

THE CORPORATION OF THE CITY OF LONDON



JOHN W. JARDINE, B.E.S.C., P.ENG.
City Engineer
TELEPHONE 661-4925

IN REPLY PLEASE REFER TO:

OUR FILE NO. OP/B/2
ATTENTION: D. Nyhout
TELEPHONE NO. 661-4906

ENGINEERING DEPARTMENT
300 DUFFERIN AVENUE
P.O. BOX 5035
LONDON, ONT. N6A 4L9

April 2, 1993

Marvin Recker
R.R. # 1
London, Ontario
N6A 4B5

Dear Sir:

SANITARY SERVICING S/E CORNER OF BASELINE ROAD AND NORTH STREET

We have reviewed your letter of March 25, 1993 regarding the future development of the lands in the southeast quadrant of BaseLine Road and North Street with Mr. Gabor Korb of the Planning Division.

It was agreed that based on existing Official Plan policies approximately 25 acres (10 ha) maximum could possibly develop yielding a maximum of 750 apartment units at a density of 30 upa (75 uph). Therefore, theoretical capacity for these lands will be reserved in the BaseLine Road/North Street sanitary sewer for approximately 1800 people (ie. 750 units @ 2.5 people/unit). The final densities and development proposals on these lands will be subject to the City's normal development approvals in effect at the time these lands develop. Please be advised that as is standard City of London practice, should flooding be occurring in the downstream sanitary sewers, the City reserves the right to restrict development in this watershed until the flooding problem is rectified.

As a caution, we would advise you that all lands that are to be served by this sewer in future must be able to be serviced by gravity to the sewer at it's presently existing elevations. We disagree with your point that should these lands be extracted below the gravity servicing elevation, it would be feasible to lower the sewer on the North Street or service these lands by pumping stations. In our opinion both these options would prove to be extremely costly to a future developer of these lands, as well as to the City.

Baseline Road and North Street

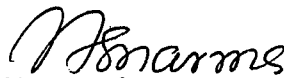
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The disposal of the storm runoff from these lands will be subject to the regulations of the Ministry of the Environment and the City of London at the time when these lands develop.

We trust this is the information you require to satisfy your concerns and remove your objection.

Yours truly,



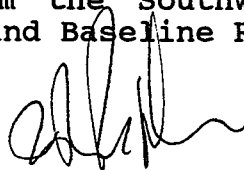
N.P. Sharma, P.Eng.

SUBDIVISION & DEVELOPMENT ENGINEER

DN/rm

cc: J. Jardine
G. Korb
R. Hughes (Paragon Engineering)
N.J. Spivak
G. Dixon
J. England
S. Lumb

* Based on the contents of this letter, my concerns have been satisfied and I, therefore, withdraw my objection to the City's intention to direct the sanitary flows from the Southwinds Subdivision to the sanitary sewer at North Street and Baseline Road.



Marvin Recker