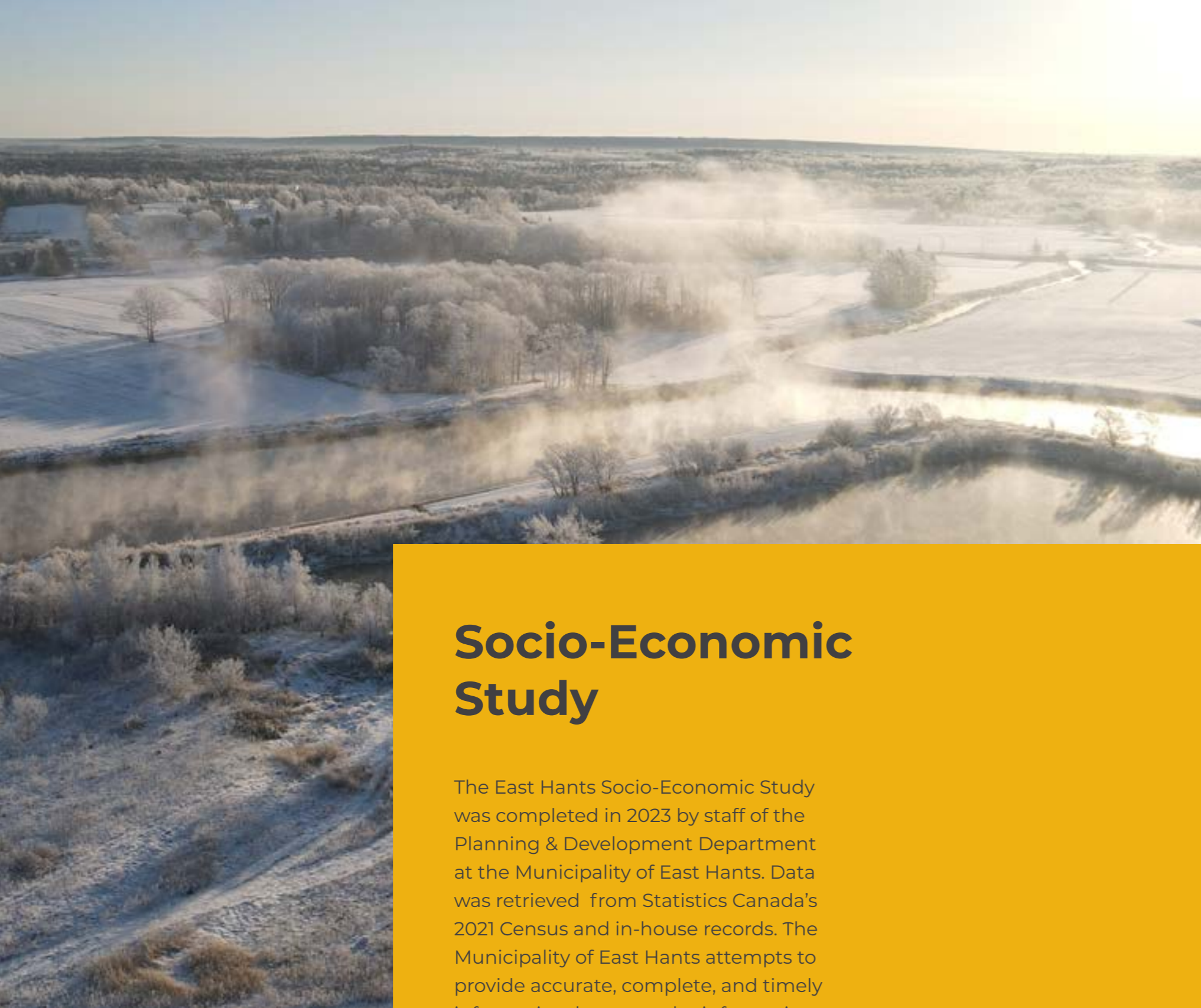


East Hants

Socio-Economic Study

Planning & Development
Department

2023



Socio-Economic Study

The East Hants Socio-Economic Study was completed in 2023 by staff of the Planning & Development Department at the Municipality of East Hants. Data was retrieved from Statistics Canada's 2021 Census and in-house records. The Municipality of East Hants attempts to provide accurate, complete, and timely information; however, the information contained in this study 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.

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Introduction

Socio-Economic Studies

Socio-economic studies examine the interplay of social and economic factors within a community to help understand its current composition, and to better plan for its future.

The information presented in this study is intended to provide background for research and resource purposes. 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 following the release of the Statistics Canada census data.

Data collected in this study is based on the 2021 census conducted by Statistics Canada, and in house municipal records. East Hants development data has been collected for three distinct regions throughout the Municipality related to Statistics Canada's aggregated dissemination areas. This data helps to map where investment in new development has occurred.

Important Data Disclaimers: The datasets in this study generally do not include Indian Brook 14 with the exception of the population and private dwelling statistics or as otherwise indicated.

The original 2021 Census profile for East Hants produced by Statistics Canada incorrectly attributed a number of census responses to other regions. The data was subsequently corrected for the population and private dwelling counts *only*. As a result, the population and private dwelling statistics found in this report are as accurate as the amended data; however, the remaining census datasets are based on the original report and are therefore skewed. Readers of this study, or the raw census data for East Hants should be cautious when drawing conclusions or making assumptions.

Introduction

East Hants Profile

East Hants offers the perfect blend of small-town charm and big city convenience.

▲ 5.6% since 2016
24,853
People live in East Hants
(includes Indian Brook 14)



Stretching across 1799km² the Municipality of East Hants is conveniently located at the centre of the province of Nova Scotia nestled between the Halifax Regional Municipality and the Town of Truro. Home to approximately 24,853 residents (includes Indian Brook 14) as of the 2021 Census, East Hants is known for its welcoming atmosphere and strong sense of community.

Boasting a unique blend of lush rural landscapes, and a flourishing urban core, the Municipality is home to several communities, each with unique

character and history. Outdoor enthusiasts will find plenty to explore, with numerous recreational areas, parks, and trails. East Hants is also a hub for business and industry, with a diverse range of sectors driving economic growth, including agriculture, manufacturing, and tourism.

With its friendly people, stunning scenery, and vibrant economy, it's no wonder that East Hants has become a popular destination for visitors, and a sought-after location for those looking for a place to call home.

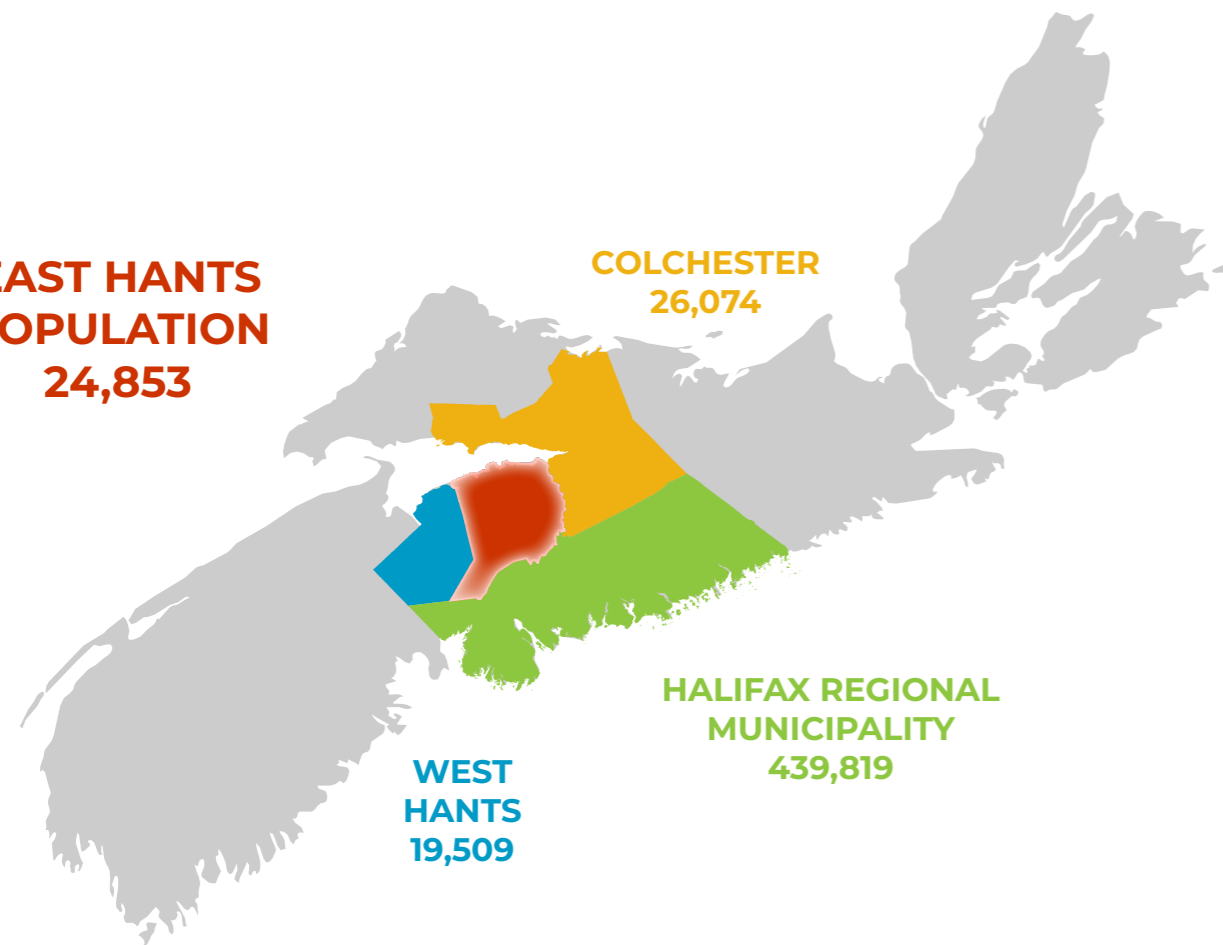
East Hants At a Glance

**EAST HANTS
POPULATION
24,853**

**COLCHESTER
26,074**

**WEST
HANTS
19,509**

**HALIFAX REGIONAL
MUNICIPALITY
439,819**



10,152

Private Dwellings

are occupied in East Hants by usual residents (includes Indian Brook 14).

24%

Single Person Households

40% are 2 person households
36% are 3 person +

18%

Worked from home

63.3% worked at their usual place of work.

150

More building permits issued

between 2017 and 2021 compared to the last census period.

East Hants At a Glance

Education

Highest Level of Achievement

29.6% High School Diploma

**26.9% for Nova Scotia*

52.8% Post-Secondary +

**56.3% for Nova Scotia*

Labour Force

Participation and Unemployment

64.8% Participation Rate

**59.5% for Nova Scotia*

10.8% Unemployment Rate

**12.7% for Nova Scotia*



Income

Median and Low Household Income

\$85,000 Median household income after tax.

**\$71,500 for Nova Scotia*

10.4% Prevalence of low income based on the low income measure after tax

**14.9% for Nova Scotia*

Occupation

Most Common Categories

28% Trades, Transport & Related

**17% for Nova Scotia*

22% Sales & Services

**26% for Nova Scotia*

15% Business, Finance & Admin.

**15% for Nova Scotia*

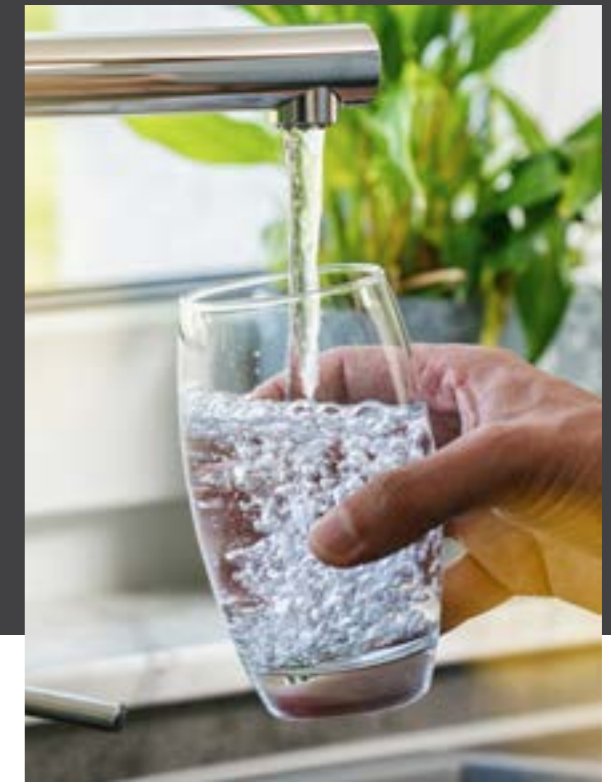
East Hants Services

For the fourth year in a row, East Hants reported the best (lowest) solid waste disposal rate per capita in Nova Scotia.

