

Dan Stone  
P.O. Box 116  
Sutton, ON L0E 1R0

November 18, 2025

Thank you for reviewing the capital needs and policy items provided in the 2025 DC Background Study. Please find our responses to your questions below:

Project	Question	Response
Services Related to a Highway		
	Is there a project for the Cooper Driveway pedestrian Connection through the Dufferin Marsh?	<p>The Cooper Driveway pedestrian connection (Sidewalk connection from Brownsville Townhouse development to existing sidewalk East side of Cooper Drive) is not identified in the Transportation Master Plan or Active Transportation Strategy.</p> <p>The sidewalk extension only needed to support/provide a link for the Brownsville Townhouse development and is therefore a local service (not a DC eligible project). Please refer to section E.1.5 of the local service policy below.</p> <p>The Township agreed to install the sidewalk on the developer's behalf at a later date, provided the developer pay the construction costs of the sidewalk at Site Plan Agreement</p>
Policy		
	Introduce a retail rate and reduce the rate for non-retail uses	A DC rate for retail would be based on assumptions about a draw on services. A retail rate may not necessarily be higher or lower than the current non-residential rate and may not result in a lower rate for industrial and commercial.
	Introduce an exemption for diversified farm uses (cafes and distilleries) Extend the exemption for industrial expansion	<p>DC exemptions shift the financial burden of growth from new development to the existing tax payers. DC exemptions result in a collection/DC reserve fund shortfall that must be topped up by tax levy or water /wastewater rates in order to have enough money to build the necessary infrastructure to support growth. Development incentives should only be considered if there is a clear need (a development type identified in the official plan that is not materializing) and supported by credible data that a financial incentive will positively contribute to meeting the Council approved targets. Incentive programs should have measurable outcomes</p>

		and fulsome costing of the incentive including any impact on the existing tax payer and the long-term financial health of the Township.
	Extend the 48 month office deferral to all non-residential development	Deferrals negatively impact cash flow and may result in increased reliance on DC debt.