

From: Scott McLeod <scott@scottmcleod.ca>
Sent: April 14, 2022 2:57 PM
To: phoveling@nsar.ns.ca; Premier; Finance Minister; Office of the Legislative Counsel
Subject: regarding the new property taxes on non-residents of Nova Scotia

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

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To whom it may concern,

I'm writing on behalf of myself, my wife, and my mother-in-law, to convey our profound disappointment with the Nova Scotia government's sudden property tax increase for non-resident owners of seasonal properties. This tax is not only an unjust burden to my family and many more in our situation - but more so, it misses the mark entirely as a way to create "year-round/affordable housing". It costs seasonal/recreational property owners an excessive and punitive amount of money on top of the taxes already generated by owning in and when visiting your province. We ask that the government makes immediate adjustments to this misguided cash-grab.

In the spring of 2021 we purchased 34 Sand Piper Way, a seasonal property near Black Point in Pictou County. By design this dwelling is not meant for year-round occupancy, nor is the geographical location habitable over the winter months. It is not possible for us to meet your criteria for an exemption to this tax increase. We believe that you are willingly ignoring the fact that there is zero potential for anyone to SAFELY occupy this property - and many like it - from November to April.

My mother-in-law was born and raised in Pictou County, and her siblings, their families, and many childhood friends still live in the area. She is a widow; her husband passed away in 2020. Covid has made her grieving process hell, with her family and friends not being able to visit and help her heal. We decided to help her buy a summer property so that she could have her own place to stay when going "home" to spend time with her family during her and her siblings senior/twilight years, and so that our children could get to know their family/aunts/uncles/cousins.

Our reason to purchase in N.S. was to spend our summers with family. We are not "investors" seeking a quick flip or profit. But we are absolutely investors in the Pictou County community. We've spent thousands of dollars this past summer on food, fuel, tradespeople, handymen, materials, upkeep, restaurants, and more. And we have plans to spend thousands more this year and beyond in your province. Obviously everything we buy gets taxed, and it goes to your government. Let's not overlook the fact that we already pay a substantial annual property tax to your province. You claim that you want to improve the availability of year round housing for NS residents. We do not own a property that can be lived in year round. We are not your problem. We are merely decent people trying to spend time with our family in the area of Canada where my mother-in-law grew up. Your excessive taxation on people like us is simple robbery. If you had grandfathered the annual tax hike that would at least provide knowledge and a choice for future buyers. Going after people like us, well you're truly just sticking it to us because we cannot impact your job security. We don't get to vote there, so it is easy for you to

make us a target. Imagine families that have purchased 20 years ago - how much money they've spent in your province and how much tax that has generated. You're punishing them unfairly.

It might interest you to know that we purchased the property from a Nova Scotian - we have brought hundreds of thousands of dollars into your province, and paid taxes on that. She would have paid capital gains on that sale. This person had been trying to sell this property for a decade before we came along. 10 years. We did something that nobody else, absolutely not a Nova Scotian resident, was willing to do.

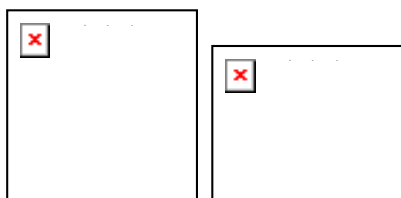
It's unjust that you are penalizing people like us, on a property like this. We ask you to immediately repeal or amend this obvious cash grab and implement a more responsible plan to address housing quantity and affordability.

Yours truly,

Scott McLeod, Michaela Becker, and Janet Becker (née Fraser)

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