

Bates, Tamara

Subject: FW: No Thanks! - Development Charge discounts on Wetlands?

From: Candy Venning <>

Sent: Monday, April 29, 2024 9:30 AM

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Hamilton has always built upon the strength in its ability to manufacture and distribute via the Port and existing industrial districts.

BUT

Are all of those spaces full? – has every existing brownfield already been developed? A quick drive along Barton east and around Stelco ect. says no – no it hasn't!

Why would we then allow discounted growth on previously undeveloped land?

As a voter and taxpayer, I'm frankly alarmed that the City would consider this at all, especially since growth is supposed to pay for itself. That's why DCs exist. They should be paid by developers to cover the cost of infrastructure in and around new developments, such as roads, sewers, streetlights and water mains. Most of Hamilton's remaining wetlands are in the Airport Employment Growth District – AEGD – where new roads alone will cost the city at least half a BILLION dollars. If a developer wants to build, they should contribute financially to the infrastructure that accompanies that development. Note that the upfront costs of paying for infrastructure that the city is allowed to collect, don't even come close to covering the lifetime costs of sprawl infrastructure which always fall to the taxpayer in the long run.

Kindly **eliminate the current 37% discount** entirely, with no gradual phase out and no exemptions for industrial expansions.

Industrial **developers who build on unserviced farmland should pay higher DCs** compared to those that remediate and build on [brownfields](#) within the urban area where infrastructure already exists.

Hamilton taxpayers have not been consulted about DCs exemptions, which will transfer significant costs from developers straight to taxpayers. **Developers, not taxpayers, should pay for growth.**

Candy Venning

property owner, taxpayer, voter