

August 11, 2012

VIA EMAIL & COURIER

Mayor Ron Eddy and Members of Council
County of Brant
P.O. Box 249
Burford, ON N0E 1A0

Re: Walton Riverbend Estates Community

Your Worship and Members of Council:

The purpose of our letter is to provide you with an update on the status of the Walton Riverbend Estates (Tutela Heights) Community and to formally request that Council have Staff confirm the next steps, and commit to a schedule, to arrive at a formal decision on these applications.

Almost one year ago (August 16, 2011), Mr. Doherty and I met with Your Worship and Mr. Emerson to have a high level, introductory discussion about our investment in this Community and share some preliminary ideas on how we might be able to partner together. We discussed regional servicing, sustainable communities, economic development, new assessment and new jobs.

It was at that time we discussed the idea of introducing Walton through a formal presentation to Council. On Tuesday, November 15, 2011, we followed through with this suggestion and provided Council, Administration and the public in attendance with an overview of our company, our people, our governance, our business approach and also provided an opportunity for Council to ask questions or seek clarification about Walton and our activities.

We requested feedback from Members of Council and from residents. Following the three Area Study Open Houses held through the mid part of 2011, it became clear there was a view by some members of the community, that Walton was not listening or being sufficiently responsive to community concerns.

As a direct result of this feedback, Walton committed to engage in a genuine, transparent and open consultation process with the area residents, to listen to their concerns, and ascertain what revisions might be made to the proposed Draft Plan of Subdivision and Community design to address their input. We were also asked by a number of residents if we would be agreeable

to hold an additional Open House, after that consultation process, and we promised that we would do so.

Between January and March 2012, we met with over 25 individuals and groups in the Community to obtain their feedback and understand their concerns. As a direct result of this consultation process, Walton made additional modifications to the Community design and the Draft Plan of Subdivision to address the feedback received and then presented the revised plan to residents through a series of follow-up one on one and group meetings throughout the month of May 2012.

On May 29, 2012, the Open House for the area residents was hosted by Walton to provide an opportunity for those who attended to review the technical materials and proposed modifications to the Community design, affording the opportunity for Brant residents to speak directly with Walton representatives and our team of experts about the planning process. The Draft Plan of Subdivision for the Walton Riverbend Estates Community was also presented, incorporating changes from the consultation process.

At the May 29, 2012 Community Open House, Walton made a further commitment, in the spirit of transparency and openness, to launch a project website within three weeks from the meeting date so that those who attended, and the larger community, would have a resource available to them to view the materials presented at the Open House. This initiative went live on June 19, 2012 (<http://waltonriverbend.com/>).

The project web page provides a Question and Answer section and includes the 27 technical reports and studies the professional experts have prepared in support of the Walton Riverbend Estates Community to date. The web site also lists every follow-up question we received since the May 29, 2012 Open House, as well as the response to each of these questions providing everyone with access to this information. The web page also keeps the residents and the Community informed about upcoming events, next steps, and meetings.

The purpose of this summary is simply this: to demonstrate to all of you, the Administration, and the Community at large, that Walton follows through on what it says/promises, with action. Walton keeps its commitments.

At Walton, our business process begins and ends with our integrity and our commitment to do the right thing. It means being open and honest about our plans with everyone. We have taken the Community consultation process and the feedback received seriously. We believe we have been able to address many, though not all, of the comments we received based on specific areas of feedback. The feedback has been reflected in the evolution of the Draft Plan of Subdivision we submitted on July 15, 2010, which was revised on June 20, 2011, and again on June 28, 2012 to reflect suggestions we have received through the consultation process. The evolution of the plan can be viewed on the Riverbend Community web site.

We realize that there are some people who will never support development of any type, anywhere, ever. We know that we will not be able to satisfy those individuals, notwithstanding our genuine efforts to do so. We are not discouraged by these groups and individuals. We remain committed to and will continue to do business in Brant County.

The vast majority of residents to whom we have been introduced and have come to know through the consultation process surrounding the Riverbend Estates Community have been sincere, their concerns genuine, and the ideas provided by them through this process leading to a better plan.

We are sorry that so much has been made of our recent request to meet with members of Council individually. Our written request of July 9, 2012 was transparent, outlined the intent of our meeting request and the subject matter in the content of that request. For those of you who were not at the May 29, 2012 Open House, this update is something we publically committed to do at that event and frankly our request was founded on our belief the opportunity to engage elected representatives, like residents of the Community, should be an opportunity open to anyone.

We, like you, know that the ultimate decision made on any application is through a formal planning process, prescribed by Provincial planning legislation and policy. Any such decision will be based on the planning and technical merits of the application. The meetings were requested simply to review the process, provide an update on the current status of same and to seek confirmation of the next steps to arrive at a decision on these matters. We now provide this update and our request by letter instead.

The process that has occurred to date is evidence of our transparency, honesty, and our commitment to this Community. This same consultation process is also living proof of Council's commitment to this Community and the duty to be accountable for a fair and principled approach to addressing growth in this Community.

In closing, our request to Council is to confirm the remaining planning process and commit to a schedule to complete the circulation and technical review of the applications; and schedule the required Committee meetings and County of Brant Open Houses so a decision on the Area Study and Draft Plan of Subdivision can be made in the fall of this year.

We remain committed to working with the Community, to bring to Brant the type of sustainable development that will help make this Community a prosperous place for people to live, work and raise their families for generations to come. As a partner with you in this Community, we are looking forward to bringing economic growth to the County of Brant and providing new opportunities for families to both work and live right here.

Our sincere hope is for a made in Brant decision, for us to partner and collaborate in the creation of a Community we will be proud of, now and for generations to come. Our investment is generational, we are here for the long term, and we are looking forward to partnering with you on this and other important initiatives in the upcoming months and years to come.

Sincerely,

Walton Development and Management L.P.



John Plastiras
President

- CC: Mr. Bill Doherty, Chief Executive Officer, Walton Global Investments Ltd.
- CC: Mr. Jason Child, Regional Vice President, Ontario; Walton Development and Management L.P.
- CC: www.waltonriverbend.com