



THE MUNICIPALITY OF THE COUNTY OF
LA MUNICIPALITÉ DU COMITÉ DE
RICHMOND

WARDEN

February 4, 2026

Hon. John A. MacDonald, Minister
Municipal Affairs
PO Box 216
Halifax, NS B3J 2K5

Dear Minister MacDonald,

On behalf of Municipal Council for the Municipality of the County of Richmond, I am writing to request amendments to the *Municipal Government Act* that would enable municipalities to offer property tax rebates and other tax-based incentives to developers pursuing affordable housing projects.

Council recognizes that municipalities are being asked to respond to growing housing pressures across a range of income levels and household types, while having limited financial tools available to influence project viability. While municipalities can address land-use bylaws and infrastructure considerations, the ability to use targeted tax incentives remains constrained under current legislation.

Providing municipalities with the authority to offer tax rebates or incentives, as appropriate, would create flexibility to support residential developments that respond to local needs, improve project feasibility, and encourage housing forms that serve residents. This would allow municipalities to apply locally defined criteria and safeguards, ensuring accountability and alignment with broader provincial objectives.

Council is further requesting that this matter be advanced as an advocacy item through the Nova Scotia Federation of Municipalities, recognizing that this issue is of shared interest across the province. Regional municipal partners are being copied on this correspondence.

Thank you for your consideration. Council would welcome further discussion on how legislative changes could provide municipalities with responsible, flexible tools to support affordable residential housing development across Nova Scotia.

Sincerely,

Lois Landry, Warden
Municipality of the County of Richmond

cc: Councillors, Municipality of the County of Richmond
Troy MacCulloch, CAO, Municipality of the County of Richmond
Juanita Spencer, CEO, Nova Scotia Federation of Municipalities
Warden Bonny MacIsaac, Municipality of the County of Inverness
Warden Jackie Organ, Municipality of the County of Victoria
Mayor Brenda Chisholm-Beaton, Town of Port Hawkesbury
Mayor Sean Cameron, Town of Antigonish
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