

April 19, 2022

Law Amendments Committee  
Office of Legislative Counsel  
CIBC Building  
PO Box 1116  
Halifax  
Nova Scotia  
B3J 2X1

Attention: Honourable Brad Johns and Committee Members

**Re: Financial Measures Act 2022 – Non-Resident Property Tax**

Dear Members of the Committee:

My family has very deep roots in Atlantic Canada

Centuries before my ancestors were settlers in Acadia and Western Newfoundland.

My uncle at the age of eleven lived with my grandparents in Cape Breton and was an early victim of the deadly Spanish Flu in 1918.

My family served our country during the Second World War effort – my Dad and his brother overseas – and my two aunts moved from Corner Brook to Halifax to serve in the Canadian military.

Fast forward to 2015 and although we were making a living in another province, my wife and I had the unique opportunity to purchase a small home in Wolfville.

Since that time our home has provided much needed temporary housing for a university professor and her family, several family members who have attended Acadia and Dalhousie Universities, a transition home for my son and his young family as they awaited the purchase of a new home and increasingly a home for my wife and myself.

More recently, during the pandemic, our little home and the “Atlantic Bubble” provided us with a refuge and a place to help support my family and contribute to the local community.

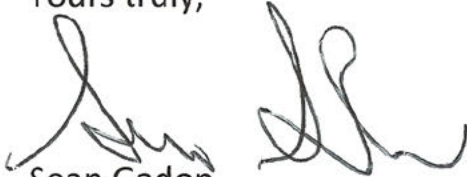
As a national affordable housing expert, who also volunteer my time and expertise to the Nova Scotia Affordable Housing Commission, I recommend that prior to proceeding with the non-resident property tax that the government more closely consider the full range of social and economic implications of the tax beyond the estimated revenue it is intended to generate.

Given the government’s stated intention to make sure people can afford a place to call home and build their lives in Nova Scotia I recommend that the government adopt a targeted intergovernmental strategy to take advantage of the billions of dollars in affordable housing funding which is being made unilaterally available by the federal government through the National Housing Strategy.

As a family that will shortly be living on a fixed pension income, I’m writing to ask you to deeply listen to the many voices who have asked your government to show consideration and restraint by reconsidering and moderating the amount of the proposed property tax increase on seasonal Nova Scotia residents.

While we are not at the moment permanent residents of Nova Scotia, we believe we make a positive contribution to the province and will for many years to come.

Yours truly,



Sean Gadon

[Redacted address line]

Wolfville  
Nova Scotia

[Redacted address line]