

[REDACTED]

From: Donalda [REDACTED]
Sent: April 13, 2022 7:00 PM
To: 'Jill Balser'
Cc: Labour, Skills and Immigration Minister; Finance Minister; Premier; Office of the Legislative Counsel
Subject: Non-resident Property Tax

Importance: High

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

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Dear Ms. Balser Honourable Member Digby-Annapolis:

I wish to acknowledge receipt of your email of April 12, 2022. Thank you. I wish to express my frustration that your response did not address the very real and substantive issues and concerns raised in my email. These are very substantive issues that warrant discussion and debate before this tax becomes law. The Province has even indicated that they do not know what the impact of this tax will be and that they will have to wait and see. But by then it is too late and the damage is done if this tax is in the end detrimental to the Province and in particular the rural communities. You represent two counties that will be directly impacted by this legislation in a very negative way.

If this legislation drives out your summer residents, in addition to the lost employment and revenue income noted in my initial email to you there will be substantive unintended consequences starting with damage to tourism and Nova Scotia's brand of being open and welcome. A blanket punitive tax on non-resident property owners who are not voters will not play well and will most certainly drive away business and investment, this tax sends all the wrong messages. This tax will impact the municipal tax bases and there is no understanding that any of this funding will be returned to the municipalities most impacted. It will impact the support that summer residents provide for the cultural fabric of your communities; they support charities and community organizations and provide substantive funding for local initiatives.

This Bill fails to meet the standards of good government and fairness. It is imposed on those who cannot vote and have a say in the matter and to my knowledge with little or no notice, consultation or room for public input. Nor has anyone demonstrated how this will cool the hot housing market that the tax is meant to address. All Nova Scotians need to be part of the solution and yet nowhere is there any talk about a tax on multiple residential resident property owners in the province. Formal consultations and public hearings are needed to develop a sustainable solution to this problem.

I urge you and your government to hit the pause button on this Bill and to give the very real and substantive issues here the full review and analysis that is required. I am sure there is a better way to address this issue that does not punitively target your non-resident property owners in Nova Scotia.

I am copying this email to the Premier, Finance Minister and the Law Amendments Committee in the sincere hope that this submission and the many others I know have been submitted will cause reasonable judgements to prevail and invite serious discussion to take place on the issues at hand.

Respectfully submitted, Donalda MacBeath & Martin Mundry

From: Jill Balser [mailto:hello@digbyannapolis.ca]
Sent: April 12, 2022 7:28 AM
To: Donalda [REDACTED]
Cc: Jillbalser@ns.ca
Subject: Re: Non-resident Property Tax

Dear Donalda & Martin,

Thank you for your correspondence about the Non-Resident Provincial Deed Transfer Tax and the Nova Scotia Non-Resident Property Tax.

These measures were put in place to support the demand on Nova Scotia's housing market, and to support the possibility of home ownership for Nova Scotians. Our government took these steps to ensure housing for Nova Scotia residents is more attainable and more available. We want to make sure people can afford a place to call home and build their lives right here in our beautiful province.

We expect this legislation will reduce the number of non-Nova Scotians buying houses for investment or other speculation purposes. At the same time, it will also encourage properties that are owned by non-Nova Scotians to be offered for rent, so there are more rental opportunities for Nova Scotians.

You can find out more information about the tax measures [here](#).

Thank you again for taking the time to email me and for sharing your concerns.

Regards,

Jill Balser

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On Sun, Apr 3, 2022 at 7:32 PM Donalda [REDACTED] wrote:

Dear Ms. Balser:

My husband and I are long term summer residents of Smith's Cove, Nova Scotia. You may not recall but we met you on several occasions in the last couple of years at various community events. I am a graduate of Digby Regional Highschool. As a child I spent my summers growing up in Smith's Cove at my grandmother's house and my mother's childhood home. I moved west following graduation from Dalhousie Law School in 1979 to find work. Notwithstanding my relocation I returned to Smith's Cove and Nova Scotia most summers. In 2001 we made the decision to buy property in Smith's Cove and have been continuous owners since that time. As we moved into retirement we were able to spend more time in

Smith's Cove and now spend up to 7 months of the year there. All three children graduated from Acadia University and our son is in the process of relocating to Halifax as he starts work as a Mining Engineer at Voisey's Bay in Labrador. Four generations of my immediate family (including my parents) are in the Sulis-Smith Cemetery in Smith's Cove. We have deep roots in our community of Smith's Cove and in Nova Scotia.


We renovated our home in 2012 employing a local builder to do the work; all our furnishings for our home were purchased in Nova Scotia; we do all our shopping in the Digby area. We regularly bring visitors to the area. Many people in this area earn their living or augment their incomes working for summer residents. Carpenters, plumbers, electricians, gardeners, and folks who care for the homes when we are not here. We volunteer in the community. I currently serve as the President of the Smith's Cove Historical Society; I am also the current President of the Acadia Alumni Association and sit on the Board of Governors for Acadia University. We support the Smith's Cove Fire Department, the Admiral Digby Museum and the Atlantis Hospice Society to name a few others. I am currently leading the local effort to restore the Bear River Lighthouse. We pay our Municipal taxes and make none or few demands on the province and in particular the healthcare and education system. We are not absentee landlords with no connection to the area nor are we speculative investors. We live and contribute to our communities and as a result create employment opportunities for local residents. Fundraising immediately comes to mind as summer residents are often the first to open their wallets and contribute to a local initiative. I can assure you that our job of fundraising for the Bear River Lighthouse restoration project has certainly now become much more difficult.

I am angry and frustrated to think that a special punitive property tax will be levied on us because of our non-resident status in Nova Scotia. It is egregious how this tax was announced and made effective immediately without legislation in place. It is unclear but appears to be a blanket tax on non-residents regardless of how long the property has been owned and the extent of use by the owners. I understand that the legislation is driven by a need to stop speculative buying by non-resident investors and free up properties for Nova Scotians to buy. It is also my understanding that the problem is largely in the urban areas, not in rural Nova Scotia. This blanket tax will, to our minds, do much more harm to your rural communities than resolve a need for low cost housing in urban areas.

We are just one of many families with a long connection to communities in rural Nova Scotia. I urge you to advocate for removal of, or changes to, the legislation to insure that long term non-residents in the province are not penalized simply because we do not hold a Nova Scotia licence or Health Care card.

I would be more than happy to discuss this with you and the Premier at any time. Sadly this comes across as a misguided tax grab to be absolutely honest and has been implemented with the knowledge that there are no repercussions because we are not registered voters. Like others, this blanket provincial tax levy will force us to seriously consider selling our Nova Scotia home but it will also have a significant negative impact on your rural communities which are already struggling.

Donalda MacBeath and Martin Mundry

 Smith's Cove, Nova Scotia.