East Hants disposed of 310kg per capita compared to the provincial average of 395kg per capita

\$560,466

in Municipal Grants awarded for community, sports, and recreation over the 2021/2022 fiscal year



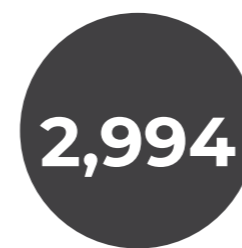
tonnes of disposed solid waste
over the 2021/2022 fiscal year



tonnes of organics sent for processing
over the 2021/2022 fiscal year



of materials sent for recycling
over the 2021/2022 fiscal year



water utility customers
as of December 2022



megalitres of treated effluent
in the year 2022

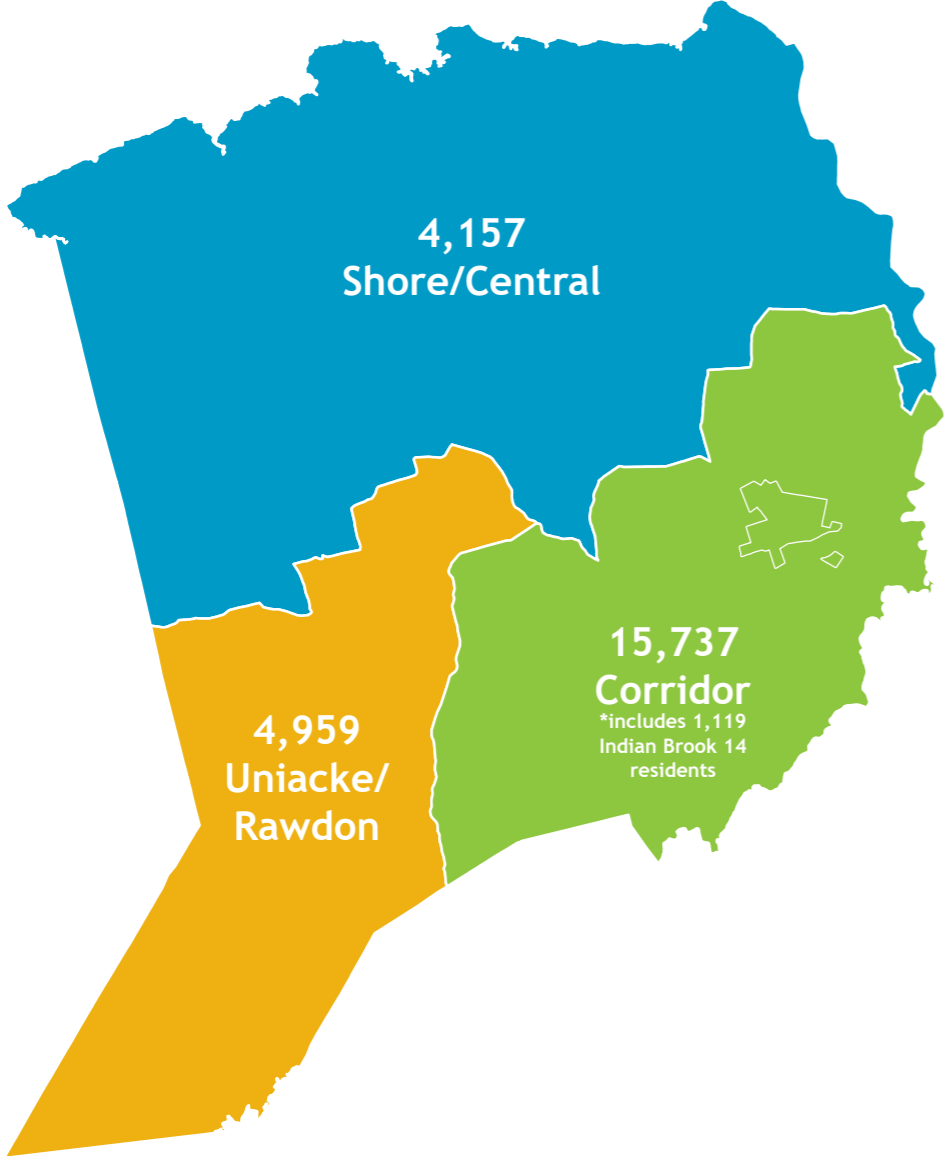


of parks, playgrounds and greenspace
as of 2023

Population

By Region (Grouped ADA)

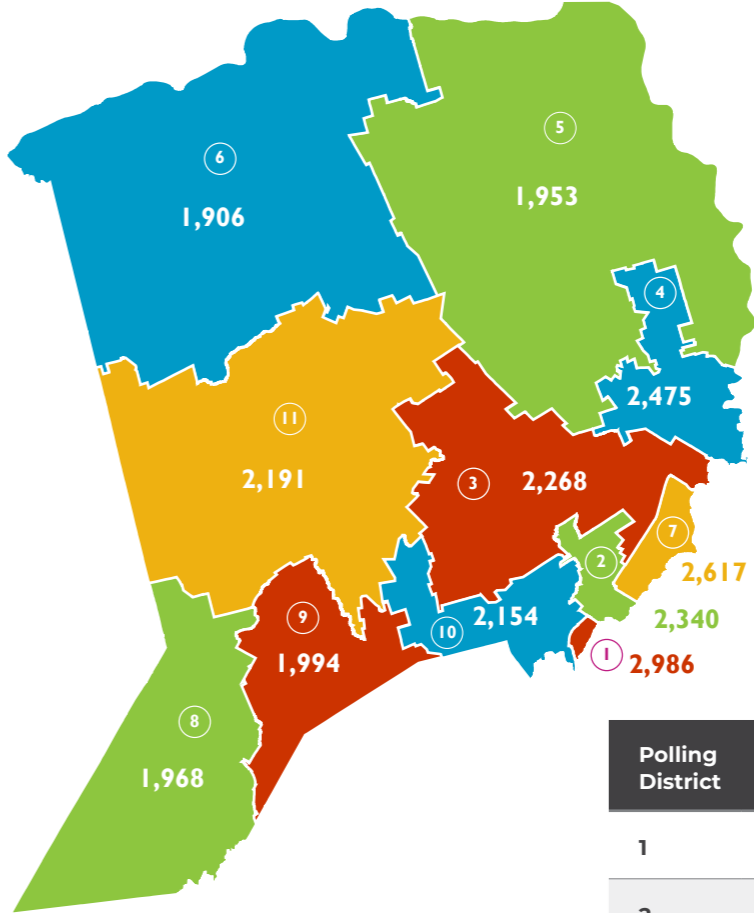
Statistics Canada produces population counts at varying levels of geography. East Hants and Indian Brook 14 are considered Census Subdivisions (CSDs) and combined as a municipality they were reported to have 24,853 residents in 2021. This area and the respective population counts are further broken down into Aggregated Dissemination Areas (ADAs). East Hants is made up of four ADAs (includes Indian Brook 14) which are then grouped into three regions identified as the Corridor, Uniacke/Rawdon and Shore/Central regions for the purposes of this study.



Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

Population

By Polling District



Population numbers for each polling district are not produced by Statistics Canada. These numbers were derived by estimating the proportion of private occupied dwellings within each district, and then multiplying those figures by the total population. On average, electors make up 80% of each household. These are estimates as the 2021 Census data could not be used for this geographic level.

Polling District	Population	Electors
1	2,986	2,389
2	2,340	1,872
3	2,268	1,814
4	2,475	1,980
5	1,953	1,562
6	1,906	1,525
7	2,617	2,094
8	1,968	1,574
9	1,994	1,574
10	2,154	1,723
11	2,191	1,753
Average	2,259	1,805

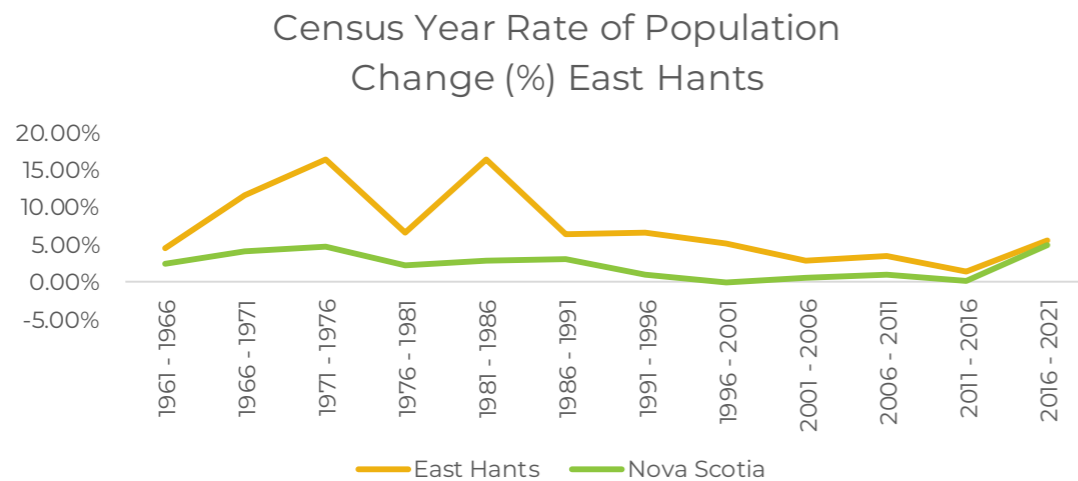
Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

Population Historic Change

East Hants is a rapidly growing municipality that saw a 5.6% increase in population over the last five year census period.

Home to 24,853 residents in 2021, the total average population density of East Hants is 12.6 people per square kilometre with approximately 2.45 persons per dwelling unit, and 10,152 private dwellings occupied by usual residents. Approximately 1,311 people were added to the Municipality between 2016 and 2021 which is a 5.6% increase. That is over 4% more than the population change between 2011 and 2016, and higher than any rate of change between census periods in East Hants since the 1990s. The increased rate of population change in East Hants is consistent with the provincial rate, which also rose from 0.2% in the previous census period to 5.0% between 2016 and 2021.

Census Periods	East Hants Rate of Population Change (%)
1981 - 1986	16.4%
1986 - 1991	6.3%
1991 - 1996	6.6%
1996 - 2001	5.1%
2001 - 2006	3.0%
2006 - 2011	3.5%
2011 - 2016	1.5%
2016 - 2021	5.6%
Average	7.3%



Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

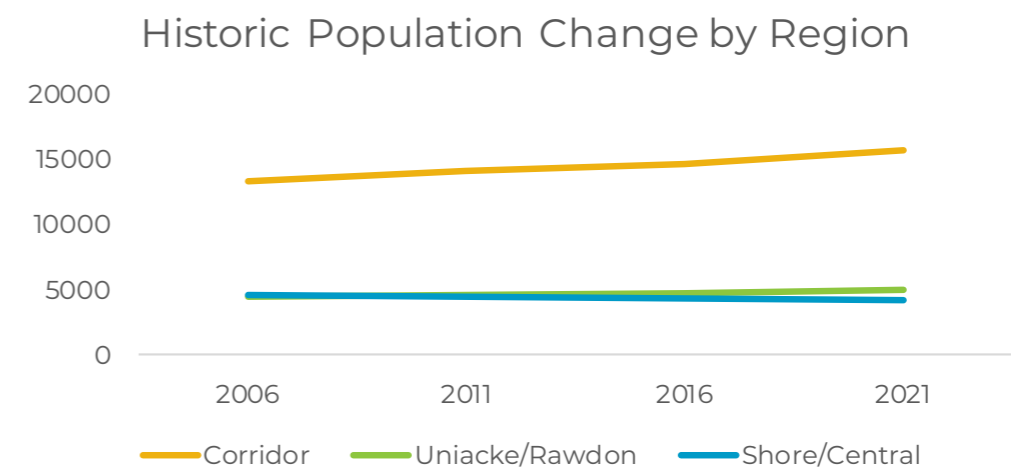
Population Historic Change

Between 2016 and 2021 the Corridor region saw a growth rate of 8.1%, up from 2.9% in the previous census period. The Uniacke/Rawdon region also saw significant growth with a rate of 5.3%. Despite these increases, not all areas of East Hants are growing.

