Nova Scotia Property Data

Nova Scotia Property Records Database (NSPRD)

Service Nova Scotia - LANDS Program maintains the Land Registration System. The Nova Scotia Property Records Database (NSPRD) contains the property boundaries and attributions that are obtained from the Land Registration System.

GeoNOVA coordinates licensing and distribution of digital property boundary data on behalf of the Land Registry. The Nova Scotia Property Records Database (NSPRD) contains graphics (for cartographic purposes only) as well as assessment, ownership, and value attribution.

Accuracy of Property Data

Property boundaries are obtained from the provincial land registration system owned by the LANDS Program. They are not conclusive evidence of the location or size of a property. You cannot rely on them to determine boundaries or legal descriptions of properties, but they are suitable for graphical representation.

Products and Pricing

The Nova Scotia Property Records Database (NSPRD) is available for order, under a restricted data use license, in seven different products and pricing:

1. NSPRD Standard Provincial Coverage dataset: consists of full provincial coverage of property data; available in NAD83 as an ESRI shapefile; associated cost $8,786.42 + tax
2. NSPRD Extended Provincial Coverage dataset: consists of full provincial coverage of property data with two extract dbf tables containing sales and historical assessment; available in NAD83 as an ESRI shapefile; associated cost $10,050.48 + tax
3. NSPRD Standard Management Unit: consists of 1500-2000 parcels of property data each (index available for viewing in the DataLocator https://nsgi.novascotia.ca/datalocator/indexing/); available in ATS77 or NAD83 as an ESRI shapefile or DXF AutoCAD file; associated cost $62.32/per management unit + tax.
4. NSPRD Extended Management Unit: consists of 1500-2000 parcels of property data each; available in ATS77 or NAD83 as an ESRI shapefile or DXF AutoCAD file; associated cost $71.28/per management unit + tax.
5. NSPRD Custom PID Extract: consists of specific PID(s) requested for extraction, available in NAD83 as an ESRI shapefile; associated cost $0.20/per PID + $34.30 Custom Processing Fee + tax.

There is a sixth option available that is free of charge, if you are looking just for the graphical representation of the property lines (with or without PID labels). The NSPRD Web Map Service is available under a restricted data use license.

The seventh option is a monthly update of either the standard or extended provincial coverage datasets. The NSPRD Standard Monthly Subscription Update has an associated cost of $731.92/per month + tax while the NSPRD Extended Monthly Subscription Update has an associated cost of $784.90/per month + tax.
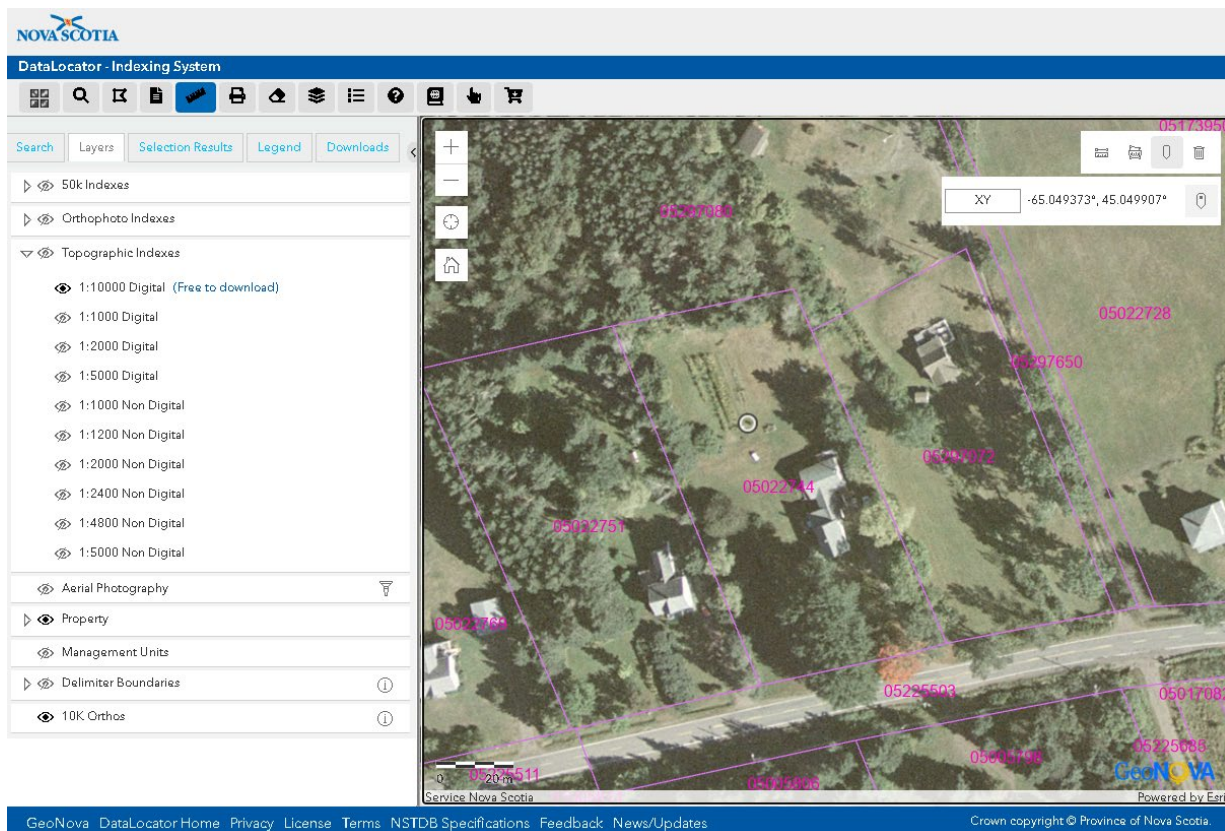
How can I get Coordinates for my property?

