


December 18, 2024

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|  Corporate Services Department<br>Legislative Services Division |  |
| Date & Time Received:  | December 19, 2024<br>10:37 am                          |
| Original To:   | CIP  |
| Copies To:   |  |
| Take Appropriate Action  | <input type="checkbox"/> File <input type="checkbox"/> |
| Notes/Comments:  |  |

The Right Honourable Justin Trudeau  
Prime Minister of Canada  
House of Commons  
Ottawa, ON Toronto, ON M7A 1A1

Delivered by email  
[Justin.Trudeau@parl.gc.ca](mailto:Justin.Trudeau@parl.gc.ca)

Dear Mr. Prime Minister:

**Re: Town of Whitchurch-Stouffville Council Resolution of September 11, 2024, Re: 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 December 11, 2024, and Council passed the following resolution:

**Moved by:** Councillor Sherban

**Seconded by:** Councillor Acton

**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** 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 Town of Whitchurch-Stouffville 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 RESOLVES THAT** Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities; and

**BE IT FURTHER RESOLVES 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 RESOLVES 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 RESOLVES 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.

Kind regards,



Davneet Rai  
Council/Committee Coordinator

Copy: Hon. Doug Ford, Premier of Ontario  
Hon. Peter Bethlenfalvy's, Minister of Finance  
Hon. Paul Calandra, Minister of Municipal Affairs and Housing  
Members of Parliament  
Members of Provincial Parliament  
All Ontario Municipalities  
Federation of Canadian Municipalities  
Association of Municipalities of Ontario