Rate of Population Change (%) by Region	2006-2011	2011-2016	2016-2021
Corridor	6.1%	2.9%	8.1%
Uniacke/Rawdon	3.7%	1.3%	5.3%
Shore/Central	-4.0%	-2.9%	-2.7%
East Hants	3.5%	1.5%	5.6%

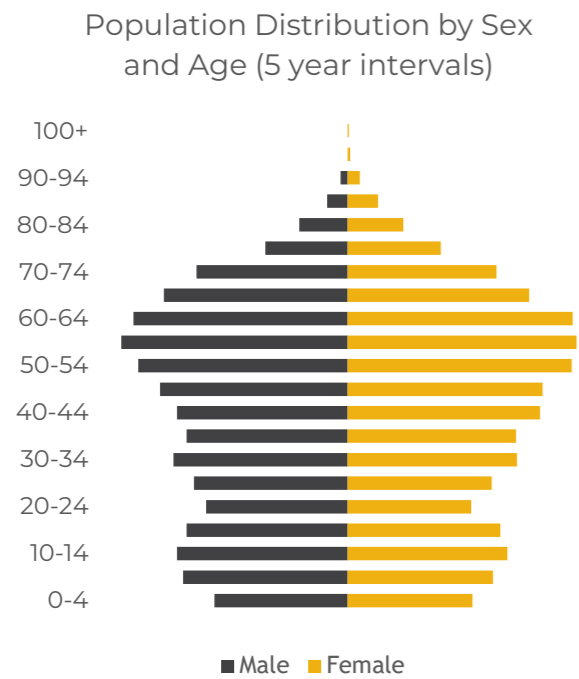
The Shore/Central region has actually been declining in population overtime with a negative growth rate of -2.7% over the last census period. This decline may be attributed to the aging population, and a lack of significant development in the area.

Historic Population Change by Region	2006	2011	2016	2021
Corridor	13,332	14,143	14,560	15,737
Uniacke/Rawdon	4,485	4,651	4,710	4,959
Shore/Central	4,584	4,401	4,272	4,157
Total	22,401	23,195	23,542	24,853



Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

Population By Age Group



Following the provincial trend, East Hants' population is aging, with 18% of the population over the age of 65. That is a 3% increase from the previous census period. Approximately half of the population falls between the ages of 30 and 64, with the remaining 32% aged 29 years of age and younger. The average age in East Hants residents is 42.5 which is slightly below the provincial average of 44.2.

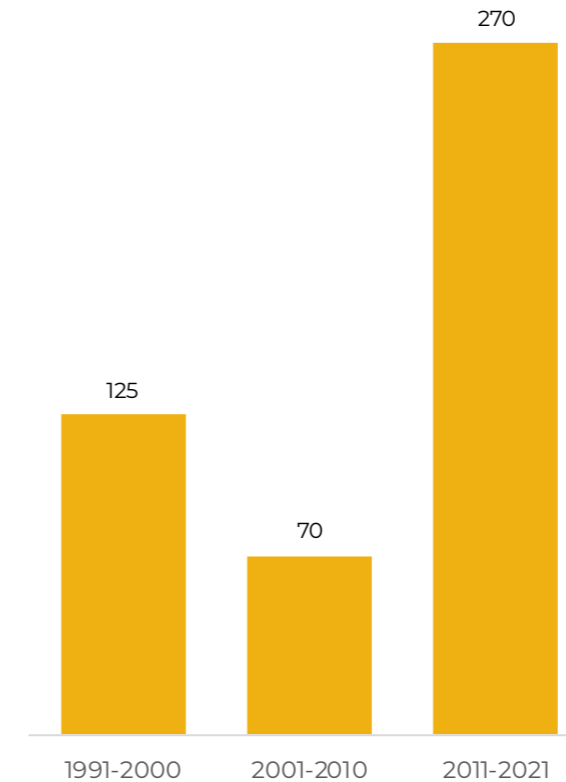
Population by Age (15 year intervals)	Males	Females	Total	Proportion of the Total
0-14 years	1,940	1,780	3,715	16.2%
15-29 years	1,885	1,735	3,610	15.8%
30-44 years	2,090	2,190	4,280	18.7%
45-59 years	2,575	2,675	5,260	23.0%
60-74 years	2,270	2,295	4,565	19.9%
75-89 years	625	740	1,370	6.0%
90 years +	30	65	95	0.4%
Total	11,410	11,475	22,890	100%
Average Age	41.8	43.2	42.5	
Median Age	43.6	45.2	44.4	

Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

Population Immigration

Period of Immigration for the Population in Private Households	East Hants	Nova Scotia	EH % of NS Immigration
Before 1991	330	22,255	1.5%
1991-2000	125	6,685	1.9%
2001-2010	70	12,375	0.6%
2011-2021	270	30,255	0.9%
Total	795	71,570	1.1%

Period of Immigration for the Population in Private Households East Hants



Statistics Canada defines immigrants as persons who are, or have ever been, landed immigrants or permanent residents in Canada.

In 2021 immigrants and non-permanent residents made up 3.5% of East Hants' population, including 170 people who arrived in the previous 5 years, nearly double that of the previous census period.

East Hants' immigrant and permanent resident population accounts for 1.1% of the provincial total.

Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

Population Projections



There are various methods for projecting population change. This study examines three methods: Historic Trend; East Hants Growth as a percentage of Halifax Regional Municipality's growth; and Growth by Development.

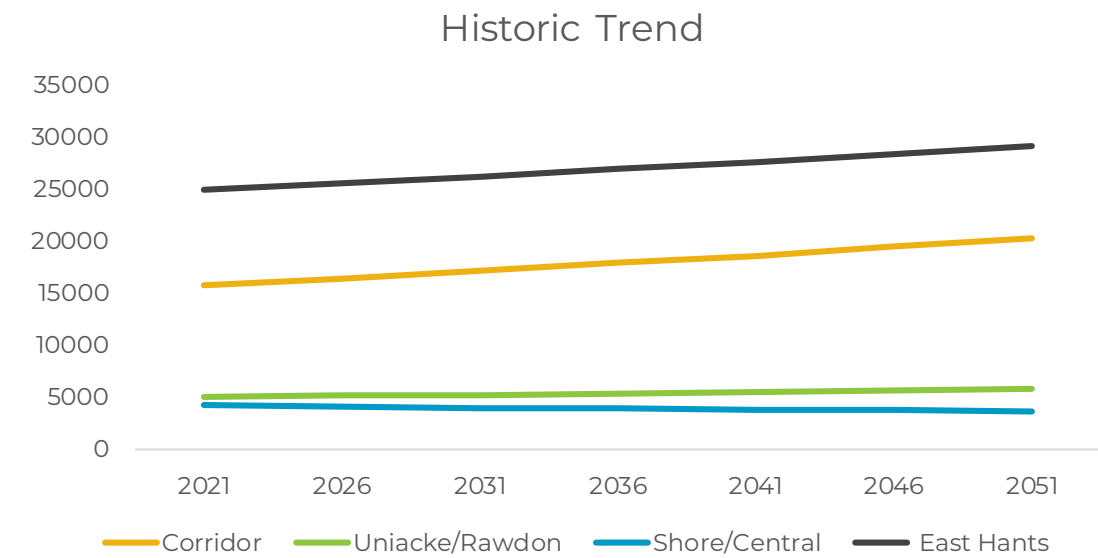
The projections in this study cover the period of 2021 to 2051, with the exception of the Growth by Development projection which only extends to 2041. Although it is useful to extend projections as far as possible into the future, the reliability declines with each increase in time. Projections beyond ten years should be used with some caution.

Although the results from each projection vary, all of them indicate that East Hants' population will continue to rise. Furthermore, the projections indicate that the Municipality will continue to grow at a rapid rate for a number of years to come. This growth can be attributed, at least in part, to the rising number of immigrants, ongoing development, and the Municipality's close proximity to Halifax.

Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

Population Historic Trend

The historic trend population projection is based on growth rates in the past. The average percentage of growth from 2006-2021 for each region (3.5% EH, 5.7% Corridor, 3.4% Uniacke/Rawdon, -3.2% Shore/Central) 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 migration.



Historic Trend	2021	2026	2031	2036	2041	2046	2051
Corridor	15,737	16,635	17,584	18,587	19,647	20,768	21,953
Uniacke / Rawdon	4,959	5,129	5,304	5,485	5,673	5,867	6,067
Shore / Central	4,157	4,024	3,895	3,770	3,649	3,532	3,419
Total	24,853	25,732	26,642	27,584	28,560	29,570	30,615

Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

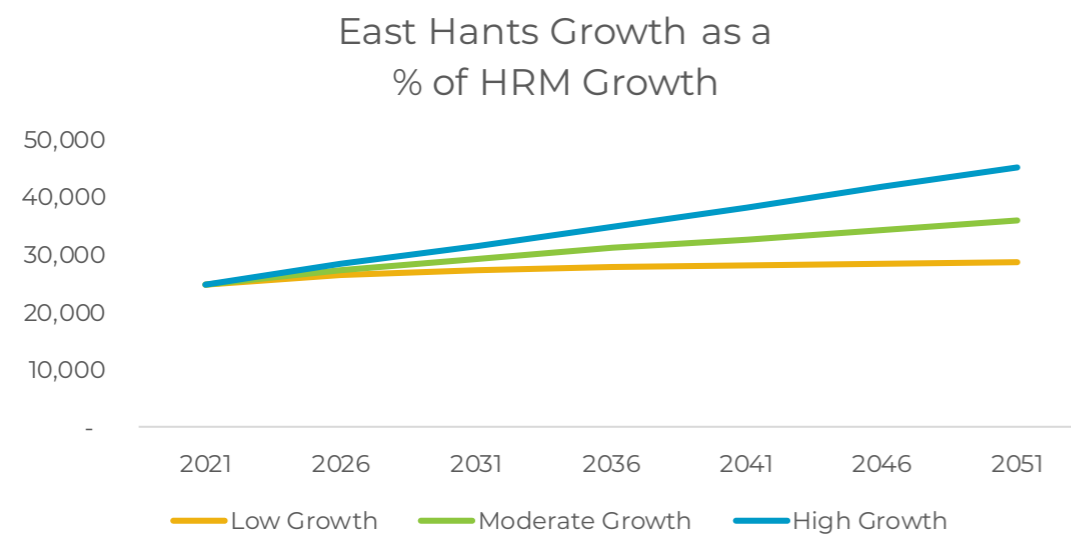
Population

% of HRM Growth

The Corridor and Mount Uniacke regions of East Hants are considered bedroom communities to the Halifax Regional Municipality (HRM). Historically, population changes in these areas track closely to the population trends in HRM. As such, it is useful to consider how future population changes in HRM might affect East Hants' growth.

This projection looks at the historic change in growth for both East Hants and the Halifax Regional Municipality (HRM) combined over multiple census periods, and determines East Hants' proportion of that growth. The average of those proportions (3.75%) is then used to determine future East Hants growth using future HRM populations projected in the 2021 Halifax Regional Plan Issue Paper: *Preliminary Population & Housing Analysis*. This paper projects HRM populations based on three potential growth scenarios (low, moderate, and high) where the low scenario reflects an economic downturn and low immigration, and the high scenario reflects an economic boom and high immigration.

The downfall of this method is that it is a projection based on another projection, which could amplify errors found in the first.



Source: Statistics Canada Table 98-316-X2021001 and Halifax Regional Plan Issue Paper: Preliminary Population & Housing Analysis (December 2021).