The Nova Scotia Geomatics Centre does not have official Longitude and Latitude values for the corner points of your property.

The only way to obtain accurate Longitude and Latitude values would be to have your property surveyed by a professional licensed surveyor.

You can find APPROXIMATE longitude and latitude values by visiting the Nova Scotia DataLocator – Indexing System website. The DataLocator – Indexing System Help Document may help you use this website to obtain approximate Longitude and Latitude values.

As you can see from the attached photo, you can find GPS values for areas within the boundaries of your property, for example you could find the GPS values for the corner of your garden, or the corner of your house.

Since we know that the pink boundary lines are NOT accurate, you CANNOT use them to find out exactly where you boundary lines are located.

To use this feature in the NS Data Locator, you must first open the website , and then adjust the Layers tab to show what you need and to get rid of what may be in the way.

First you need to turn off the 'Topographic Indexes' layer.

Next you need to turn off the 'Aerial Photography' layer.

Then turn ON the 'Property' layer.

Then turn ON the '10K Ortho' layer.

Now, to find the GPS values (Longitude and Latitude) for any point, you start by clicking on the small black ICON at the top of the screen that looks like a ruler.
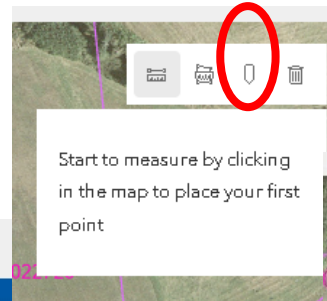

This will open a small white window on the right side of the screen.

Within this window choose the pointed icon………

As you move the cursor around the values change

and you see the GPS values for where the cursor is.

Start to measure by clicking in the map to place your first point

XY   -65.050590°, 45.051149°

Start to measure by clicking in the map to place your first point

NOVA SCOTIA

DataLocator - Indexing System

Search   Layers   Selection Results   Legend   Downloads

▷ 50k Indexes

▷ Orthophoto Indexes

▽ Topographic Indexes

    1:10000 Digital (Free to download)

    1:1000 Digital

    1:2000 Digital

    1:5000 Digital

    1:1000 Non Digital

    1:1200 Non Digital

    1:2000 Non Digital

    1:2400 Non Digital

    1:4800 Non Digital

    1:5000 Non Digital

  Aerial Photography

▷ Property

  Management Units

▷ Delimiter Boundaries

  10K Orthos

Service Nova Scotia

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