



Legal and Legislative Services

January 28, 2025

The Honourable Doug Ford
Premier of Ontario
Legislative Building, Queen's Park
Toronto, ON M7A 1A1
premier@ontario.ca

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

Honourable and Dear Sirs,

Please be advised the Municipal Council of the Town of Fort Erie at its meeting of January 27, 2025 received and supported correspondence from the Town of Aurora dated November 27, 2024 requesting the Province to redistribute the Land Transfer Tax and GST to municipalities for Sustainable Infrastructure Funding.

Attached please find a copy of the Town of Aurora correspondence dated November 27, 2024.

Thank you for your attention to this matter.

Kind regards,

Ashlea Carter,
Acting Manager, Legislative Services/Town Clerk
acarter@forterie.ca

AC:dlk

Encl.

c.c: The Honourable Peter Bethlenfalvy, Minister of Finance peter.bethlenfalvy@pc.ola.org
The Honourable Paul Calendra, Minister of Municipal Affairs and Housing paul.calandra@pc.ola.org
Niagara Region MPP's wgates-co@ndp.on.ca; JStevens-CO@ndp.on.ca; JBurch-QP@ndp.on.ca;
sam.oosterhoff@pc.ola.org
Niagara Region MP's Vance.Badawey@parl.gc.ca; tony.baldinelli@parl.gc.ca; Chris.Bittle@parl.gc.ca;
dean.allison@parl.gc.ca
Federation of Canadian Municipalities resolutions@fcm.ca
Association of Municipalities of Ontario amo@amo.on.ca
Niagara Region
All Ontario Municipalities

Mailing Address:

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Legislative Services
Ishita Soneji
905-726-4768
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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

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BY COUNCIL

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

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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