Population

% of HRM Growth

% of HRM Low Growth Scenario	2021	2026	2031	2036	2041	2046	2051
HRM Low Growth Scenario	440,052	480,000	501,000	515,000	525,000	530,000	539,750
East Hants as a % of HRM Growth	24,853	26,409	27,228	27,773	28,163	28,357	28,737
Total	464,905	506,409	528,228	542,773	553,163	558,357	568,487

% of HRM Moderate Growth Scenario	2021	2026	2031	2036	2041	2046	2051
HRM Moderate-Growth Scenario	440,052	500,000	554,000	600,000	640,000	680,000	723,125
East Hants as a % of HRM Growth	24,853	27,189	29,293	31,085	32,643	34,202	35,882
Total	464,905	527,189	583,293	631,085	672,643	714,202	759,007

% of HRM High Growth Scenario	2021	2026	2031	2036	2041	2046	2051
HRM High Growth Scenario	440,052	530,000	611,300	695,000	780,000	875,000	960,000
East Hants as a % of HRM Growth	24,853	28,357	31,525	34,786	38,098	41,799	45,111
Total	464,905	558,357	642,825	729,786	818,098	916,799	1,005,111

Source: Statistics Canada Table 98-316-X2021001 and Halifax Regional Plan Issue Paper: Preliminary Population & Housing Analysis.

Population Growth by Development

Over the last few years East Hants has seen a major increase in development and with it, a rise in population. Based on approved, proposed, and anticipated development applications this explosion in growth is expected to continue well into the future. The Growth by Development population projection takes the number of anticipated new dwellings multiplied by the ratio of people/dwelling and breaks the numbers out over multiple years based on anticipated reasonable build out timelines.

As seen in the chart and illustrated in the adjacent map, the regions for this projection differ from the grouped aggregated dissemination areas used for the Historic Trend projection. These regions include the South Corridor and Mount Uniacke Growth Management areas where much of East Hants' development is concentrated, and then the remainder of the Municipality.



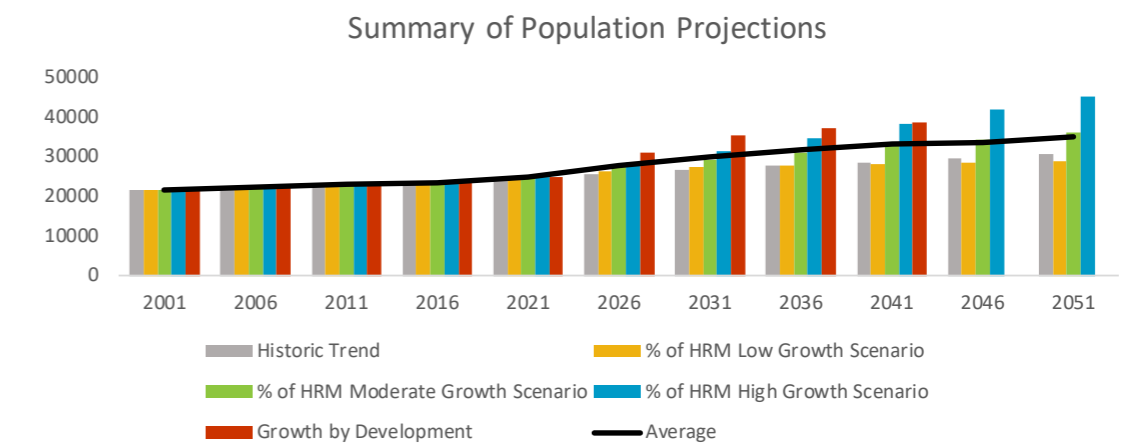
Like the Historic Trend this projection model does not account for births, deaths, migration patterns or unknown future development proposals. As such, populations have only been predicted as far out as the developments are estimated to be completed.

Population Growth by Anticipated Development	2021	2026	2031	2036	2041
South Corridor GMA		13,446	17,529	19,275	20,699
Mount Uniacke GMA		2,432			
Remainder of East Hants		15,128	15,342		
Total	24,852	31,006	35,303	37,093	38,517

Source: in house development data.

Population Projection Summary

The average of all 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 2021 to 2051. The % of HRM Low Growth Scenario projection method produced the lowest East Hants population by 2051 at 28,737. The average of all five methods projects a population of 33,196 in East Hants by 2041. The % of HRM's Moderate Growth Scenario projection most closely follows the average, predicting a population of 35,882 by 2051.



Summary of Projections	2021	2026	2031	2036	2041	2046	2051
Historic Trend	24,853	25,732	26,642	27,584	28,560	29,570	30,615
% of HRM Low	24,853	26,409	27,228	27,773	28,163	28,357	28,737
% of HRM Moderate	24,853	27,189	29,293	31,085	32,643	34,202	35,882
% of HRM High	24,853	28,357	31,525	34,786	38,098	41,799	45,111
Growth by Development	24,852	31,006	35,303	37,093	38,517		
Average	24,853	27,739	29,998	31,664	33,196	33,482	35,086

Source: Statistics Canada Table 98-316-X2021001 and in house data.

Socio-Economic Measures Overview

Socio-economic measures provide a comprehensive view of a society's progress and challenges, enabling policymakers to make informed decisions to promote equitable economic development, social well-being and overall sustainability.

This socio-economic measures found in this study were collected by Statistics Canada for the 2021 Census. These measures are representative of the Municipality of East Hants only, excluding Indian Brook 14.

As was previously noted, some East Hants census records were incorrectly attributed to other census subdivisions. Therefore, the data may be skewed and readers should be cautious when interpreting this data.



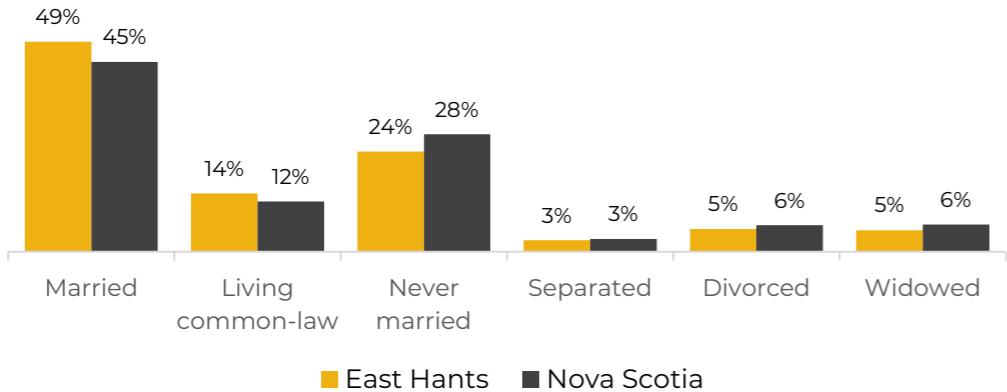
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Socio-economic measures may encompass a wide range of data including economic indicators, social indicators, employment and labor market indicators, and more.

Socio-Economic Measures

Marital Status

Marital Status for the Population 15 Years+



The 2021 Census reveals that 63% of the population aged 15 years and over in East Hants is currently married or living in common law. These figures are higher than the provincial average of 57%. The data indicates that East Hants follows the general trend of the province with regards to the percentage of people who are separated, divorced, or widowed.

Marital Status for the Population 15 Years+	East Hants	Nova Scotia
Married	9,490	372,690
Living Common-Law	2,640	98,885
Never Married	4,530	230,425
Separated	520	25,025
Divorced	1,025	52,000
Widowed	980	53,655
Totals	19,185	832,680

Fewer people are married in East Hants compared to 2016. Statistics Canada reports that an aging population, growing popularity of common-law unions, and an increased average age at marriage has driven a long term decline in marriages across Canada. A record drop in marriages occurred from 2019 to 2020 throughout Canada during the first year of the pandemic.

Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001 and Statistics Canada *The Daily* (Nov 14, 2022)

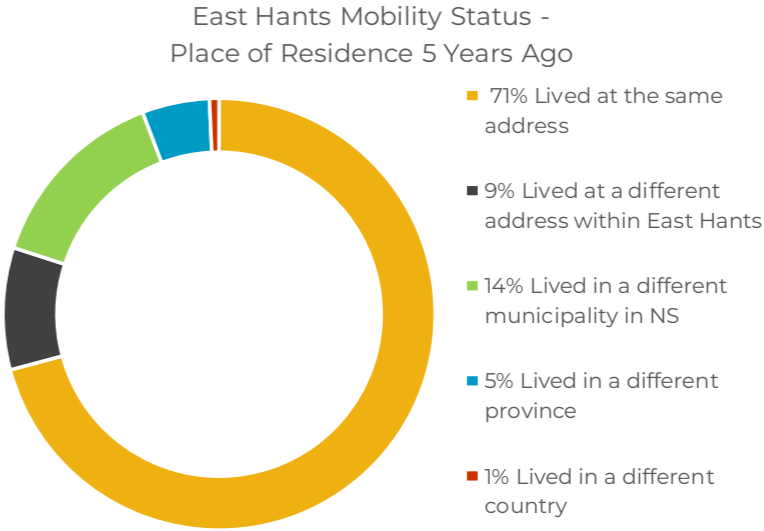
Socio-Economic Measures

Mobility Status

A person’s mobility status is based on their place of residence five years prior to the 2021 Census, compared to their current place of residence.

Mobility Status	East Hants
Lived at same address	15,455
Lived at different address within East Hants	1,995
Lived in a different municipality in Nova Scotia	3,110
Lived in a different province	1,110
Lived in a different country	155
Totals	21,810

In 2021 20% of East Hants’ population had moved to the Municipality between 2016 and 2021. This is a 5% increase over the last census period. The remaining 80% lived and stayed within East Hants. These proportions are consistent with the numbers for Nova Scotia residents overall.

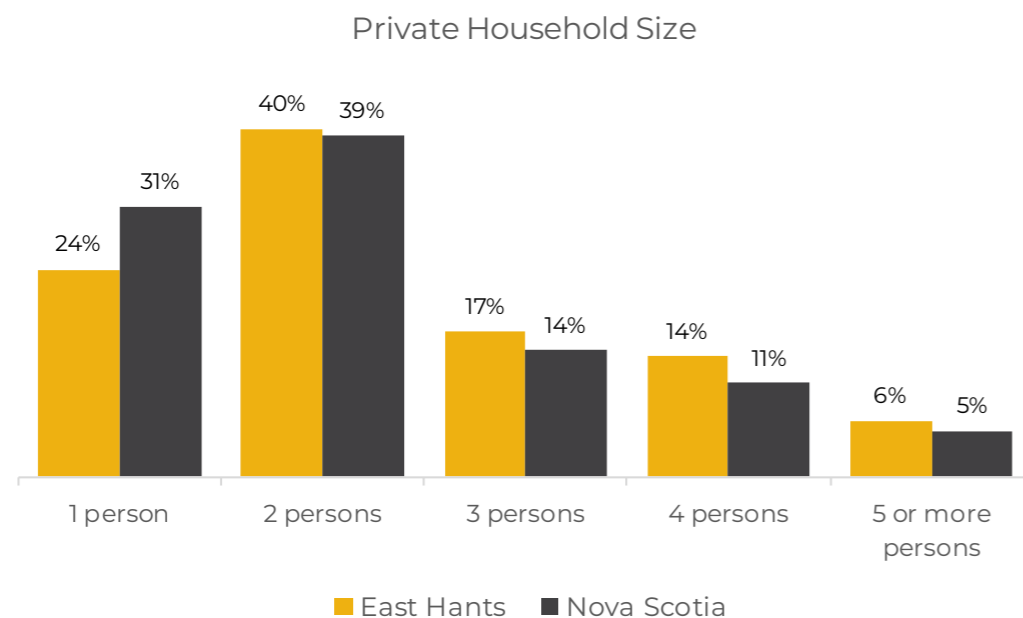


Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

Socio-Economic Measures

Private Household Size

The number of single person households has increased by 11.6% in East Hants since the last census period.



