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## FAX COVER SHEET

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### ATTENTION

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To: Mayor Joe Fontana  
Fax number: 519 661-5308  
Email Address: [jfontana@london.ca](mailto:jfontana@london.ca)

To: All Councillors  
Fax number: 519-661-5933  
Email Address: [citycouncillors@london.ca](mailto:citycouncillors@london.ca)

Original to be delivered personally Thursday June 5, 2014

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Re: Mud Creek Sub-Watershed Study

Please find attached my letter dated June 3, 2014 for your attention.

Thank you,



Mr. C. Hagarty  
President, Edmar Land Limited

3 pages including cover sheet

# FOREST GLEN GOLF CENTRE

415 Oxford Street West, London, Ontario N6H 1T2

June 3<sup>rd</sup>, 2014

The Corporation of the City of London  
300 Dufferin Avenue  
London, Ontario N6A 4L9

Attention: Mayor Joe Fontana and members of City Council

Dear Members of Council:

RE: *Mud Creek Sub-Watershed Study*

As a concerned stakeholder in the Mud Creek development area, and as a landowner directly affected by ongoing deliberation presently before council we address this letter with concern and with considerable frustration.

In April of 2013 we attended a meeting with the city representative and the city's consultants, Delcan Engineering Group. At that time, Delcan recommended an option which allowed in-fill, subject to an approved site plan. Delcan also recommended the City explore options with CN Rail to re-do the culvert under the CN tracks. This culvert is a main outlet for the sub-watershed and is immediately downstream from our property. In our view, this culvert is the limiting factor in establishing proper control of the drainage in the entire sub-watershed. The limited capacity of this 90+ year old culvert is the real issue, as it poses a severe constraint in the management of a major storm event.

As owners of 415 Oxford Street, we agreed with the consultants recommendations which took into account the needs of all stakeholders and recommended increasing the capacity of this culvert.

Last week we attended the May 26<sup>th</sup> meeting of the Civic Works Committee wherein the committee recommended, without discussion, consultation, or public input, a very different alternative to the alternative recommended in 2013. The recommendation, and proposed course of action, appears to us to be of limited impact. It is our position, and, as we understand, the position of our concerned neighbours, that the Civic Works Committee is acting without important information and has chosen to, once again, defer making an informed decision on this matter. Instead the committee is acting in a clearly expedient manner that effectively maintains the status quo, and ignores the real issues.

The real impact of this critical failure to act will be compounded when the promised new mapping is completed by the Upper Thames Conservation Authority, based upon the data collected in the same Delcan Study. We do not believe this will result in anything but a more severe flood plain designation and consequent financial hardship for the stakeholders. As a result, this very expensive exercise, commissioned by the City of London at taxpayer's expense, will result in no viable solutions for the sub-watershed, but instead will bring negative financial consequences for the stakeholders.

We note that Oxford Street itself is below the current flood line within the study area and it seems obvious that this matter should also be of considerable importance to the City Engineer.

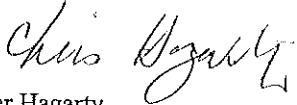
The Mud Creek Sub-Watershed contains one of the largest blocks of undeveloped land in the City of London. Edmar Land Corporation believes strongly that before City Council can properly evaluate the options for this very important development area it needs to have meaningful discussions with the Upper Thames River Conservation Authority and explore the options to re-do the CN culvert. Re-lining, as proposed, will only further limit the capacity of the culvert and wastefully extend the life of an inadequate resource.

We certainly do appreciate that this option would require negotiation with Upper Thames Conservation Authority and the CN, however, we have deferred long enough in confronting this inevitable solution. The adopting of any other alternative suspends any real solution and consigns the issue to future committees.

We have deferred this decision long enough.

Respectfully yours,

Edmar Land Limited

A handwritten signature in cursive script, appearing to read "Chris Hagarty".

Christopher Hagarty  
President

CH.