
From: Jim Ivey <jivey@westhants.ca>
Sent: October 4, 2021 8:31 AM
To: NSFM Info
Subject: Comment on Resolutions - CAP Removal

NSFM Resolutions Input
(Capped Assessment Program)

To Whom May it may Concern,

I understand input is being sought for which I am writing briefly to comment on the resolutions for the NSFM's upcoming annual meeting. Specifically, I am writing about the CAP resolution.

I have been a councillor for 5 years previously with the former Town of Windsor and now 18 months with the new West Hants Regional Municipality. I wish to be clear that my comments provided are my own, which may or may not be reflective of our Council's position.

In brief, I cannot presently support the continued pursuit of the CAP resolution.

Data provided to date has been insufficient for me to determine the financial impact on the taxpayer within our region with any reasonable certainty. The mapping tool introduced last year does not provide any analysis except to look at individual properties. (With all the work of providing the data in the mapping tool, it might be more useful to provide the Municipalities with the raw data to undertake their own analysis.)

When raised in discussion during the past 4 years I've sought to secure the dollars and cents associated with the removal of the CAP on the tax paying residents. To date I have yet to secure summary financial analysis or the raw data to undertake my own review of the CAP impacts.

Through a larger lens I have not seen any financial analysis provided through the NSFM on the cost / benefit of removing the CAP in Nova Scotia either. It is somewhat incomprehensible given the potential for the significant financial impact that could result from the CAP removal. (If a planned phase out is to be scheduled over 13 years, I conclude that the financial impact is not small).

I do realize allot of work has been undertaken over the last 15 years and more recently into addressing the perceived inequities associated with the CAP program. However, without having access to any financial analysis and a clearly defined plan to address the resident costs associated with the CAP removal, I cannot provide my support for it.

Given the time that has passed since the CAP was introduced; the time invested to date for its removal and the more importantly the recent market dynamics in our provinces housing market, it might be appropriate to secure increased clarity and to consider a reset on this issue.

Thank you.

Jim

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"The time is always right to do what is right"
- Martin Luther King Jr.

We acknowledge we are in Mi'kma'ki, the ancestral and unceded territory of the Mi'kmaq People. This territory is covered by the "Treaties of Peace and Friendship" which Mi'kmaq Wəlastəkwiyyik (Maliseet), and Passamaquoddy Peoples first signed with the British Crown in 1726. The treaties did not deal with the surrender of lands and resources but in fact, recognized Mi'kmaq and Wəlastəkwiyyik (Maliseet) title and established the rules for what was to be an ongoing relationship between nations.