Private Household Size	East Hants	Nova Scotia
1 Person	2,220	131,850
2 Persons	3,720	166,475
3 Persons	1,555	61,700
4 Persons	1,290	45,700
5 or more Persons	605	22,500
Total	9385	428,225

As of 2021, single person households accounted for 24% of private households in East Hants, up 1.7% from 2016. This slight shift towards a smaller household size may, in part, be due to increased development and availability of apartments in the area.

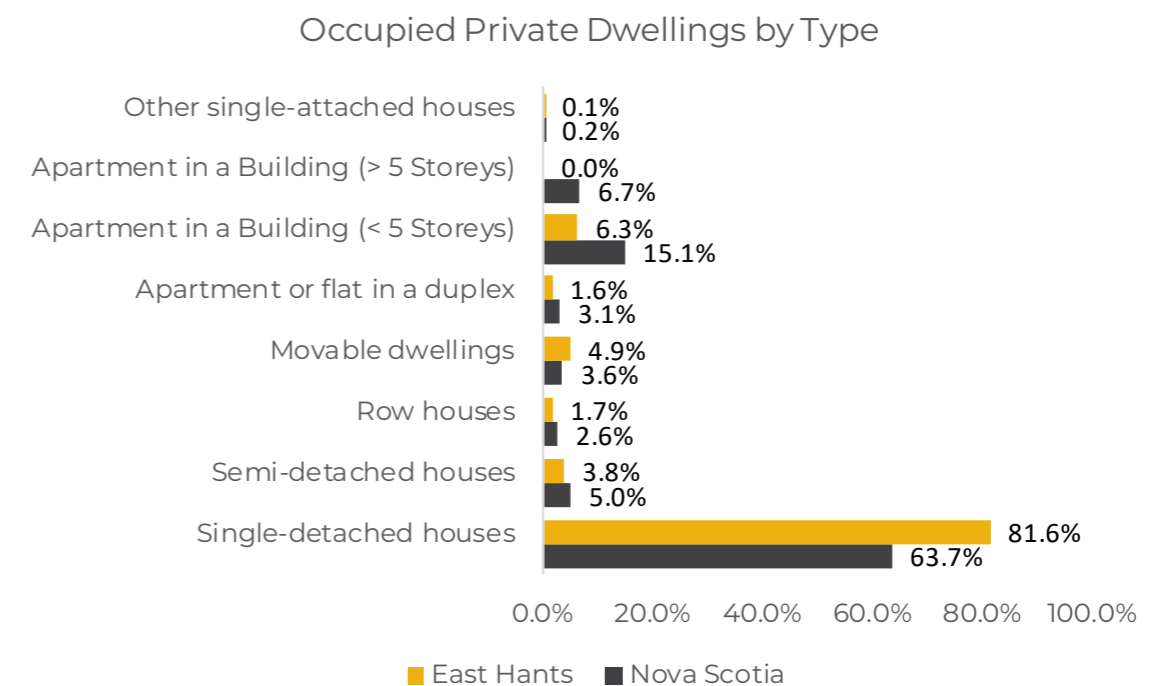
Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

Socio-Economic Measures

Type of Household

Occupied Private Dwellings by Type	East Hants	Nova Scotia
Single detached	7,660	272,980
Semi-detached	360	21,605
Row houses	155	11,220
Moveable	460	15,345
Apartment or flat in a duplex	150	13,165
Apartment in a Building (<5 Storeys)	590	64,575
Apartment in a Building (>5 Storeys)	0	28,650
Other single-attached	10	700
Total	9385	428,240

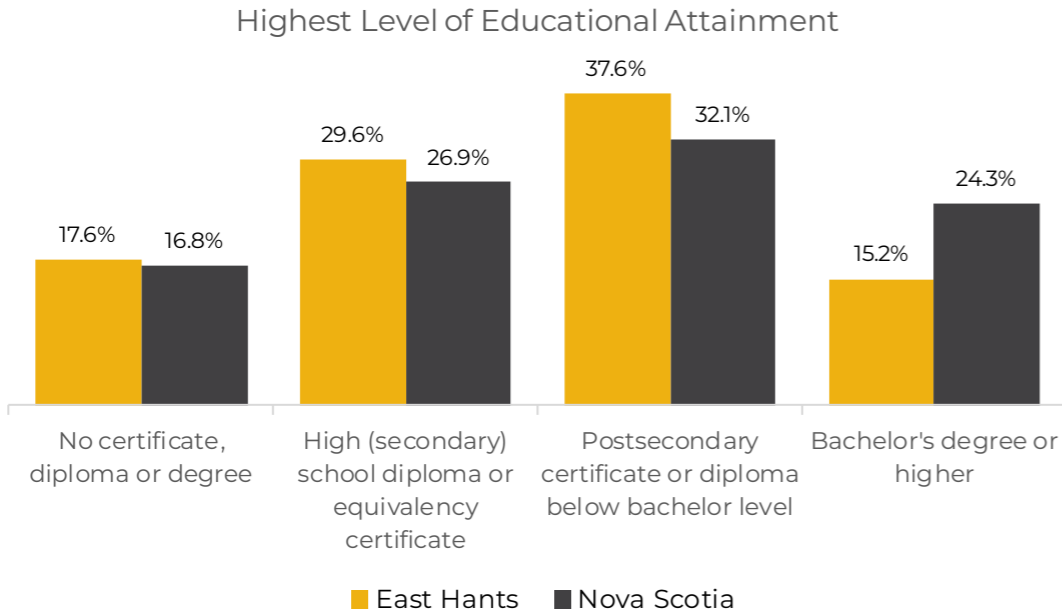
The number of apartment buildings is on the rise in East Hants, but they still only accounted for 6.3% of all households as of 2021. It is anticipated that the proportion of apartment buildings and other multi-unit dwellings will continue to rise. Single detached dwellings remain the predominant household type at 81.6% compared to 63.7% province wide, where apartments make up almost 22% of the total.



Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

Socio-Economic Measures

Educational Attainment



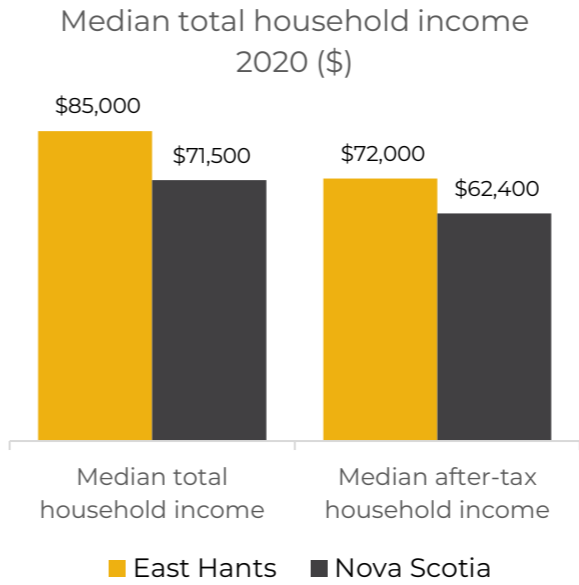
More people in East Hants are attaining high school level of education, up from 27% in 2016 to 29.6% in 2021. Of the population 15 years and older 52.8% achieved some type of post-secondary certificate, diploma, or degree as well. Compared to the province, East Hants has a much lower proportion of people with a bachelor's degree or higher. However, East Hants residents are more likely to hold a high school degree and/or a post secondary certificate or diploma than the average Nova Scotian.

Highest Certificate, Diploma or Degree	East Hants	Nova Scotia
No certificate, diploma, or degree	3,365	137,525
High school diploma or equivalency	5,660	220,205
Postsecondary certificate or diploma below bachelor level	7,195	262,860
Bachelor's degree or higher	2,915	198,725
Totals	19,140	819,315

Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

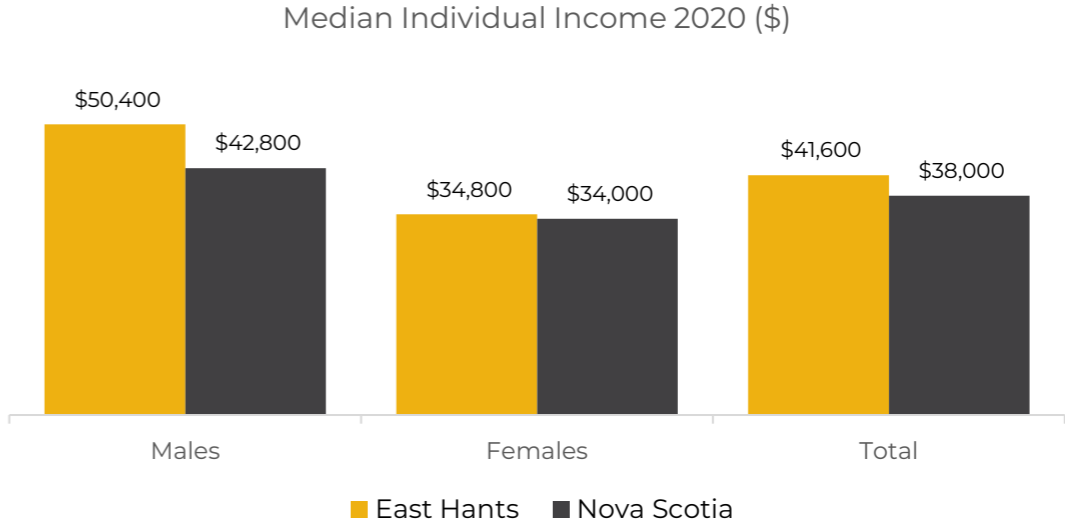
Socio-Economic Measures

Income



Income is made up of earnings, government transfers, and other moneys. The 2021 Census shows that the median household income (before tax) in East Hants is \$85,000 up just over \$12,000 since 2016 and amounts to \$13,500 more than the provincial median of \$71,500.

Income disparity between males and females can still be seen in East Hants, and throughout Nova Scotia, although the gap has closed slightly over time for this region. The median income of a female East Hants resident in 2021 came in \$15,600 below that of a male. In 2016 the difference was over \$18,000.



Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

Socio-Economic Measures

Labour Force

Despite a global pandemic, the participation rate in East Hants' labour force remained relatively steady since 2016, however, the rate of unemployment increased by 3%, similar to the province.

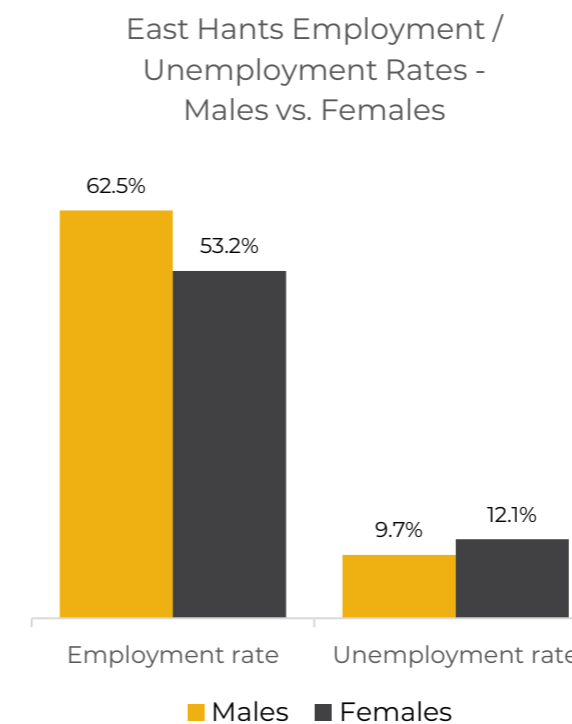
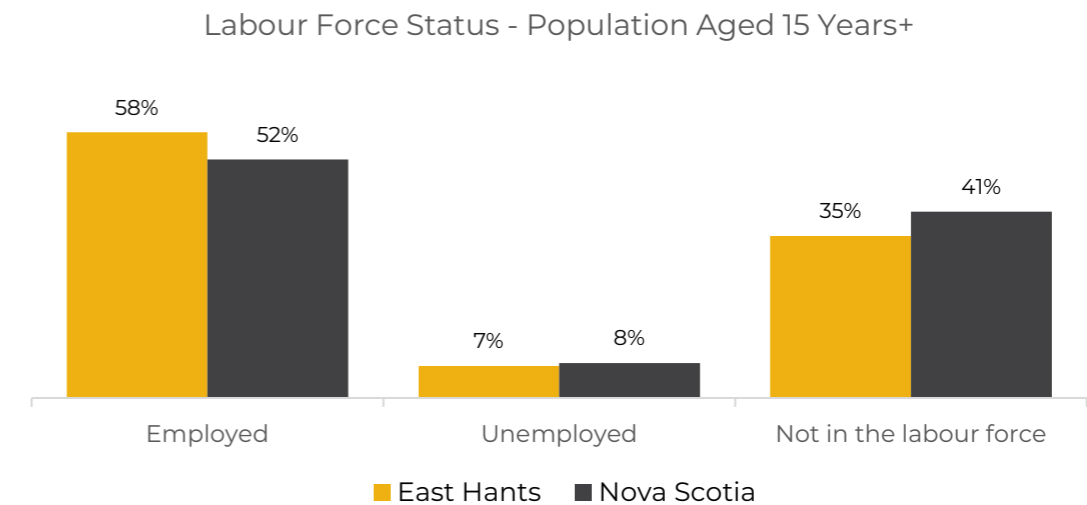
The labour force is made up of persons 15 years of age and older who are either employed, or unemployed but actively seeking work. Those not in the labour force may include retired persons, students, family caretakers, or those neither working nor seeking work.

