

[REDACTED]

From: Sasha Torres [REDACTED]
Sent: April 11, 2022 6:52 PM
To: Office of the Legislative Counsel
Cc: Matthew Rowlinson
Subject: Bill 149

**** EXTERNAL EMAIL / COURRIEL EXTERNE ****

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I write as a resident of Ontario who owns property in Kingsburg, NS, about Bill 149.

My husband and I bought our property in 2018 intending to build a house and studio there which would serve first as a summer home and then as a retirement property. The studio has now been built, a project that enlisted a local architect and a local builder. It put about \$500,000 into the Nova Scotia economy.

We estimate that the house project will be about the same size, and if we go forward, plan to use the same architect and builder.

Now we are questioning whether we will be able to keep the property into retirement. Having invested time, money, and much love in the Kingsburg community, we are devastated by the possibility that we may not be able to afford to live in our dream home.

We also fear that we may not be able to find a buyer for the property when we need to, because Bill 149 would dramatically limit the potential market for it.

I would happily move to Nova Scotia and become a resident, were it not for the fact that I have a serious and chronic medical problem which requires active management by my physician in Ontario. With 84,000 Nova Scotians on a waitlist to get doctors, moving is a risk I'm not able to take.

As property owners we are happy to spend our money in Nova Scotia, and happy to municipal property taxes. We love Nova Scotia, and we've put our money where our mouth is in that respect. Having invested in Kingsburg in good faith, we now find that Bill 149 threatens the future we've imagined for ourselves by abruptly and dramatically changing the cost of maintaining the property.

We fail to see how Bill 149 helps Nova Scotians. We fail to see how it creates housing for Nova Scotians. It certainly has the potential to be economically devastating to the South Shore, and to everyone in the area who relies on the resources non-residents bring.

Bill 149 would punish many people of good faith, people who love Nova Scotia, have invested in it, and want to see it thrive. It's easy to exploit us because, as non-residents, we have no say in the matter. This is a very bitter pill to swallow.

I urge you to reconsider this deeply unfair proposal.

Sincerely,

Sasha Torres

[Redacted]
Kingsburg