

May 16, 2014

Ruchika Angrish
County of Brant
66 Grand River Street North
Paris, ON
N3L 2M2

519-442-6324 x3034

Ms. Angrish,

Re: St. George Area Study Conditional Approval by Planning Advisory Committee

Further to the conditional approval of the St. George Area Study based on Staff Report No. PA-14-33, as well as comments made at Planning Advisory Committee held Tuesday May 6, 2014 we'd like to address the outstanding condition relating to the Sensitivity Analysis and potential maintenance and operation budget shortfall identified by the County's peer reviewer.

Notwithstanding the concern raised by the County and their consultants, the St. George Land Owners Group (LOG) is confident that we will meet and exceed sales targets and growth expectations in the St. George community. It is our hope that strong sales as anticipated will ensure that the County will not be subject to a deficit or funding shortfall as a result of new development.

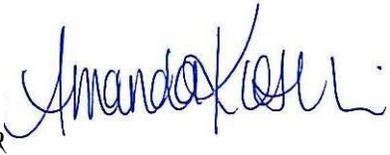
However, in order to satisfy the conditional approval of the St. George Area Study, as set out in the above referenced report, the LOG has agreed on a strategy that will provide security to the County and will prevent a funding shortfall should growth targets not be met. Specifically, the LOG proposes the use of securities, in a form satisfactory to the County, as an acceptable solution to address the condition relating to the Sensitivity Analysis and potential maintenance and operation budget shortfall (related to the new waste water treatment plant and well and water distribution system required to support new development). The intent would be that the security be reviewed annually and maintained, reduced or released based on home sales and any associated shortfall (maintained and/or reduced) or surplus (released).

The requirement to provide a security can be included as part of the Advance Timing of Infrastructure Agreement ((ATOIA); between the County of Brant and each member of the Land Owners Group) and again as part of the conditions outlined in each subdivision agreement registered for new development in the community. Each member of the Land Owners Group would be responsible to provide security (identified by a third party) based on the total number of units approved for development as reflected in the Advance Timing of Infrastructure Agreement.

Additional details of this understanding including amount, timing, terms and condition for its release, extension and/or reduction can be confirmed through the development and execution of the ATOIA.

We trust that this letter and our proposal satisfies the County's condition and successfully addresses how the outcome of the sensitivity analysis can be managed to the satisfaction of staff, Committee and Council to prevent a funding shortfall until build out of the proposed subdivision developments occur and the County either breaks even or is experiencing an annual surplus.

Regards,


PER

Stephen Armstrong, RPP, MCIP
Principal

Cc: Dan Guizzetti, Empire Communities (St. George) Ltd.
Jennifer Voss, Activa Group
Henry Stolp, Riverview Highlands (St. George)
Gary Norris, Riverview Highlands (St. George)
Mark Pomponi, County of Brant
Rob Trotter, County of Brant