

The Corporation of the Municipality of St. Charles  
RESOLUTION PAGE



Regular Meeting of Council

**Agenda Number:** 8.5.  
**Resolution Number** 2024-406  
**Title:** Resolution Requesting the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding (Fair Share)  
**Date:** November 20, 2024

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**Moved by:** Councillor Loftus  
**Seconded by:** Councillor Lachance

**WHEREAS municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development;**

**AND WHEREAS the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment;**

**AND WHEREAS the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities;**

**AND WHEREAS the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs;**

**AND WHEREAS redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers;**

**AND WHEREAS a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;**

- 1. NOW THEREFORE BE IN HEREBY RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and,**
- 2. BE IS FURTHER RESOLVED THAT Council for the Corporation of the Municipality of St.-Charles calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and,**
- 3. BE IT FURTHER RESOLVED THAT this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and,**

4. **BE IT FURTHER RESOLVED THAT copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and,**
5. **BE IT FURTHER RESOLVED THAT copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.**

**CARRIED**



MAYOR



Legislative Services  
Ishita Soneji  
905-726-4768  
clerks@aurora.ca

Town of Aurora  
100 John West Way, Box 1000  
Aurora, ON L4G 6J1

November 27, 2024

The Right Honourable Justin Trudeau  
Prime Minister of Canada

**Delivered by email**  
justin.trudeau@parl.gc.ca

The Honourable Doug Ford  
Premier of Ontario

premier@ontario.ca

Dear Prime Minister Trudeau and Premier Ford:

**Re: Town of Aurora Council Resolution of November 26, 2024  
Member Motion 8.9.1 - Mayor Mrakas; Re: Request the Redistribution of the  
Provincial Land Transfer Tax and GST to Municipalities for Sustainable  
Infrastructure Funding**

Please be advised that this matter was considered by Council at its meeting held on November 26, 2024, and in this regard, Council adopted the following resolution:

**Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and**

**Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and**

**Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and**

**Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and**

**Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and**

**Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure**

**initiatives, supporting local economic growth and improving the quality of life for residents;**

- 1. Now Therefore Be It Hereby Resolved That Aurora Town Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and**
- 2. Be It Further Resolved That Aurora Town Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and**
- 3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and**
- 4. Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and**
- 5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.**

The above is for your consideration and any attention deemed necessary.

Sincerely,



Ishita Soneji  
Deputy Town Clerk  
The Corporation of the Town of Aurora

IS/lb

Attachment (Council meeting extract)

Town of Aurora Council Resolution of November 26, 2024  
Request the Redistribution of the Provincial Land Transfer Tax and GST to  
Municipalities for Sustainable Infrastructure Funding  
November 27, 2024

3 of 3

Copy: Hon. Peter Bethlenfalvy, Ontario Minister of Finance  
Hon. Paul Calandra, Ontario Minister of Municipal Affairs and Housing  
Leah Taylor Roy, MP Aurora—Oak Ridges—Richmond Hill  
Tony Van Bynen, MP Newmarket—Aurora  
Dawn Gallagher Murphy, MPP Newmarket—Aurora  
Hon. Michael Parsa, MPP Aurora—Oak Ridges—Richmond Hill  
All Ontario Municipalities  
Federation of Canadian Municipalities (FCM)  
Association of Municipalities of Ontario (AMO)





## 8. Committee of the Whole Meeting Report of November 5, 2024

**Moved by** Councillor Weese

**Seconded by** Councillor Thompson

That the Committee of the Whole Meeting Report of November 5, 2024, be received and the recommendations carried by the Committee approved, with the exception of sub-items 8.5.4, 8.8.1, and 8.8.3, which were discussed and voted on separately as recorded below.

Yeas (7): Mayor Mrakas, Councillor Weese, Councillor Gilliland, Councillor Gaertner, Councillor Thompson, Councillor Gallo, and Councillor Kim

**Carried (7 to 0)**

### 8.9 Member Motions

#### 8.9.1 Mayor Mrakas; Re: Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and

sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

1. Now Therefore Be It Hereby Resolved That Aurora Town Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and
2. Be It Further Resolved That Aurora Town Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and
4. Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and
5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

**Carried**



November 28, 2024

The Right Honourable Justin Trudeau  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2

Dear Prime Minister Trudeau:

