

But for the Plan (City Expropriation - Street Widening)

Just two weeks after John (not his real name) purchased his corner house, he received a Notice of Public Meeting from the City, regarding proposed changes for the intersection. The City wanted to widen it. To do so, it needed a piece of John's property, including a large shade tree.

Eventually, John was offered \$5,000. for the land and a promise to plant a new tree. But when the City refused to compensate John for the impact that the loss of the large tree would have on the remainder of his lot, he decided to call upon his CAW Legal Services Plan coverage.

Realizing that the City was about to start formal expropriation proceedings, John retained a Staff Lawyer at the St. Catharines office, to defend his claim.

The lawyer convinced the City to pay for a special appraisal that valued both the land the City needed, and the harm that taking it would cause to John's remaining land. With that report, a significantly better settlement was negotiated, for \$16,000., plus other work on the lot.

Within four months of John's first appointment with the lawyer, the case was settled and the road work was completed.

And the shade tree? It still stands, at least for now.

But for the CAW Legal Services Plan, it is likely that John would have forsaken the opportunity for a significantly better settlement. Once again, the CAW Legal Services Plan assisted its member in obtaining relatively quick and affordable access to justice.

*... Submitted by Nick Bruch,
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