

Hi Adam,

I won't be at today's meeting but I wanted to provide some additional follow up on my task which was to provide recommendations on area specific DC ratings. We have had a lot of good discussion about this topic at previous meetings and I believe there is opportunity for area DC ratings. The following would be my recommendation for Watson to review.

1. Calculate DC with and without the MZO lands to confirm that greenfield development within the previous existing growth boundary is not subsidizing growth in the MZO lands.
2. It still seems to me that there should be consideration for an area rating for infill development on lands within the previous urban boundary. This infill development makes use of existing infrastructure more efficient and incentivize intensification inline with PPS. I also believe that infill development can reduce demand on some services. For example, older urban areas continue to have considerable inflow from sewer cross connections. These issues would be addressed by redevelopment of existing urban lands. There may be considerable capacity added for wastewater if these issues were corrected through redevelopment.

It is my hope that careful consideration could be given to the above items.

Regards,

Mark

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President