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Caribou Island, Nova Scotia
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9 April 2022

The Law Amendments Committee

Office of the Legislative Counsel
CIBC Building
802-1809 Barrington Street
PO Box 1116
Halifax NS B3J 2X1

By email:legc.office@novascotia.ca

Re: The Nova Scotia Non Residents Property Tax

Dear Members of the Committee

We are writing to you as concerned Canadian citizens who have been invested in Nova Scotia for nearly a quarter century. We wish to share our story in order for you to realize what Nova Scotia has meant to us and what we thought we meant to Nova Scotia.

In 1998 while a permanent resident of Halifax, Nova Scotia, my wife and I purchased a plot of land on Caribou Island in Pictou County and started our dream to build our home away from home. Working with a local contractor from New Glasgow and Beaver Lumber in Stellarton we had our cottage constructed.

We enjoyed our cottage just like every other Nova Scotian resident did; on weekends and throughout summers. In 2000 we were transferred to Toronto and while we were now 2000 km away, we had not built our cottage as a speculative investment but due to the location and a strong connection with our neighbours and community. My wife and two sons continued to spend each summer at our cottage in Pictou County while I joined them during my yearly vacations.

In 2012 I retired and as both our sons had grown and settled in Ontario we remained here to be close to them for part of the year and to expand our cottage to accommodate the demands of a full adult family during the balance of the year.

We returned to our contractor, and went back to our local community for all of our supply needs, including Pictou Home Hardware for lumber and Polytech windows in Cape Breton for windows in the new addition.

Since full retirement my wife and I have spent up to 6 months in Pictou County each and every year. We have built a network of close friends in our community and have personally toured and introduced scores of visitors from across Canada to Pictou County and the rest of Nova Scotia. We ourselves have visited every single region of Nova Scotia multiple times.

We have played our ongoing part in supporting the local economy. Not only involving daily living but through significant purchases such as vehicles (9 in total since building in Nova Scotia); replacement of our original windows; significant shore erosion mitigation and through the end of life replacement of our septic system, to name a few. All supplied and serviced through local businesses.



We are trying to understand the logic of these changes in taxation against Canadian non Nova Scotia residents. We understand that you are trying to address the housing crisis that exists across Canada, particularly since the pandemic, but in doing so you have chosen to penalize those that have already been significantly invested in Nova Scotia. You have chosen to penalize the majority of those that have invested in rural communities where the summer economy is the life blood of so many small business operators.

In a time when costs are rising all across Canada making it especially difficult for the retired population; with the additional tax, you have added a 222% increase to our yearly taxes. We ask that you look forward with your solutions, not backwards. by implementing a *grandfather clause* to recognize those that have been invested in Nova Scotia for the long term.

We thank you for your attention and would appreciate a reply at your earliest convenience.

Harry (Hank) and Cyndi Stackhouse

Owner - [REDACTED] Caribou Island, NS [REDACTED]
[REDACTED]