



December 1, 2025

From:  
**West End Home Builders' Association**  
1112 Rymal Road East  
Hamilton, Ontario L8W 3N7

To:  
**Members of Council**  
Town of Grimsby, 160 Livingston Ave  
Grimsby, ON L3M 0J5

**WE HBA Letter: Grimsby 2026 Planning and Development Fees**

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The West End Home Builders' Association ("WE HBA") is the voice of the land development, new housing and professional renovation industries in Hamilton, Burlington, and Grimsby. WE HBA represents 300 member companies made up of all disciplines involved in land development and residential construction. In the Hamilton CMA (Hamilton, Burlington, and Grimsby) in 2024, residential construction contributed over \$4.6 billion in investment value and provided over 21,000 jobs paying about \$1.6 billion in wages<sup>1</sup>.

WE HBA understands that at the November 27<sup>th</sup> Finance Committee meeting, the Town brought forward draft 2026 fee schedules to apply to Planning and development, Committee of Adjustment, and Building services, alongside other user fees and charges. We understand that fees for these services will be increasing by approximately 2% across the board. While we understand the Town's reasons for an inflationary increase to fees, WE HBA notes that increased costs borne by the developer are passed on to consumers, which reduces housing supply and affordability. The Town must consider this impact when increasing any fees as we work together to address the housing crisis.

WE HBA would not typically oppose an inflationary increase, however these are not typical times. As the industry experiences its worst downturn since the 1990s, the Altus Group estimates that if current trends continue, there will be 40,000 job losses in the GTAH in 2026 in our sector. The Town of Grimsby and residents of Grimsby are being impacted and WE HBA respectfully asks that the economic impacts of taxes, charges and fees be considered by the Town in all decisions going forward through this economic downturn.

WE HBA looks forward to future conversations regarding the effect of taxes and fees, such as development charges, on the new home industry's ability to meet our housing targets and address affordability.

Sincerely,

A handwritten signature in black ink that reads 'A Salemi'.

**Anthony Salemi, BURPI**  
Planner, Policy and Government Relations  
West End Home Builders' Association

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<sup>1</sup> CHBA Economic Impacts 2024 Fact Sheet, Hamilton CMA.