**The Regional  
Municipality of  
Durham**

Corporate Services  
Department –  
Legislative Services  
Division

605 Rossland Rd. E.  
Level 1  
PO Box 623  
Whitby, ON L1N 6A3  
Canada

905-668-7711  
1-800-372-1102

[durham.ca](http://durham.ca)

**Alexander Harras  
M.P.A.  
Director of  
Legislative Services  
& Regional Clerk**

**RE: Motion Requesting the Redistribution of the Provincial  
Land Transfer Tax and GST to Municipalities for  
Sustainable Infrastructure Funding, Our File: C00**

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Council of the Region of Durham, at its meeting held on November 27, 2024, passed the following resolution:

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development;

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment;

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities;


Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs;

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers;

Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;



1. Now Therefore Be It Hereby Resolved That The Regional Municipality of Durham Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities;
2. Be It Further Resolved That The Regional Municipality of Durham Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities;
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs;
4. Be It Further Resolved That the province be reminded it has been asked by AMO and municipalities to develop a new and comprehensive funding arrangement with municipalities including the housing affordability taskforce recommendations;
5. Be It Further Resolved That a copy of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and
6. Be It Further Resolved That a copy of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

  
Alexander Harras, M.P.A.  
Director of Legislative Services & Regional Clerk  
AH/tf

c: Hon. D. Ford, Premier, Province of Ontario  
Hon. P. Bethlenfalvy, Ontario Minister of Finance, MPP,  
Pickering/Uxbridge  
Hon. P. Calandra, Minister of Municipal Affairs and Housing

Hon. M. Holland, MP, Ajax  
J. Jivani, MP, Durham  
J. Schmale, MP, Haliburton/Kawartha Lakes/Brock  
P. Lawrence, MP, Northumberland/Peterborough South  
C. Carrie, MP, Oshawa  
J. O'Connell, MP, Pickering/Uxbridge  
R. Turnbull, MP, Whitby  
P. Barnes, MPP, Ajax  
L. Coe, MPP, Whitby  
J. French, MPP, Oshawa  
Hon. T. McCarthy, MPP, Durham  
Hon. D. Piccini, MPP, Northumberland/Peterborough South  
L. Scott, MPP, Haliburton/Kawartha Lakes/Brock  
Federation of Canadian Municipalities (FCM)  
Association of Municipalities of Ontario (AMO)  
All Ontario Municipalities  
A. Burgess, Director, Communications and Engagement  
B. Hannelas, Manager, Corporate Initiatives and Government  
Relations



**CORPORATION OF THE MUNICIPALITY OF SOUTH HURON**

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

[www.southhuron.ca](http://www.southhuron.ca)

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December 11, 2024

Via email: [justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2

Dear Prime Minister Trudeau

**Re: Redistribution of Land Transfer Tax and GST**

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Please be advised that South Huron Council passed the following resolution at their December 9, 2024, Regular Council Meeting:

518-2024

Moved By: Marissa Vaughan

Seconded by: Aaron Neeb

Result: Carried

**Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and**

**Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and**

**Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and**

**Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and**

**Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax**

**burden on residents or homebuyers; and**

**Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;**

**Now therefore be it hereby resolved that the Municipality of South Huron Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and**

**Be it further resolved that the Municipality of South Huron Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and**

**Be it further resolved that this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and**

**Be it further resolved that copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and**

**Be it further resolved that copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy**

Respectfully,

Kendra Webster, Legislative & Licensing Co-ordinator  
Municipality of South Huron  
[kwebster@southhuron.ca](mailto:kwebster@southhuron.ca)  
519-235-0310 x. 232

Encl.

cc: Premier of Ontario, Hon. Doug Ford, [doug.fordco@pc.ola.org](mailto:doug.fordco@pc.ola.org)  
Ontario Minister of Finance, Hon. Peter Bethlenfalvy,  
[Peter.Bethlenfalvy@pc.ola.org](mailto:Peter.Bethlenfalvy@pc.ola.org)



**CORPORATION OF THE MUNICIPALITY OF SOUTH HURON**

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304

Toll Free: 1-877-204-0747

[www.southhuron.ca](http://www.southhuron.ca)

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Minister of Municipal Affairs and Housing, Hon. Paul Calandra,

[Paul.Calandra@pc.ola.org](mailto:Paul.Calandra@pc.ola.org)

MP Huron-Bruce, Hon. Ben Lobb, [ben.lobb@parl.gc.ca](mailto:ben.lobb@parl.gc.ca)

