

January 16, 2025

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

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

[premier@ontario.ca](mailto:premier@ontario.ca)

The Honourable Doug Ford  
Premier of Ontario  
964 Albion Road  
Unit 110 (Second floor)  
Etobicoke, ON M9V 1A7

Dear Hon. Justin Trudeau and Hon. Doug Ford:

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

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At their regular meeting of January 15, 2025, Council of the Town of Pelham endorsed the following:

**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:**

- 1. THAT** Town of Pelham Council formally requests the Provincial Government to consider redistributing a portion of the Land Transfer Tax collected on property transactions to municipalities;
- 2. AND THAT** Town of Pelham Council calls on the Federal Government to allocate a percentage of the GST collected on property sales to municipalities;
- 3. AND 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. AND 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);
- 5. 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.

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Should you require further information, please do not hesitate to contact Town Clerk, Sarah Leach 905-980-6657.

Yours very truly,

*JLegros*

Jodi Legros  
Legislative Coordinator

- c. Hon. Paul Calandra, Minister of Municipal Affairs and Housing** [Paul.Calandra@pc.ola.org](mailto:Paul.Calandra@pc.ola.org)  
**Dean Allison, MP Niagara West** [dean.allison@parl.gc.ca](mailto:dean.allison@parl.gc.ca)  
**Hon. Sam Oosterhoff, MPP Niagara West** [Sam.Oosterhoff@pc.ola.org](mailto:Sam.Oosterhoff@pc.ola.org)  
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**Association of Municipalities of Ontario (AMO)** [amo@amo.on.ca](mailto:amo@amo.on.ca); [resolutions@amo.on.ca](mailto:resolutions@amo.on.ca)  
**All Ontario Municipalities**