

PATTON CORMIER & ASSOCIATES

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May 31, 2012

File No.32828

via email: gkotsifas@london.ca

The Corporation of the City of London
City Hall
300 Dufferin Avenue
London, ON N6A

Attention: **George Kotsifas**

Dear Sir:

Re: **The Shrew Sports Corporation, 2310-2362 Dundas Street**
Application for Draft Plan Approval, Plan of Subdivision

We are the lawyers for The Shrew Sports Corporation. As stated in our letter of May 28, 2012 to the City's Planning and Environment Committee, our client is most concerned with proposed Conditions of Draft Approval dealing with the servicing of other lands located to the west. These concerns are specifically Conditions 17 (iii), 21 (ii), 31 (i), 34, 58, 61 and 72.

The Ontario Municipal Board has held in many Decisions that a "lead" developer which installs infrastructure, such as a local road, sewers, and water lines, whether oversized or not, is entitled to be financially compensated for the fair and equitable costs incurred by subsequent land owners and/or developers who connect to and use the infrastructure.

For purposes of notice, consistency and fairness, it is the position of our client that the draft Conditions proposed for this subdivision be amended to specifically acknowledge that The Shrew Sports Corporation, and its successors in title, will be fully and fairly compensated for the proportional cost of the road and the additional cost of over-sizing infrastructure for those land owners to the west which will benefit from such infrastructure.

We ask that we be provided with amended wording in this regard as soon as possible in anticipation of resolving this important matter at the June 11, 2012 meeting of the Planning and Environment Committee and at City Council meeting of June 12, 2012.

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Thank you in advance for your co-operation in this regard and we invite any questions that you may have.

Yours truly
PATTON CORMIER & ASSOCIATES
per:



Alan R. Patton
ARP/dr

cc: *The Shrew Sports Corporation - via email*
Heather Lysynski, Secretary, Planning and Environment Committee - via email. Hysynsk@london.ca
Michelle Doornbosch - Zelinka Priamo Ltd., - via email: michelle.d@zpplan.com

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