



November 27, 2024 Council Meeting

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Addition to the Agenda Questions received from Council seeking additional information and the corresponding responses provided by staff regarding the November 27, 2024 Council agenda items.

6.2 Township of Larder Lake Resolution Regarding the Redistribution of Land Transfer Tax and Property Sale GST and

6.3 Township of McGarry Resolution Regarding the Redistribution of Land Transfer Tax and Property Sale GST

-Would like to support with the following motion; **Staff will have a draft motion prepared.**

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

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

6.12 TAPMO November 2024 Newsletter

-will propose motion cited on p.195 **Staff will have a draft motion prepared.**

9.2.2 Report FIN-2024-029 – 2025 Proposed Operating Budget

-Oct. 23 report FIN 024 027 2025 assumed an aggregate production of 4.2mt which was an average of 5 years up to 2023. 2023 had a preliminary production assumption of 3.3mt. Do we have final production numbers for 2023? If they have increased what is the amount and is the associate new revenue factored into the Capital Budget? **No, it looks like what is published is still the preliminary amount of 3.3 million metric tonnes as per the link below:**

<https://toarc.com/production-statistics/>

-p.274 re” Supplemental taxation billings – decrease of \$175K given the additional taxation for the Township from 2017 to 2023 related to the gravel will be processed in 2024 and was budgeted at \$200K in 2024k”; wording is confusing to understand. Please explain what this is about.

This line item is the supplemental taxation billings related to new assessment growth (ie. new construction and renovations). The Municipal Property Assessment Corporation (MPAC) is able to retroactively assess properties for up to 3 years prior. It also includes supplemental taxation billings related to assessment that the County of Wellington has appealed in accordance with the Assessment Base Management policy.



The 2024 budget incorporated a total amount of \$366K of supplemental taxation billings which included an estimated \$200K related to the additional taxation that was estimated from 2017 to 2023 related to the gravel pit appeal settlements which are one-time in nature.

The 2025 proposed budget has incorporated a total amount of \$191K of supplemental taxation billings. Supplemental taxation billings have been projected to increase by \$25K in 2025 (this is net of the \$200K of the additional taxation for the Township from 2017 to 2023 related to the gravel pit appeals).

-p.278 re “That the Youth Advisory Committee would endorse the advertisement and promotion of the youth tennis program in the same capacity as other Puslinch Community Groups.”; please explain what is intended to happen with this resolution.

The purpose of this resolution is to communicate the Committee’s feedback to the Council regarding the challenges in collaboration necessary to facilitate the program. Specifically, the requester who approached the Committee was not interested in forming a formal Tennis Group. The Committee recommends that, should this position change in the future, it would support maintaining the current level of service in promoting programs offered by community groups within the Township. This support includes:

- Inclusion on the Township’s Community Group Webpage
- Opportunity to have contact information listed on the facility calendar
- Inclusion in the Community Guide and Business Directory
- Sharing social media posts when notified of registration or event opportunities

-p.280 re “The Township is in the process of adjusting for the number of gravel pit adjustments received in 2024 pertaining to taxation years 2017 to 2024.”; see first comment above;

See answer above.

-p.283 what is the blended tax rate assuming current proposed rate?

A Township tax increase roughly estimated at 5.08% would result in a Township tax increase of \$60 and a blended tax increase of 3.68% and \$234 on the median/typical single family home (2023 Assessment - \$615,000; 2024 Assessment - \$615,000).

A Township tax increase roughly estimated at 4.00% would result in a Township tax increase of \$47 and a blended tax increase of 3.48% and \$221 on the median/typical single family home (2023 Assessment - \$615,000; 2024 Assessment - \$615,000).



Both of the amounts noted above are rough estimates and will be finalized in the January budget reporting to Council after MPAC's 2025 returned assessment roll has been provided to the Township.

-p. 290 Supplemental Billings; revenues are projected to be about \$175k less than 2024 even though 2024 revenues seem to be close to meeting budget; what is the reason?

See answer above.

-p. 298 ORC part time wages are up \$3k. What is the reason?

Since the part-time parks and facilities attendant positions were not affected by the compensation and benefits review (as their rates were already in line with market rates for 2024, based on the Township's comparator municipalities), the increase is due to regular step movements and the 3% cost-of-living adjustment.

-p. 302 Planning Contract services are up \$60k what is the reason?

The increase relates to the estimated costs of engaging the Township's planning consultant on the additional items outlined below that were not incorporated in the 2024 budget:

- one potential Ontario Land Tribunal Appeal of \$15K
- one potential subdivision/condominium application of \$20K
- five potential optional pre-consultation applications of \$9.6K

The remaining increases relate to estimated costs on a per application basis for site plan control and zoning by-law amendments.

These estimated costs will be further refined in future budgets as the Township gains more actual data through its new planning consultant.

The net change in contract services and professional fees – engineering, is an estimated small decrease in expenditures from 2024 to 2025 (approximately \$3K decrease).

--p. 302 Engineering, Environmental and Legal Fees recovered and down about \$75k even though the total costs budgeted for these services in 2024 is about the same. What is the reason?

The 2025 budget is lower than the 2024 budget due to revised flat fee structure for zoning by-law amendment applications, site plan control applications, and pre-consultation fees introduced in



2025 due to the Province's reversal of the refund provisions in Bill 109 as reported to Council in Report FIN-2024-024. Additionally, the pre-consultation process is no longer mandatory.

-p. 305 what are Public Works Other Recoveries? Is there an expectation that the 2024 revenues will be met? If so why would the 2025 revenues be \$20k under?

Yes, the budgeted 2024 revenues will be achieved. The 2025 budget decrease relates to the removal of the \$20K budget related to the additional costs estimated at \$20K in relation to the Paddock bridge closing on Wellington Road 35. The Township's additional unanticipated costs related to calcium, fuel and operator hours due to the County detour route. These costs are no longer required for 2025 as the project is now complete.

-p.329 Puslinch Community Centre Senior Soccer Field Chain Link Fence Backstop; will this design permit ad signs to be added for revenue?

Yes