MPP Huron-Bruce, Hon. Lisa Thompson, [Lisa.Thompsonco@pc.ola.org](mailto:Lisa.Thompsonco@pc.ola.org)

FCM, [resolutions@fcm.ca](mailto:resolutions@fcm.ca)

AMO, [resolutions@amo.on.ca](mailto:resolutions@amo.on.ca)

444 Ontario Municipalities.





Hon. Justin Trudeau  
Prime Minister of Canada  
VIA EMAIL:  
[justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

Hon. Doug Ford  
Premier of Ontario  
VIA EMAIL:  
[premier@ontario.ca](mailto:premier@ontario.ca)

Township of Puslinch  
7404 Wellington Road 34  
Puslinch, ON N0B 2J0  
[www.puslinch.ca](http://www.puslinch.ca)

December 13, 2024

Hon. Paul Calandra  
Minister of Municipal Affairs  
and Housing  
VIA EMAIL:  
[minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Hon. Chrystia Freeland  
Minister of Finance  
VIA EMAIL:  
[chrystia.freeland@parl.gc.ca](mailto:chrystia.freeland@parl.gc.ca)

Hon. Ted Arnott, MPP  
VIA EMAIL:  
[ted.arnottco@pc.ola.org](mailto:ted.arnottco@pc.ola.org)

Hon. Michael Chong, MP  
VIA EMAIL:  
[michael.chong@parl.gc.ca](mailto:michael.chong@parl.gc.ca)

RE: Redistribution of Land Transfer Tax and Property Sale GST

Please be advised that Township of Puslinch Council, at its meeting held on November 27, 2024 considered the aforementioned topic and subsequent to discussion, the following was resolved:

**Resolution No. 2024-429:**

Moved by Councillor Sepulis and  
Seconded by Councillor Hurst

**That the Consent Agenda items listed with the exception of items 6.2 and 6.3 for NOVEMBER 27, 2024 Council meeting be received for information; and**

**Whereas the Township of Puslinch supports the Resolution from the Township of Larder Lake and Township of McGarry;**

**Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and**



**Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and**

**Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and**

**Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and**

**Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and**

**Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;**

**Be it resolved that the Township of Puslinch requests as follows:**

**That the Provincial Government consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and**

**That the Federal Government be requested to allocate a percentage of the GST collected on property sales to municipalities; and**

**That this redistribution of the Land Transfer Tax and GST be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thereby ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and**



**Be It further resolved that a copy of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and**

**That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.**

**CARRIED**

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Justine Brotherston  
Municipal Clerk

CC: All Ontario Municipalities, Federation of Canadian Municipalities (FCM), Association of Municipalities of Ontario (AMO)



MUNICIPALITY OF PORT HOPE  
RESOLUTION

Date: 17 December 2024

252-2024

MOVED BY: Deputy Mayor Hollaway Wadhvani

SECONDED BY: Councillor Tans

WHEREAS municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

WHEREAS the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

WHEREAS the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

WHEREAS the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

WHEREAS redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

WHEREAS a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

NOW THEREFORE BE IT RESOLVED THAT the Municipality of Port Hope Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

BE IT FURTHER RESOLVED THAT the Municipality of Port Hope Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and


BE IT FURTHER RESOLVED THAT this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and

BE IT FURTHER RESOLVED THAT copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and

BE IT FURTHER RESOLVED THAT copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

A large black rectangular redaction box covering the signature of the Mayor.

Mayor Olena Hankivsky

A smaller black rectangular redaction box covering the name of the Mayor.





**City of Stratford, Corporate Services Department**

Clerk's Office

City Hall, P. O. Box 818, Stratford, Ontario N5A 6W1

Tel: 519-271-0250, extension 5237

Email: [clerks@stratford.ca](mailto:clerks@stratford.ca)

Website: [www.stratford.ca](http://www.stratford.ca)

December 18, 2024

**Sent via email:** [dmoratto@king.ca](mailto:dmoratto@king.ca)

Diane M. Moratto,  
Administrative Clerk – Council/Committee  
Township of King

**Re: Resolution Regarding Requesting the Redistribution of Provincial Land Transfer Tax and GST to Municipalities**

We acknowledge receipt of your correspondence dated November 18, 2024, regarding the above-mentioned matter.

