

Hotspot Guide

Canada

A Sample of what's on Offer

Hot Spot

Introduction



Why invest in Canada?

Commercial properties remain a decent investment when it comes to real estate in Canada.

As of yet, most of the major Canadian cities have not been overdeveloped. There remains a decent demand for commercial building space in most of the major Canadian points of commerce.

As a result, a foreign national interested in investing in commercial property does have room to manoeuvre in this day and age.

People with a more limited amount of money to invest might want to consider investing in residential property that can be leased to travellers on holiday or vacation.

Tourism remains a strong industry in Canada. As a result, there remains money to be made through the ownership of residential property that can be made available to tourists within the country.



Geography



- The geography of Canada is vast and diverse.
- Occupying most of the northern portion of North America (41% of the continent), Canada is the world's second largest country in total area after Russia.
- Canada spans an immense territory between the Pacific Ocean to the west and the Atlantic Ocean to the east and the Arctic Ocean to the north, with the United States to the south (contiguous United States) and northwest (Alaska), and the Arctic Ocean to the north; Greenland is to the northeast.
- Off the southern coast of Newfoundland lies Saint-Pierre and Miquelon, an overseas collectivity of France.
- Since 1925, Canada has claimed the portion of the Arctic between 60°W and 141°W longitude to the North Pole; however, this claim is contested.

Economy

- Canada has the tenth largest economy in the world (measured in US dollars at market exchange rates), is one of the world's wealthiest nations, and a member of the Organization for Economic Co-operation and Development (OECD) and Group of Eight (G8).
- As with other developed nations, the Canadian economy is dominated by the service industry, which employs about three quarters of Canadians.
- Canada is unusual among developed countries in the importance of the primary sector, with the logging and oil industries being two of Canada's most important.
- Canada also has a sizable manufacturing sector, centred in Central Canada, with the automobile industry especially important.

Politics

- The politics of Canada function within a framework of constitutional monarchy and a federal system of parliamentary government with strong democratic traditions.
- Many of the country's legislative practices derive from the unwritten conventions of and precedents set by the United Kingdom's Westminster parliament.
- However, Canada has evolved variations: party discipline in Canada is stronger than in the United Kingdom, and more parliamentary votes are considered motions of confidence, which tends to diminish the role of non-Cabinet Members of Parliament (MPs).
- Such members, in the government caucus, and junior or lower-profile members of opposition caucuses, are known as backbenchers. Backbenchers can, however, exert their influence by sitting in parliamentary committees, like the Public Accounts Committee or the National Defense Committee.

A Brief Guide to Purchasing Property in Canada

- In British Columbia, New Brunswick, Newfoundland, Nova Scotia, Ontario and Quebec, for example, there are no restrictions on foreign ownership, provided you spend less than six months per year in Canada.
- However, in Banff, which is located within a national park, only businesses and employees of the park can own property, and even they can do so only through renewable 42-year leaseholds.

Property Market

- In the 21st century, the property market in Canada The Great White North is dominated by people looking to purchase vacation properties and by investors looking to capitalise on the growth that is being experienced in some of the larger cities within the country.
- What is important to keep in mind is that the vast majority of the citizens of Canada actually live within one hundred miles of the Canadian and U.S. border.
- As a result, the hot markets for property -- with the exception of some holiday and vacation properties located further north -- tend to be along the one hundred mile band near the Canadian and U.S. borderline.



Fees and taxes

Non-residents of Canada pay tax on income received from sources in Canada. The type of tax paid, and the requirement to file income tax returns, depends on the type of income received.

Canada has tax treaties with many countries, including the United States and the UK. A tax treaty is designed to avoid double taxation for people who would otherwise pay tax on the same income in two countries.

Property Transfer (or Purchase) Tax / Land Transfer Fees are calculated between 0.5-2% of the property's total

Clearance Certificate The typical fees associated with preparing and filing a clearance certificate, paid by the seller, range from \$300-\$1000, depending on the complexity of the transaction.

Capital Gains Tax is not applicable on your principal residence.

Goods and Services Tax (GST) of 5% is only payable on newly constructed homes and is often included in the quoted sales price.

Provincial Sales Tax (PST) ranges from 0-10% and again, is normally included in the quoted sale price.

Property Tax is an annual fee levied within local communities, which means there are many different rates within each province. The amount can differ each year but generally Property Tax falls between 0.5-2.5% of the home's market value.

Hot Spots

Prince Edward Island

Green pastures and the distinct red-soil cliffs make Prince Edward Island a great destination for travellers who are just looking for some relaxation or a fun day at the beach. Take a car to get around, the island is not big so you could see everything in a day.





Ottawa, Ontario

Ottawa is the Capital City of Canada and a great place to soak in Canadian culture. The Changing of the Guard on Parliament Hill or the RCMP march are always popular sights, along with some world class museums. There are also many parks and bike paths that make summer outdoors fun.

Churchill, Manitoba

Churchill, Manitoba is a small town in northern Manitoba on the shores of the Hudson Bay. The town is the Polar Bear Capital of the World (sightings are year round), Beluga Whale Capital of the World (sightings from late June to late August), and one of the best places to catch a glimpse of an Aurora Borealis or Northern-Lights (sightings from late November through to late March).

Niagara Falls, Ontario

It's one of those unfortunate 'luck of the draw' things , because the majority of the Falls are technically in the United States. This would be fine except that to see it, you have to be on the Canadian side.

