



NOVA SCOTIA
FEDERATION OF
MUNICIPALITIES

12-MONTH NOTICE LETTER

TO: Mayors/Wardens, Councillors, All Units

CC: Chief Administrative Officers/Clerk-Treasurers, All Units

Please see attached 12-month notice letter from the Minister of Municipal Affairs, the Honourable Chuck Porter.

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NOVA SCOTIA FEDERATION OF MUNICIPALITIES

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PLEASE NOTE: If you do not want to receive communications from NSFM, please e-mail Tracy Verbeke at tverbeke@nsfm.ca, and you will be removed from the mailing list.

working closely with the Town of Wolfville to help them develop their plan. Lessons learned from this pilot project are being compiled in a Municipal Handbook, which will be a step-by-step guide for municipalities to help them meet their obligations under the Accessibility Act. The Municipal Handbook will be distributed to all municipalities, including villages, once they are prescribed under the Act.

If any of the above content is unclear or should you have any questions regarding the provided information, please do not hesitate to contact the department for clarification. I will also reiterate my previous offer to meet with you to discuss, in general, how the 12-month notice letter can better meet municipalities' needs.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chuck Porter". The signature is stylized and cursive.

Chuck Porter
Minister

Attachment

Appendix A

Estimated Cumulative Potential Reduction in Property Tax Revenue, Converting Commercial to Residential (Nova Scotia, 2018)

# of Bedrooms	4	5	6
Provincial Total	\$ 276,089	\$ 345,756	\$ 403,383
AMHERST	\$ -	\$ -	\$ -
ANNAPOLIS ROYAL	\$ 699	\$ 699	\$ 699
ANTIGONISH	\$ -	\$ 129	\$ 129
BERWICK	\$ -	\$ -	\$ -
BRIDGEWATER	\$ -	\$ -	\$ -
CLARK'S HARBOR	\$ -	\$ -	\$ -
DIGBY	\$ -	\$ -	\$ 4,700
KENTVILLE	\$ -	\$ -	\$ -
LOCKEPORT	\$ -	\$ -	\$ -
LUNENBURG	\$ 5,270	\$ 8,949	\$ 8,949
MAHONE BAY	\$ -	\$ 284	\$ 1,297
MIDDLETON	\$ -	\$ -	\$ -
MULGRAVE	\$ -	\$ -	\$ -
NEW GLASGOW	\$ -	\$ -	\$ -
OXFORD	\$ -	\$ -	\$ -
PICTOU	\$ 4,960	\$ 4,960	\$ 8,618
PORT HAWKESBURY	\$ -	\$ -	\$ -
SHELBURNE	\$ 4,393	\$ 7,653	\$ 7,653
STELLARTON	\$ -	\$ -	\$ -
STEWIACKE	\$ -	\$ -	\$ -
TRENTON	\$ -	\$ -	\$ -
TRURO	\$ -	\$ -	\$ -
WESTVILLE	\$ -	\$ -	\$ -
WINDSOR	\$ -	\$ -	\$ -
WOLFVILLE	\$ -	\$ 30,051	\$ 30,051
YARMOUTH	\$ -	\$ -	\$ 7,776

ANNAPOLIS	\$ 4,047	\$ 4,047	\$ 5,214
ANTIGONISH	\$ 3,639	\$ 3,639	\$ 3,639
ARGYLE	\$ 2,140	\$ 2,140	\$ 2,140
BARRINGTON	\$ 2,956	\$ 2,956	\$ 2,956
CHESTER	\$ 5,370	\$ 5,370	\$ 5,370
CLARE	\$ 6,420	\$ 6,420	\$ 9,964
COLCHESTER	\$ 8,197	\$ 8,197	\$ 8,197
CUMBERLAND	\$ 22,390	\$ 25,149	\$ 25,149
DIGBY	\$ 3,100	\$ 3,345	\$ 5,185
GUYSBOROUGH	\$ 14,994	\$ 14,994	\$ 18,506
EAST HANTS	\$ 1,744	\$ 1,744	\$ 4,075
WEST HANTS	\$ 1,016	\$ 2,590	\$ 2,590
INVERNESS	\$ 91,743	\$ 99,352	\$ 105,655
KINGS	\$ 1,017	\$ 3,069	\$ 3,810
LUNENBURG	\$ 27,700	\$ 27,700	\$ 30,911
PICTOU	\$ 6,849	\$ 11,552	\$ 15,203
RICHMOND	\$ 2,608	\$ 4,718	\$ 5,746
SHELBURNE	\$ 1,013	\$ 1,013	\$ 1,013
ST. MARY'S	\$ -	\$ -	\$ -
VICTORIA	\$ 22,160	\$ 23,455	\$ 28,551
YARMOUTH	\$ -	\$ -	\$ -
CITY OF SYDNEY	\$ -	\$ -	\$ -
HALIFAX URBAN CORE	\$ 1,585	\$ 12,126	\$ 20,180
QUEENS COUNTY	\$ 30,079	\$ 29,456	\$ 29,456

Note: the assessment data relating to “number of rooms”, is unverified and will require additional data collection to produce accurate estimates. This analysis does not contemplate any positive economic spin-offs such as potential increases in property values resulting from this change.