The said correspondence was provided to Stratford City Council for their consideration as part of the December 16, 2024, Council meeting Consent Agenda (CA-2024-197). At the meeting, Council adopted the following resolution:

**THAT CA-2024-197, being resolutions requesting the redistribution of Provincial Land Transfer Tax and GST to municipalities for sustainable infrastructure funding, be endorsed.**

Sincerely,

Tatiana Dafoe, Clerk

/mf

cc: Hon. Peter Bethlenfalvy, Ontario Minister of Finance  
Hon. Paul Calandra, Ontario Minister of Municipal Affairs and Housing  
Association of Municipalities of Ontario  
All Ontario municipalities



181 Perry Street, PO Box 780  
Port Perry, ON L9L 1A7  
Phone: 905-985-7346  
Fax: 905-985-9917  
scugog.ca

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Sent Via Email to: [Justin.Trudeau@parl.gc.ca](mailto:Justin.Trudeau@parl.gc.ca)

December 19, 2024

Prime Minister Justin Trudeau  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2

**RE: Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding**

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Please be advised that the Council of the Corporation of the Township of Scugog at its regular meeting on December 16, 2024, passed the following motion supporting the resolution from the Town of Aurora regarding the Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding:

Moved by Regional Councillor McDougall

Seconded by Councillor Rock

**That** Correspondence received from the Town of Aurora regarding Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding - November 5, 2024, be endorsed.

**Carried**

Attached please find a copy of the Town of Aurora correspondence dated November 5, 2024.

If you require anything further, please contact the undersigned.



181 Perry Street, PO Box 780  
Port Perry, ON L9L 1A7  
Phone: 905-985-7346  
Fax: 905-985-9917  
scugog.ca

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Yours Sincerely,



Blair Labelle  
Director of Corporate Services / Clerk  
/am

Enclosure

CC Doug Ford, Premier of Ontario  
Peter Bethlenfalvy Ontario Minister of Finance  
Paul Calandra, Minister of Municipal Affairs and Housing  
Todd McCarthy, MPP Durham  
Jamil Jivani MP Durham  
All Ontario Municipalities  
Federation of Canadian Municipalities  
Association of Municipalities of Ontario



# Corporation of The Township of Stone Mills

4504 County Road 4, Centreville, ON K0K 1N0  
Tel. (613) 378-2475 Fax. (613) 378-0033  
Website: [www.stonemills.com](http://www.stonemills.com)



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December 19, 2024

Prime Minister Justin Trudeau  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2

Sent by Email

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## **RE: Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding**

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Please be advised that the Council of the Corporation of the Township of Stone Mills at its meeting on December 16, 2024, adopted the following resolution,

Moved by Councillor McDonald  
Seconded by Councillor Woodcock

That the correspondence from the Town of Aurora be received and the following motion be adopted,

**Whereas** municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and  
Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

**Whereas** the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

**Whereas** the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

**Whereas** redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and

**Whereas** a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

**Now Therefore Be It Hereby Resolved That** Township of Stone Mills Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and

**Be It Further Resolved That** Township of Stone Mills Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and

**Be It Further Resolved That** this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local

governments receive a fair share of the revenue to address critical infrastructure needs; and

**Be It Further Resolved That** copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and

**Be It Further Resolved That** copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

**Carried.**

If you require anything further, please contact the undersigned.



**Brandi Teeple**  
Township Clerk  
Township of Stone Mills  
Phone: 613 378-2475 ext. 225  
Email: bteeple@stonemills.com

cc. Doug Ford, Premier of Ontario  
Peter Bethlenfalvy Ontario Minister of Finance  
Paul Calandra, Minister of Municipal Affairs and Housing  
Ric Bresee, MPP Hastings-Lennox and Addington  
Shelby Kramp-Neuman MP Hastings-Lennox and Addington  
All Ontario municipalities  
Federation of Canadian Municipalities  
Association of Municipalities of Ontario



Good day Elected Official,

For many years, we have advocated for our fair share of funding from both Provincial and Federal governments. Through FCM and AMO, we've pushed for reforms and for sustainable, predictable funding for municipal infrastructure. With both Provincial and Federal elections approaching, I believe it's time for us to unite and propose a solution for municipalities' fair share.

As we're asked to meet growth targets, our municipalities urgently need predictable, long-term funding to support critical infrastructure, including roads, bridges, and public transit. We need all levels of government to collaborate on a solution that doesn't rely solely on property taxes to fund essential infrastructure in our communities. That's why we're calling on the Province to allocate a portion of the Land Transfer Tax, and on the Federal Government to allocate a portion of the GST from new home sales—no new taxes, just a fair distribution of our own funds for our communities!

