

Taxes Supporting Growth with the Regional Plan

What is HRM's Regional Plan?

- HRM's Regional Plan is a long-range, region-wide plan that outlines where, when and how future growth and development should take place in HRM. The Plan was adopted in June 2006.
 - The Regional Plan (Chapter 5) discusses taxation and its relationship to the Plan.
 - *HRM by Design*, a planning project currently underway, is expected to make recommendations on the level of density HRM should seek within its growth centres.

How does the Tax Reform Project support the Regional Plan?

- HRM's Tax Reform Project will look at both commercial and residential taxes in HRM. Building on the HRM's Regional Plan, we need to know:
 - Does the current tax system support good land use decisions? Or does the current tax system encourage growth or development activity not in line with the Regional Plan?
 - To what extent should the Municipality use its tax system – as a “stick” or “carrot” – for desired, sustainable growth?

What does the Regional Plan say about Taxes?

- As part of a financial component of the Regional Plan, the Tax Reform project will look to:
 - ensuring a competitive taxation environment;
 - encourage efficient forms of development;
 - encourage demographic and economic growth/development.

What we need to Figure Out?

- What incentives/disincentives does HRM's current tax system provide to encourage/discourage the type of growth that we want to see in our municipality (in the future)?
- How would one describe/measure: i) "efficient forms of development" and ii) desirable (economic) growth?
- How should the new tax system support desired growth patterns and growth areas?
- How should the Regional Planning land-use boundaries be reflected by a new tax system?
 - Could transit taxes follow the Plan's (present or future) transit maps?

For More Information

- See HRM's Tax Reform website at: <http://www.halifax.ca/taxreform/index.html> , or
- Call HRM's Tax Reform phone line at: (902) 490-4886, or
- E-mail us at: taxreform@halifax.ca .