
September 14, 2015

Mario Giampietri
Geranium Corporation
300-3190 Steeles Avenue East
Markham, ON L3R 1G9

and

Sam Reisman
The Rose Corporation
12-156 Duncan Mills Road
Toronto, ON M3B 3N2

Dear Sirs:

This is further to our recent meeting regarding the Midhurst Landowners Group and its plans for development of its members' lands within the Midhurst Secondary Plan ("OPA 38") area of the Township of Springwater (the "Township").

As discussed at our meeting, the purpose of this letter is to provide formal confirmation and acknowledgement, as a matter of public record, regarding the matters set out below. On behalf of the Deputy Mayor and myself, I hereby confirm and acknowledge the following:

1. The plans of subdivision which were given draft approval by the Ontario Municipal Board ("OMB") in its Decision/Order issued on October 29, 2014 (OMB Case Nos. PL100139, PL100144, PL100146, PL131125, PL131126, PL131127, PL131128, PL131129), have received all necessary planning approvals from all applicable approval authorities to enable those plans of subdivision to proceed to development subject to and in accordance with the various zoning by-law amendments and conditions of draft plan approval which were appended to the OMB Order issued on October 29, 2014.
2. All of the plans of subdivision referenced in item #1 above are situated within, and comprise part of, the 300 hectares of land for urban uses in OPA 38 (out of the total 756 hectares of land within OPA 38 that were re-designated for "Urban" uses) which were the subject of the partial withdrawal of the appeal of OPA 38 by the Ministry of the Municipal Affairs and Housing, pursuant to its withdrawal letter to the OMB dated November 28, 2012.

3. For the purposes of all of the plans of subdivision referenced in item #1 above, it is our intention to work diligently on the outstanding approval matters and proceed as expeditiously as possible within the scope of any needed studies. It is our understanding that this is also the intention of the Township's CAO and other Staff as well as the other members of Township Council, although (with the exception of the CAO as set out below) this letter does not purport to speak on their behalf or bind them in any way.

4. We and the Township's CAO remain ready and willing to continue to meet with the MLG and its members on a regular basis to provide updates on the progress of key initiatives as we move forward with the implementation and satisfaction of the conditions of draft plan approval for the plans of subdivision referenced in item #1 above.

5. With respect to timelines, based on our discussions with the Township's CAO and the most recent advice provided by the Township's external consultants we confirm our understanding as follows:

(i) The Township's Recreation Master Plan will be completed by December 31, 2015;

(ii) The Township's Long Range Financial Plan's ("LRFP") financial model will be completed by December 31, 2015. Please keep in mind that the specific dollar figures to be incorporated into the LRFP cannot be determined until Phases 3 and 4 of the EA process for lands within OPA 38 are completed;

(iii) With respect to the EA process, the Phase 3 Public Information Centre is scheduled for the fall of 2015 and the Environmental Study Report (ESR) is scheduled for publication in the winter of 2016. However, those timelines remain subject to confirmation of MTO's position respecting the proposed new Highway 400 interchange. Depending on how long it takes to satisfy MTO as to the appropriateness of the interchange, the timelines noted above may be delayed for an indeterminate period. In addition, if MTO cannot be satisfied as to the appropriateness of the interchange, it would necessitate a complete re-design of the transportation component of the EA, which would involve a further delay of an indeterminate period.

The foregoing confirmations and acknowledgments are made strictly without prejudice to the following:

(a) the respective positions of the MLG or its members, or of the current Township Council or future Township Councils, or their respective staff or consultants, regarding the specific technical or other requirements needed to satisfy the conditions of draft plan approval for the plans of subdivision referenced in item #1 above;

(b) the respective positions of the MLG or its members, or of the current Township Council or future Township Councils, or their respective staff or consultants, regarding the timing or



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appropriateness of development approvals for any other lands within OPA 38 which do not comprise part of the 300 hectares referenced in item #2 above, including but not limited to the issue of population allocation;

(c) the principle that as a matter of law, neither a current municipal council nor any member of that council can fetter the legislative or policy discretion of a future council except in accordance with and to the extent recognized by law.

As proposed at our recent meeting, we welcome the opportunity to meet with senior management of the MLG on a regular basis going forward.

We look forward to working with your team as we proceed forward.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bill French', is written over a light blue horizontal line.

Bill French
Mayor
Township of Springwater

c.c. Springwater Council
County Council
NVCA Board Members