Bellow is a Motion I respectfully ask you to bring forward at your council.

This motion ensures that we have the resources to build and maintain the infrastructure that keeps our municipalities running smoothly, without increasing property taxes.

Please consider adding this Motion to your Council agendas. It is essential that our collective voices are heard. Local governments deserve predictable, long-term funding to support critical infrastructure. Together, we can build a brighter future for all Ontarians.

*Motion: Request the Redistribution of the Provincial Land Transfer Tax and GST*

*to Municipalities for Sustainable Infrastructure Funding*

*Whereas municipalities face growing infrastructure needs, including roads, bridges,*

*public transit, water systems, and other critical services, which are essential to*

*community well-being and economic development; and*

*Whereas the current sources of municipal revenue, including property taxes and user*

*fees, are insufficient to meet these increasing demands for infrastructure investment;*

*and*

*Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on*

*property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and*

*Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and*

*Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and*

*Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;*

*1. Now Therefore Be It Hereby Resolved That \_\_\_\_\_Municipality\_\_\_\_\_ Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and*

*2. Be It Further Resolved That \_\_\_\_\_Municipality\_\_\_\_\_ Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and*

*3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST*

*should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and*

*4. Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and*

*5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.*

Regards,

Tom Mrakas

Mayor Town of Aurora

416-543-1624





374028 6TH LINE • AMARANTH ON • L9W 0M6

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December 24, 2024

The Right Honourable Justin Trudeau  
Prime Minister of Canada  
Office of the Prime Minister  
80 Wellington Street  
Ottawa, ON K1A 0A2

Sent by email to: [justin.trudeau@parl.gc.ca](mailto:justin.trudeau@parl.gc.ca)

**Re: Council Resolution Regarding Requesting the Redistribution of Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding**

At its regular meeting of Council held on December 4, 2024, the Township of Amaranth Council passed the following motion:

**Resolution #: 5**

**Moved by:** B. Metzger

**Seconded by:** A. Stirk

BE IT RESOLVED THAT:

Whereas municipalities face growing infrastructure needs, including roads, bridges, public transit, water systems, and other critical services, which are essential to community well-being and economic development; and

Whereas the current sources of municipal revenue, including property taxes and user fees, are insufficient to meet these increasing demands for infrastructure investment; and

Whereas the Province of Ontario currently collects the Land Transfer Tax (LTT) on property transactions in municipalities across the province, generating significant revenue that is not directly shared with municipalities; and

Whereas the Federal Government collects the Goods and Services Tax (GST) on property transactions, a portion of which could be directed to municipalities to address local infrastructure needs; and

Whereas redistributing a portion of the Provincial Land Transfer Tax and GST to municipalities would provide a predictable and sustainable source of funding for local infrastructure projects without creating a new tax burden on residents or homebuyers; and



Whereas a redistribution of a portion of the existing Land Transfer Tax and GST would allow municipalities to better plan and invest in long-term infrastructure initiatives, supporting local economic growth and improving the quality of life for residents;

Now Therefore Be It Hereby Resolved That Township of Amaranth Council formally requests

1. The Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities; and Request the Redistribution of the Provincial Land Transfer Tax and GST to Municipalities for Sustainable Infrastructure Funding
2. Be It Further Resolved That the Township of Amaranth Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and
3. Be It Further Resolved That this redistribution of the Land Transfer Tax and GST should be structured to provide predictable and sustainable funding to municipalities, allowing for better long-term planning and investment in infrastructure projects that benefit local communities, thus ensuring that local governments receive a fair share of the revenue to address critical infrastructure needs; and
4. Be It Further Resolved That copies of this resolution be forwarded to Prime Minister Justin Trudeau, Premier Doug Ford, the Ontario Minister of Finance, the Minister of Municipal Affairs and Housing, local Members of Parliament (MPs) and Members of Provincial Parliament (MPPs); and
5. Be It Further Resolved That copies of this resolution be forwarded to all 444 Municipalities in Ontario, the Federation of Canadian Municipalities (FCM), and the Association of Municipalities of Ontario (AMO) for their endorsement and advocacy.

**CARRIED**

Please do not hesitate to contact the office if you require any further information on this matter.

Yours truly,

A large black rectangular redaction box covering the signature of Nicole Martin.

Nicole Martin, Dipl. M.A.  
CAO/Clerk