Labour Force Status	East Hants			Nova Scotia		
	Total	Male	Female	Total	Male	Female
In the Labour Force	12,395	6,555	5,840	487,260	249,805	237,455
Employed	11,060	5,920	5,140	425,190	218,955	206,235
Unemployed	1,340	635	705	62,070	30,845	31,225
Not in the Labour Force	6,745	2,915	3,830	322,055	146,005	186,050
Total	19,140	9,456	9,670	819,315	395,805	423,510
Participation Rate	64.8%	69.3%	60.4%	59.5%	63.1%	56.1%
Employment Rate	57.8%	62.5%	53.2%	85.5%	55.3%	48.7%
Unemployment Rate	10.8%	9.7%	12.1%	12.5%	12.2%	13.1%

Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

Socio-Economic Measures

Labour Force



Although the unemployment rate for males barely changed (up 0.1%) between census periods, it more doubled for female East Hants residents, up from 5.6% in 2016 to 12.1% in 2021. This could be due to a shift out of regular employment and into family caretaker roles throughout the pandemic. A similar trend is seen at the provincial level with female unemployment rates climbing from 8.4% to 13.1% between census periods.

Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

Socio-Economic Measures

Occupation Classification

Historically a popular career path in the area, the proportion of East Hants residents choosing the trades/transport is up 4.7% since 2016.

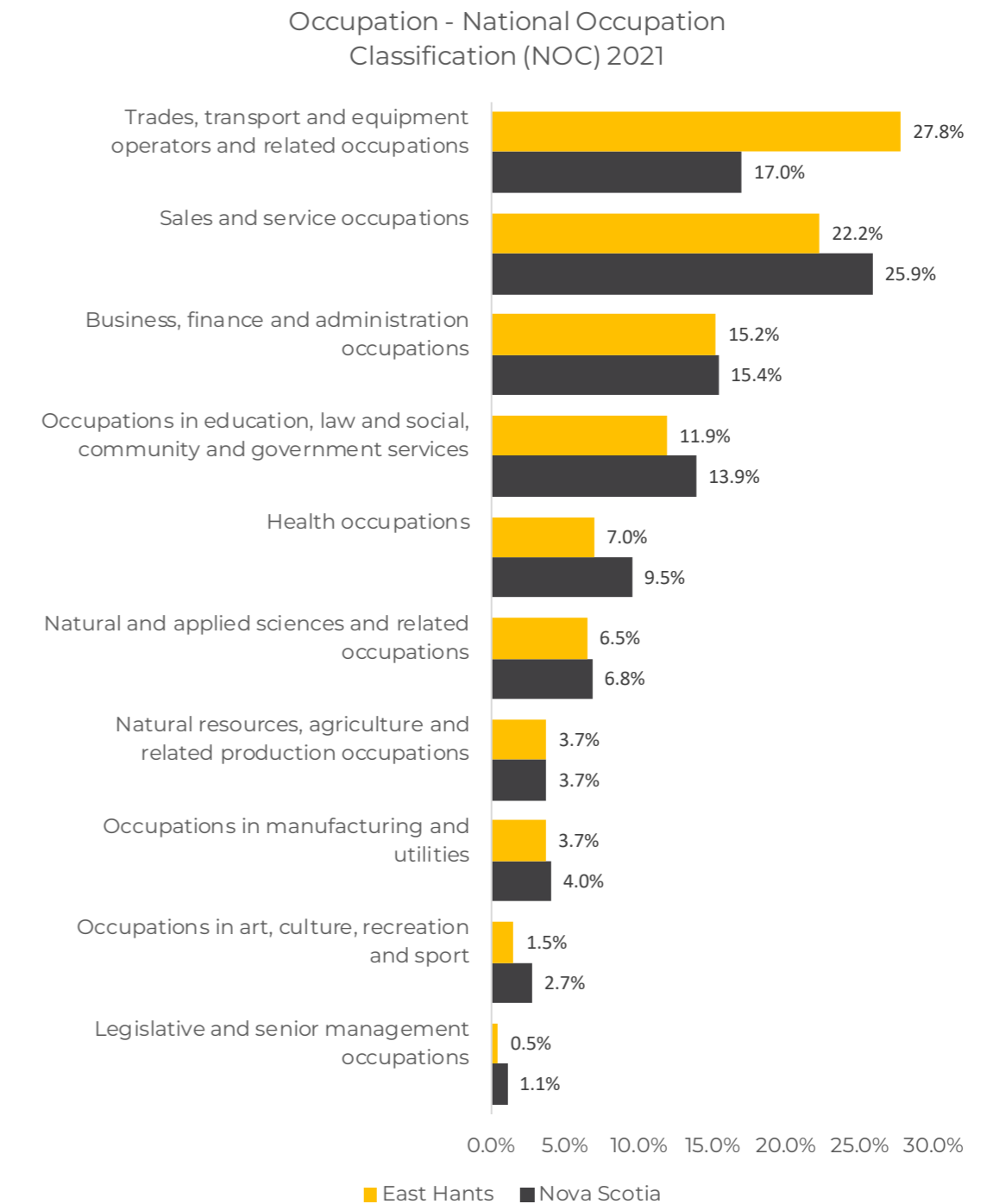
The top three occupations held among residents of East Hants according to the National Occupational Classification (NOC) system are: Trades, Transport and Equipment Operators and Related (27.8%); Sales and Service (22.8%); and Business, Finance, and Administration (15.2%). Occupations in East Hants generally follow the trend of the province; however, provincially more people are in Sales and Service Occupations than Trades, Transport and Equipment Operators and related occupations.

Description Title	East Hants	Nova Scotia
Trades, transport and equipment operators and related occupations	3,380	80,775
Sales and service occupations	2,710	123,130
Business, finance and administration occupations	1,855	73,305
Occupations in education, law and social, community and government services	1,450	66,135
Health occupations	850	45,420
Natural and applied sciences and related occupations	790	32,455
Natural resources, agriculture and related production occupations	455	17,745
Occupations in manufacturing and utilities	450	19,200
Occupations in art, culture, recreation and sport	185	13,070
Legislative and senior management occupations	55	5,065
Total	12,180	476,290

Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

Socio-Economic Measures

Occupation Classification



Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

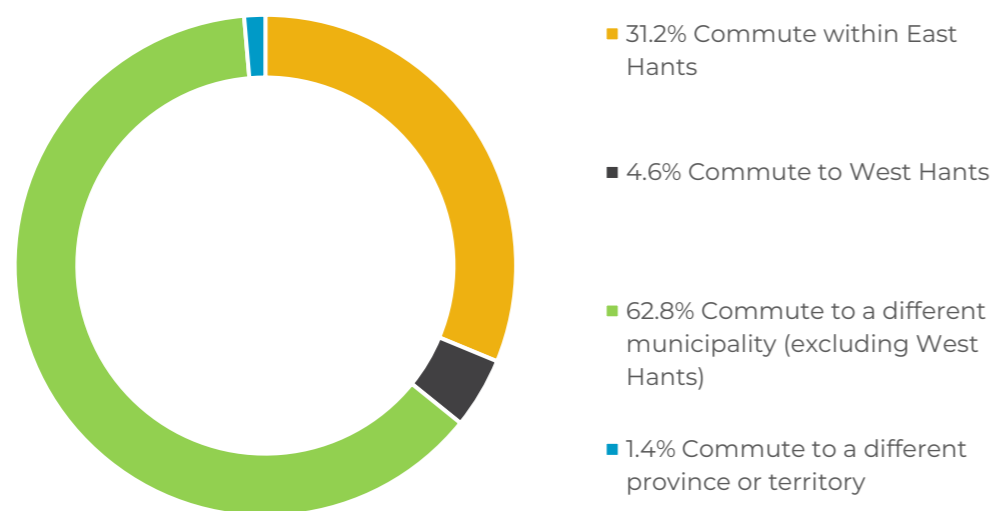
Commute

68.8% of employed East Hants residents commute to a different municipality within Nova Scotia, or to another province/territory for work.

Commuting Destination	East Hants
Commute within East Hants	2,185
Commute to West Hants	320
Commute to a different municipality (excluding West Hants)	4,395
Commute to a different province or territory	95
Total	6,995

Nearly a third of employed East Hants residents work within the Municipality, but the majority of people find their employment elsewhere. To get there, 95.1% of East Hants residents used a private automobile as their main mode of commuting.

Commuting Destination



Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

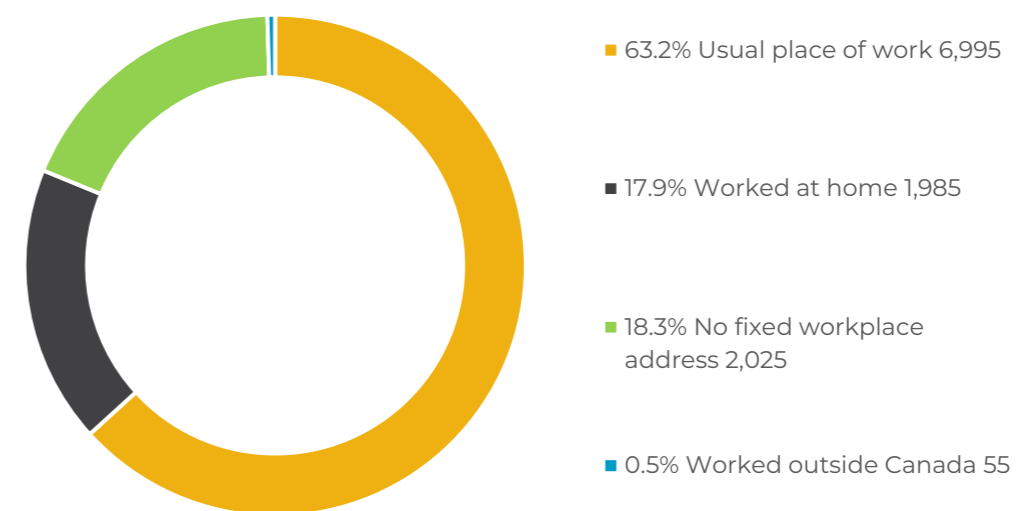
Place of Work

As of 2021 11.4% more people in East Hants' labour force were working from home compared to 2016.

Place of Work	East Hants
Usual place of work	6,995
Worked from home	1,985
No fixed workplace address	2,025
Worked outside Canada	55
Total	11,060

In large part due to the global pandemic in that started in 2020, the number of people in East Hants' labour force working from home nearly tripled. In 2021 17.9% of the employed labour force in East Hants worked from home, up from just 6.5% in 2016.

Place of of Work



Source: Statistics Canada Tables 98-316-X2021001 and 98-316-X2016001

Development Type

88.2% of development permits in East Hants between 2017 and 2021 were residential or related.

