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February 22, 2016

FILE NUMBER 932-01596

Delivered Via E-Mail – hlysynsk@london.ca

Corporation of the City of London
300 Dufferin Avenue
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Attention: Heather Lysynski, Committee Secretary
City Clerk's Office

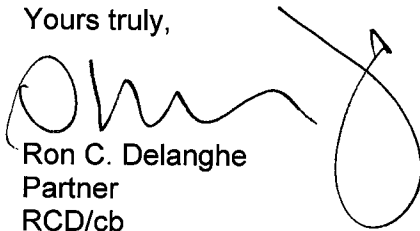
Re: Sifton Properties Limited - Fanshawe Ridge Subdivision Phase 3

We act for Sifton Properties Limited and wish to respond to the letter of Ms. Analee Ferreira of Patton, Cormier Ferreira dated February 18, 2016, a copy of which is attached for your reference.

We agree with Ms. Ferreira that an agreement between our respective clients is close to being concluded but has yet to be executed. Our respective clients have reached agreement on all material issues. Rather than granting the deferral being requested, we would suggest that the Special Provisions of the Subdivision Agreement be finalized at Tuesday's meeting of the Planning and Environment Committee with the caveat that the Subdivision Agreement not be released for registration until an executed copy of the agreement between Sifton Properties Limited and North Park Community Church ("NPCC") has been provided to the City.

We are of the opinion that the Special Provisions need not be further amended and have provided to NPCC a form of Restrictive Covenant (which NPCC has approved) to be registered on title to the subdivision lands which, in our opinion, is a more appropriate method of dealing with the issues affecting two private property owners, rather than by way of incorporation within the Special Provisions to the Subdivision Agreement.

Yours truly,


Ron C. Delanghe
Partner
RCD/cb

PATTON CORMIER FERREIRA
LAWYERS

Alan R. Patton, B.A., LL.B.
Elizabeth K. Cormier, B.A., LL.B.
Analee J.M. Ferreira, B.A., LL.B.

February 18, 2016
File No. 32346
Via Email: hlysynsk@london.ca

CORPORATION OF THE CITY OF LONDON
300 Dufferin Avenue
London, ON N6A 4L9

Attention: **HEATHER LYSYNSKI, COMMITTEE SECRETARY**
CITY CLERK'S OFFICE

Re: PEC Meeting February 22, 2016
Fanshawe Ridge Subdivision Phase III and North Park Community Church

We are the Lawyers for North Park Community Church ("NPCC"), owners of the abutting lands immediately south of the above-referenced Fanshawe Ridge Subdivision, Phase III. We write further to our request for delegation status before the Planning and Environment Committee on February 22, 2016 in connection with item 11 on the Agenda, being the Special Provisions for the Subdivision.

NPCC is in the process of negotiating an Agreement with Sifton Properties Limited ("Sifton") that will allow storm water drainage from the Phase III lands onto the Church lands. This Agreement is required by conditions 16 and 46 of the conditions of draft plan approval.

It is anticipated that, as part of the terms of the Agreement, Sifton will be requesting the addition of certain Special Provisions that will specifically address the Church's concerns regarding drainage, as well as road access.

The Agreement between NPCC and Sifton is close to being concluded. We request that this matter be deferred pending conclusion and execution of the Agreement, along with the anticipated requests by Sifton for the additional Special Provisions.

Yours truly

PATTON CORMIER FERREIRA
per:



Analee J.M. Ferreira
afferreira@pattoncormier.ca

cc: *Client*
Ron Delanghe, Matthew Wilson, Fred Tranquilli, Lemers