



October 28, 2021

TO: The Right Honourable Justin Trudeau
Prime Minister
House of Commons
Ottawa, ON K1A 0A6
Email: Justin.trudeau@parl.gc.ca

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1Y7
Email: premier@ontario.ca

Re: Capital Gains Tax on Primary Residence

At its Regular Council Meeting held on June 21, 2021, Town of Essex Council reviewed The Corporation of the Town of Fort Erie's request for support in regards to capital gains tax on primary residence. Council supports the request for the Federal Government to cease further consideration of eliminating capital gains tax exemptions on primary residences as this change in taxation will result in a negative financial impact on many residents. I am pleased to report that as a result of that review Council passed the following resolution:

R21-06-265

Moved by: Councillor Bjorkman

Seconded By: Deputy Mayor Meloche

That the correspondence from Town of Fort Erie dated June 1, 2021, requesting Capital Gains Tax on Primary Residence be received and supported; and



That a letter of support be circulated to The Right Honourable Justin Trudeau, The Honourable Doug Ford, Premier of Ontario, All Members of Parliament, All Members of Provincial Parliament, The Regional Municipality of Niagara, and all Municipalities.

Carried

I trust you will find this satisfactory. If you have any questions or comments please feel free to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to read "R. Auger".

Robert W. Auger, L.L.B.
Town Solicitor, Legal and Legislative Services/Clerk
rauger@essex.ca

c.c. MPP Taras Natyshak
Email: tnatyshak-cp@ndp.on.ca

MP Chris Lewis
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Mary Birch, Director of Council and Community Services/Clerk
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Tammy Fowkes, Municipal Clerk
Town of Amherstburg
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Paula Parker, Town Clerk
Town of Kingsville
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Agatha Robertson, Director of Council Services/Clerk
Town of LaSalle
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Kristen Newman, Director of Legislative and Legal Services/Clerk
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Brenda Percy, Municipal Clerk/Manager of Legislative Services
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Laura Moy, Director of Corporate Services/Clerk
Town of Tecumseh
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Community Services

Legislative Services

June 1, 2021
File #120203

The Right Honourable Justin Trudeau
Prime Minister
House of Commons
Ottawa, ON K1A 0A6
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The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
premier@ontario.ca

Honourable and Dear Sirs:

Re: Capital Gains Tax on Primary Residence

The Municipal Council of the Town of Fort Erie at its meeting of May 31, 2021 passed the following resolution:

Whereas primary residences are currently exempt from a capital gains tax, and

Whereas currently secondary and additional non-primary properties are subject to capital gains, and

Whereas the Federal Government is currently looking into a primary residence capital gains tax as they have recognized that affordable housing has become a serious issue in Canada, and

Whereas smaller communities including the Town of Fort Erie are seeing unprecedented higher selling prices that are outpacing prices in larger cities, and

Whereas many hard-working Canadians who have only a primary residence with no additional non-primary homes count on their home equity as financial aid to apply to upsizing or downsizing their home depending on their personal situation, and

Whereas a change in taxation to primary residences would be a significant financial blow to Canadians and would create an unfair, two-tiered taxation which could lead to depleted savings, inter-generational disparities, disparities among diverse groups such as seniors who may have a significant portion of their savings vested in their primary residence, as well as, reducing the ability of home ownership thereby a further, higher need for rentals, and

Whereas the Federal government could look at other means to slow down the rapidly escalating housing costs to improve housing affordability;

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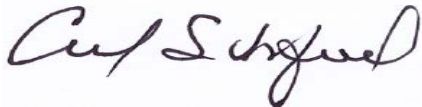
Now therefore be it resolved,

That: The Federal Government cease further consideration of eliminating capital gains tax exemptions on primary residences, and further

That: A copy of this resolution be circulated to The Right Honourable Justin Trudeau, The Honourable Doug Ford, Premier of Ontario, All Members of Parliament, All Members of Provincial Parliament, The Regional Municipality of Niagara, and all Municipalities, for their support.

Thank you for your attention to this matter.

Yours very truly,



Carol Schofield, Dipl.M.A.
Manager, Legislative Services/Clerk

cschofield@forterie.ca

CS:dlk

c.c. All Members of Parliament
All Members of Provincial Parliament
The Regional Municipality of Niagara
Ontario Municipalities