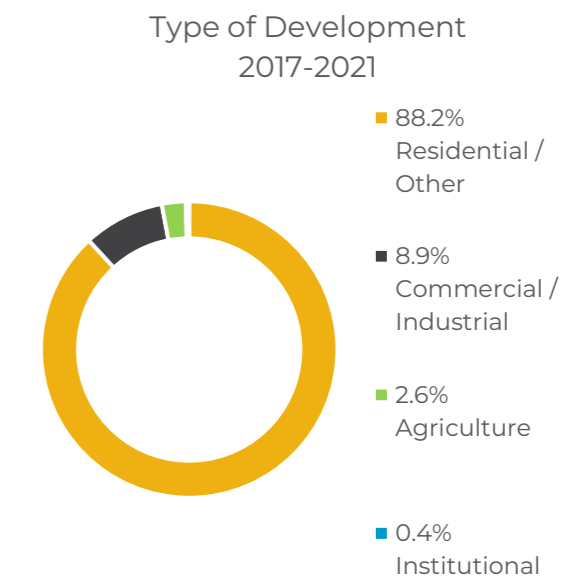
The bulk of the development activity in East Hants is made up of residential permits, which include new builds, renovations, additions, garages, and other accessory structures. Commercial and industrial related permits make up the next highest proportion of development at 8.9%. These figures are generally consistent with the last socio-economic study; however, notably, there were a total of 150 more permits issued between 2017 and 2021 compared to the last reported period between 2011 and 2016.

Type of Development 2017 - 2021	East Hants
Residential / Other	1,244
Commercial / Industrial	125
Agriculture	37
Institutional	5
Total	1,411

Source: East Hants building permit data.



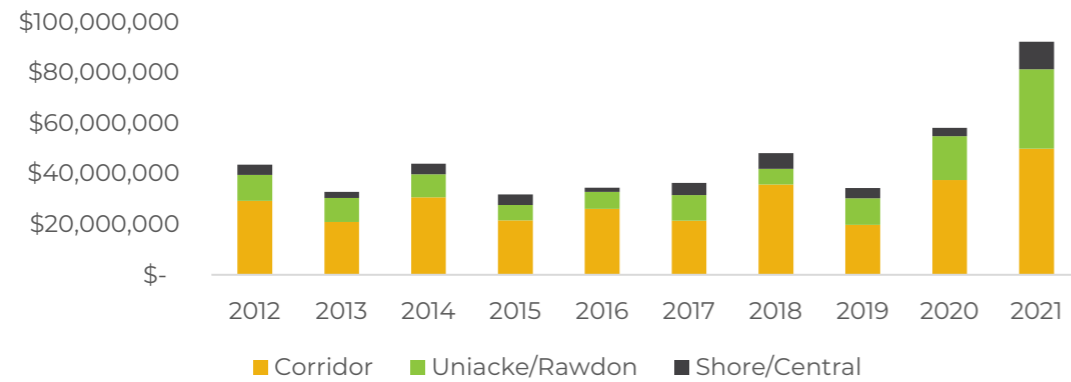
Commercial and industrial development made up 8.9% of permits between 2017 and 2021.



Source: East Hants building permit data.

Development Total Value

Total Value of Development Activity by Region 2012-2021



Development Value by Year	East Hants
2012	\$43,530,910
2013	\$32,821,668
2014	\$43,957,224
2015	\$31,829,174
2016	\$34,386,062
2017	\$36,352,614
2018	\$48,108,647
2019	\$34,356,773
2020	\$58,148,283
2021	\$92,187,863
Average	\$45,567,922
Total	\$455,679,218

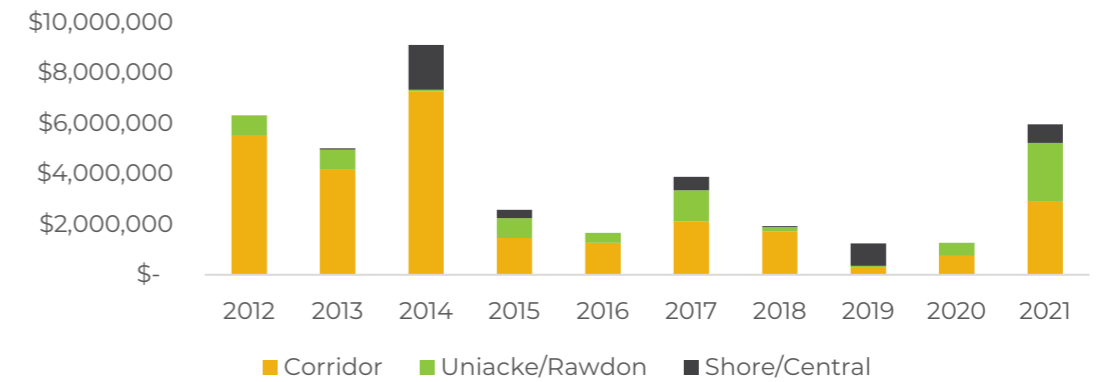
The total value of development being added each year has been steadily growing over the last census period, and particularly throughout 2020 and 2021. A significant spike was seen in 2021, where the total value of added development was double that of the ten year average.

The majority of development value, has been found in the Corridor region of East Hants, followed by the Uniacke/ Rawdon area. The Shore / Central region has seen the least value, but experienced a small increase in development value in 2021.

Source: East Hants building permit data.

Development Commercial Value

Commercial Development Value by Region 2012-2021



Commercial Development Value by Year	East Hants
2012	\$6,274,602
2013	\$4,993,500
2014	\$9,081,820
2015	\$2,564,730
2016	\$1,652,800
2017	\$3,870,794
2018	\$1,922,145
2019	\$1,238,000
2020	\$1,262,605
2021	\$5,946,945
Average	\$3,880,794
Total	\$38,807,941

By comparison to the last census period, commercial development value being added to the Municipality per year has been on the decline. The value in 2018 was half that of 2017. However, due to a few major commercial projects in the Corridor, commercial values soared again in 2021.

Some of the notable commercial developments between 2017 and 2021 include a vehicle warehouse in the Elmsdale business park, a dental office, a sawmill shell, and a six unit commercial condominium building.

Source: East Hants building permit data.

Development Housing

As of 2021, nearly 70% of multi-unit developments in East Hants had been permitted within the previous 10 years, almost half of which received permits in 2020 or 2021.

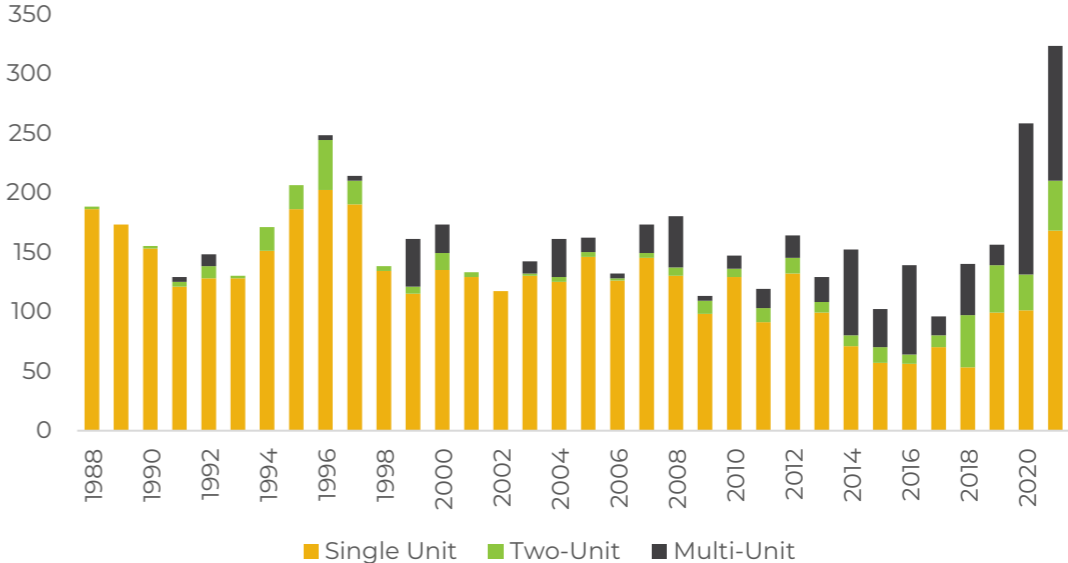
Residential development has ebbed and flowed steadily over the years, but 2020 and 2021 set new records with 258 and 323 units permitted respectively. Prior to that the record highs occurred in the mid 1990s, with 1996 seeing 248 new units.

Units Created by Type and Year	Single Units	Two-Units	Multi-Units	Total Units
2012	132	13	19	164
2013	99	9	21	129
2014	71	9	72	152
2015	57	13	32	102
2016	56	8	75	139
2017	70	10	16	96
2018	53	44	43	140
2019	99	40	17	156
2020	101	30	127	258
2021	168	42	113	323
Average	91	22	54	166
Total	906	218	535	1659

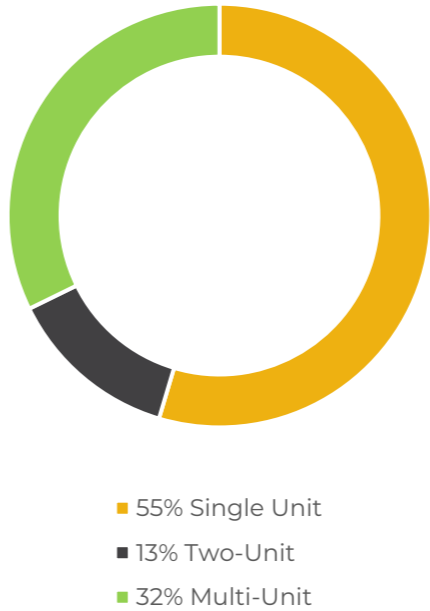
Source: East Hants building permit data.

Development Housing

Types of Housing Units Created in East Hants 1988-2021



Dwelling Unit Development By Type 2012-2021

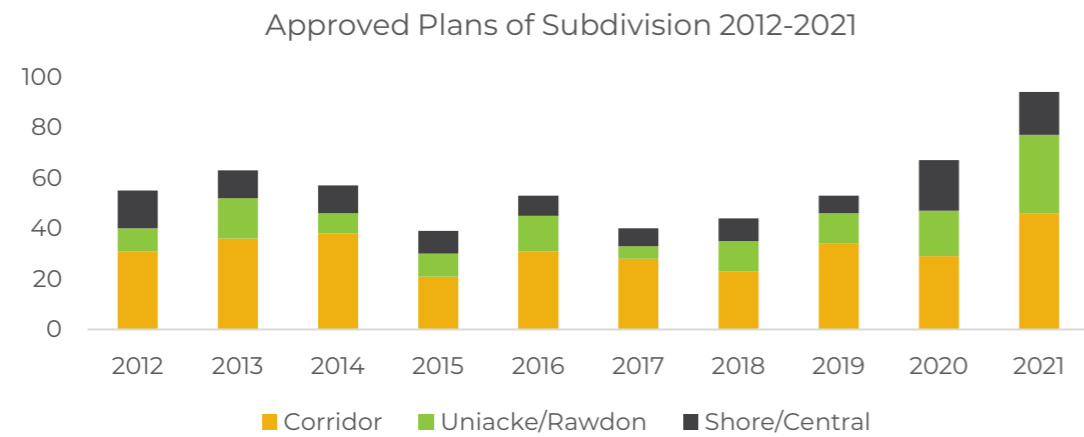


Single unit dwellings saw a significant dip throughout the 2010s. However, development continued at a fairly stable pace with a significant boom in two-unit and multi-unit dwellings. Development of all types took off again starting in 2020.

Over the last 30 years, single dwelling units have accounted for approximately 80% of all units created. However, since 2012, that proportion has dropped to 55%.

Source: East Hants building permit data.

