

Bates, Tamara

Subject: FW: Urgent Call to Action: Support Increasing Development Charges for Industrial Developers in Hamilton

From: Molly Heppner <>

Sent: Tuesday, February 20, 2024 2:07 PM

To: Bates, Tamara <Tamara.Bates@hamilton.ca>

Subject: Re: Urgent Call to Action: Support Increasing Development Charges for Industrial Developers in Hamilton

Dear Clerk and Councillors,

I am writing to you as a concerned taxpayer and resident of Hamilton regarding the upcoming vote on the Development Charges (DCs) for industrial developers, which will be discussed by the AF&A committee. I urge you to carefully consider the following points before making your decision:

1. Consultation with Taxpayers: **It is essential that Hamilton taxpayers are fully consulted before the final vote in April.** Any discounts on industrial DCs will ultimately be transferred to taxpayers. Therefore, it is crucial that their voices are heard in this decision-making process.

2. Support for Increased DCs: **I am in favor of increasing the DC rate for industrial development on greenfields to \$41.48 per square foot.** This increase is necessary to ensure that developers contribute their fair share to the infrastructure costs associated with their projects.

3. Further Increase for Unserved Farmland: I also support a further increase in DCs for developers who build on unserved farmland where there is no existing infrastructure. It is only fair that these developers bear a higher cost compared to those building on brownfields within the urban area where infrastructure already exists.

4. Full Costs of Urbanization: Any developer who succeeds in having their lands added to the Urban Area, thereby forcing the expansion of Hamilton's urban boundary, **must pay the full costs of urbanization.** This principle is crucial to ensure that developers do not pass on the burden of growth to taxpayers.

5. Reducing Tax Burden on Residents: I am aware of the strong desire expressed by every Councillor on the committee to reduce the tax burden on residents during the recent budget period. Supporting an increase in industrial DCs is an opportunity to ensure that **developers**, rather than taxpayers, bear the costs associated with growth.

I urge you to consider these points carefully and **vote in favor of increasing the DCs for industrial developers.** This decision will have a significant impact on the future development of Hamilton and the financial well-being of its residents.

Thank you for your attention to this matter.

Sincerely,
Melissa "Molly" Heppner