

Bates, Tamara

Subject: FW: Public feedback on Industrial Development Charges (DCs)

From: Cathy McPherson < >

Sent: Monday, February 19, 2024 5:03 PM

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Subject: Public feedback on Industrial Development Charges (DCs)

I understand that the City of Hamilton's [Audit, Finance and Administration Committee \(AF&A\)](#) will meet on Thursday Feb 22, 2024 to hear public feedback on what level of Development Charges (DCs) we should charge developers. The committee will then vote on new DCs in April.

For several years Hamilton has given industrial development (warehouses) a discount on Development Charges as an incentive to build. This means the discounted portion of those infrastructure costs, which should be paid by the developers, are transferred straight to Hamilton taxpayers instead. And more concerning these developments are often being built on Hamilton wetlands and farmlands.

We need to provide disincentives for industry to build in environmentally sensitive areas such as our wetlands and in farmlands.

Hamilton taxpayers should be fully consulted before the final vote in April since any discounts on industrial DCs will be transferred to taxpayers.

I support the proposed new DC rate of \$41.48 per square foot for all industrial development on greenfields.

I also support a further Industrial DC increase for developers who build on unserviced farmland where there is no existing infrastructure, compared to those that build on [brownfields](#) within the urban area where infrastructure already exists.

We must prevent developers from expanding outside of Hamilton's agreed upon urban boundary. Those who are successful in having their lands added to the Urban Area by forcing the expansion of Hamilton's urban boundary must pay the full costs of urbanization rather than putting the tax burden on taxpayers.

Regards, Cathy McPherson

Hamilton, Ontario