Development Subdivision Plans



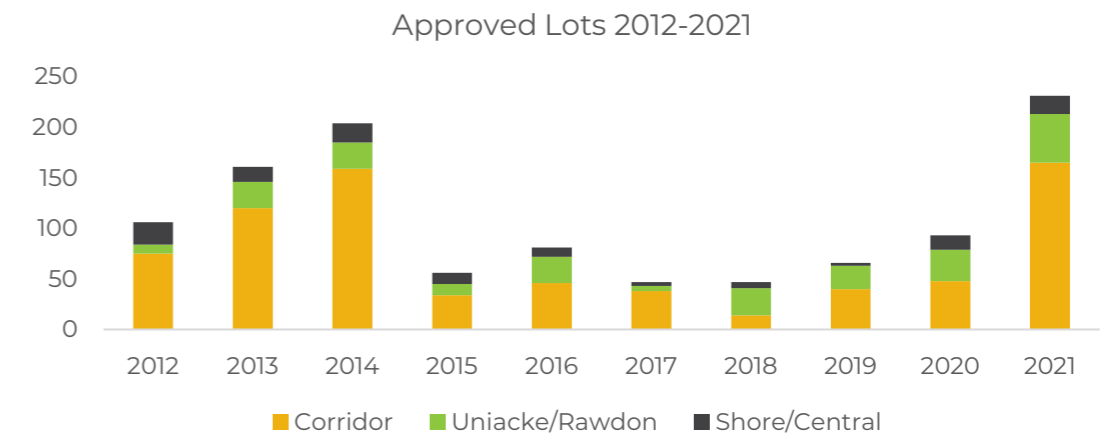
Number of Subdivision Plans by Year	East Hants
2012	55
2013	63
2014	57
2015	39
2016	53
2017	40
2018	44
2019	53
2020	67
2021	94
Average	57
Total	565

Between 2012 and 2021 the amount of subdivision activity has fluctuated, but there was a recent spike in submissions. In 2021 East Hants received 94 subdivision plans, a number higher than every year since 1991.

The Corridor region has seen a number of large subdivisions submissions in recent years, including the ongoing Kiln Creek neighbourhood development in Lantz. Between 2017 and 2021 there have also been a number of large subdivision plans submitted for growing neighbourhoods found in the Uniacke / Rawdon area.

Source: East Hants subdivision data.

Development Lots Requested



Number of Lots by Year	East Hants
2012	106
2013	161
2014	204
2015	56
2016	81
2017	47
2018	47
2019	66
2020	93
2021	231
Average	109
Total	1092

The number of new lots being requested in East Hants significantly dropped between 2015 and 2020. This could have been a natural lull in development due to less demand, but in more recent years there has also been an increased focus on the development of multi-plex buildings rather than single-unit dwellings on individual lots. That said, in 2021 the Municipality saw a sharp upward turn with major subdivision activity in the communities of Lantz, Elmsdale, Belnan, Lakelands and South Rawdon for future development of all types.

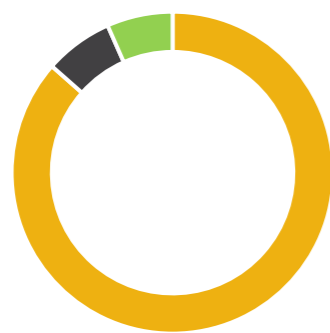
Source: East Hants subdivision data.

Assessment 2021 Overview

Residential properties made up the vast majority of East Hants' assessment value, followed by commercial, then resource/resource forest properties.

Taxable Accounts 2021	Number of Occurrences	Assessment Value
Residential Taxable	11,465	\$1,880,232,500
Resource Taxable (including Forest)	4,886	\$143,787,600
Commercial Taxable	559	\$149,537,100
Total	12,024	\$2,173,557,200

Taxable Assessment Value (Residential / Commercial / Resource Split)



- 86.5% Residential Taxable
- 6.9% Commercial Taxable
- 6.6% Resource Taxable

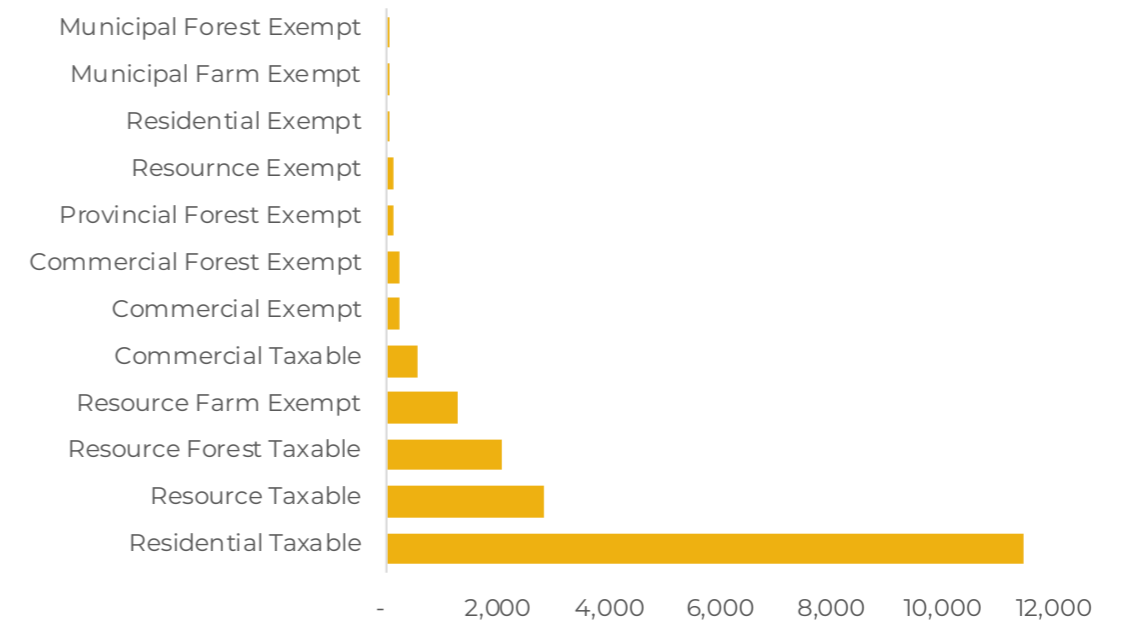
East Hants assessment data is broken down into the number of occurrences of each assessment type, and the total assessment values for taxable accounts based on the Municipality's 2021 billing period.

The majority of assessment value comes from residential properties. Resource taxable occurrences are greater than commercial, but they result in a comparable amount of assessment value.

Source: East Hants Department of Finance and PVSC.



Number of Occurrences of Assessment Type 2021



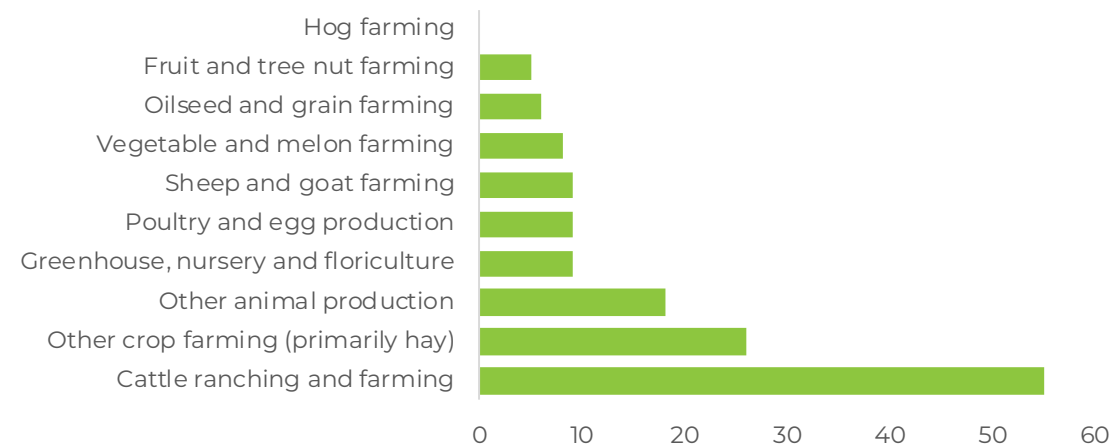
Agriculture

Number of Farms



Out of 145 farms in East Hants, 55 are cattle ranching and farming operations, 21 of which are beef farms, and 34 are for dairy production. “Other” Crop farming (primarily hay) makes up the next largest 18% proportion of farms, followed by “Other” Animal production (bees, horses, rabbits, etc.). There are no hog farms in East Hants, and only 10 total throughout the province.

Number of Farms - Classified by Farm Type

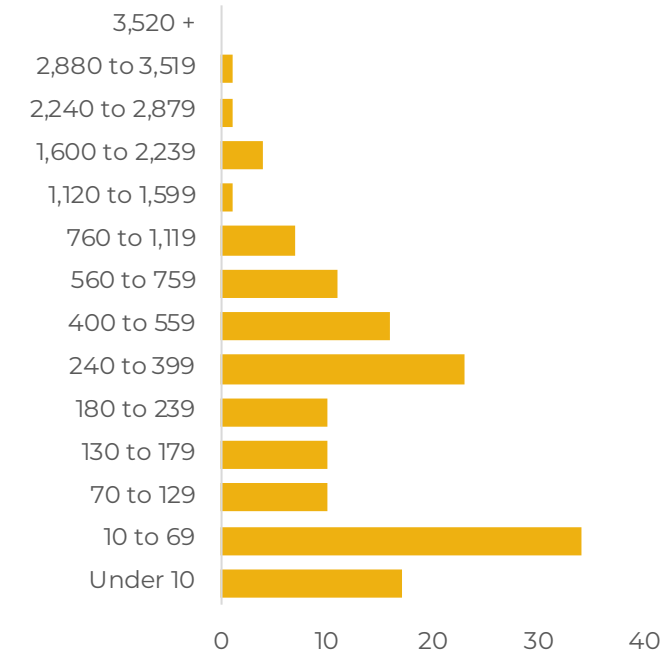


Source: Statistics Canada Table 32-10-0231-01

Agriculture

Farm Area & Capital

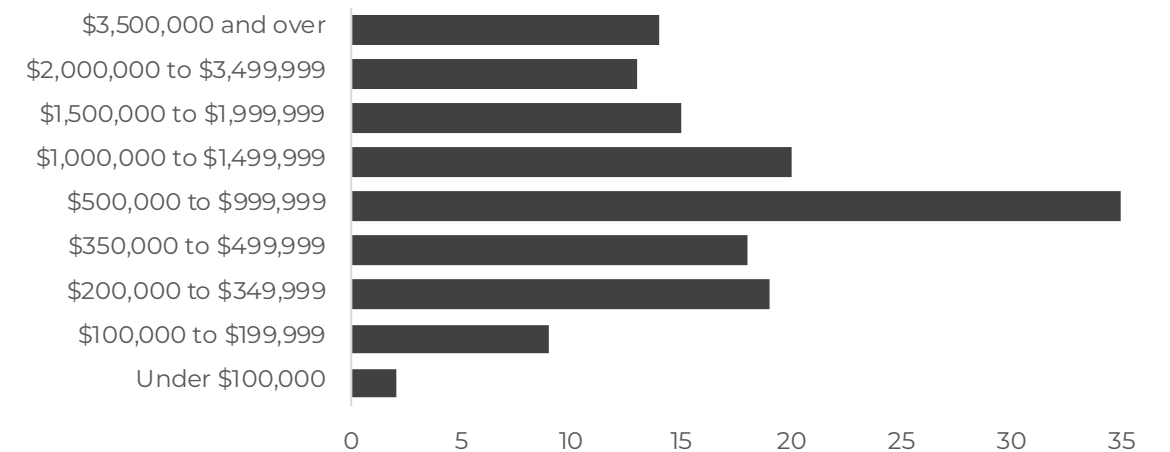
Number of Farms - Classified by Area in Acres 2021



Only about 5% of all farm operations in East Hants exceed 1,000 acres in size. The vast majority (70%) are under 400 acres.

East Hants is a largely rural municipality, and currently active agricultural land makes up just over 11% of the total area. Agriculture continues to play an important role in the economy of the area. Farm capital in 2021 totalled \$219,883,463 which is a 27.5% increase since 2016.

Number of Farms - Classified by Farm Capital 2021



Source: Statistics Canada Tables 32-10-0232-01, 32-10-0249-01, 32-10-0236-01 and 32-10-0237-01; Table 32-10-0236-01



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