

# IAN D. SHEWAN

## Land Development & Municipal Law

PARTNER

*"I take great pride in knowing that my efforts as counsel contribute to my client's success in a very real way."*

**Direct Phone:** 519.640.6334/416.867.1137

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### PROFESSIONAL HISTORY

- ◆ Practice Group Leader, Business Law Group (2012 to present)
- ◆ Partner, Lerners LLP (1992 to present)
- ◆ Member of Lerners LLP Executive Committee (2000-2002)
- ◆ Associate lawyer, Lerners LLP (1987-1992)

### REPRESENTATIVE WORK

- ◆ Corporate and Infrastructure Finance – acted for both corporate borrowers and institutional lenders, with expertise in acting for construction companies in Infrastructure Ontario transactions
- ◆ Purchase and Sale of Businesses – significant experience in acting for both vendors and purchasers of a wide variety of businesses in various sectors including commercial, industrial, institutional, multi-unit residential, retail and agricultural
- ◆ Business Agreements – expertise in drafting a wide array of agreements, including purchase and sale agreements, Shareholders' Agreements, Partnership Agreements and Joint Venture Agreements
- ◆ Corporate restructurings – relevant experience includes the implementation of succession plans for businesses
- ◆ Resolution of business disputes – includes expertise in both shareholder and professional disputes
- ◆ Corporate Governance – includes advice regarding by-laws, shareholder and board meetings

### NOTEWORTHY TRANSACTIONS

- ◆ Acted for London Ontario based developer in sale of shopping mall, office building and 13 residential apartment buildings totalling approximately 2,325 units to developer syndicate for \$215,000,000.00. The Globe and Mail reported the transaction was "the highest price ever commanded in Canada for a single-site apartment sale".
- ◆ Counsel to a Metropolitan Toronto based general contractor in \$150 million Infrastructure Ontario financing.

**LERNERS**  
LAWYERS

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- ◆ Acted for Southwestern Ontario based public body in \$65 million financing to fund capital improvements with two chartered banks.
- ◆ Counsel to a Metropolitan Toronto based general contractor in \$60 million Infrastructure Ontario financing.
- ◆ Acted for a Southwestern Ontario based corporation in acquisition, development and financing of a commercial greenhouse operation, including negotiation of a carbon dioxide and high grade heat transfer agreement.
- ◆ Counsel to a Metropolitan Toronto based general contractor in joint venture RFP with Infrastructure Ontario.
- ◆ Acted for a post-secondary institution in \$30 million interest rate swap financing for construction of a residence and dining pavilion.
- ◆ Acted for numerous co-operatives in Feed-In-Tariff Programs for the development of solar, wind and biogas projects.
- ◆ Counsel to a Southwestern Ontario based general contractor in \$25 million Infrastructure Ontario financing.
- ◆ Acted for vendors in sale of shares of Southwestern Ontario based environmental consulting firm.
- ◆ Acted for purchaser of \$13 million edible bean processing facility.
- ◆ Resolved family shareholder dispute through successful completion of butterfly transaction..

## TESTIMONIALS

- ◆ "Thank you for your leadership and creativity in dealing with the Town. Thank you for orchestrating an extra 2 months for Whitchurch-Stouffville Community Energy Co-operative. I am very happy that you are in our camp!" *T. S., Whitchurch-Stouffville Community Energy Co-operative*
- ◆ "...email is cheap and two dimensional but I just wanted to say thanks very much... I appreciated your diligence and your "there's a problem but here's how I plan to address it" approach to the various obstacles we encountered." *J.H., Ontario Telecommunications Association, Toronto*
- ◆ "We knew what we wanted to do and we also knew it had never been done before. ... Ian came up with the idea of trying to get an exemption from the Canadian Securities Administrators ... Ian helped us create something totally new and different for the industry that has nothing but upside for Canadian agricultural producers." *T. A., Canadian Lamb Producers Co-operative Inc.*
- ◆ "We want to thank you for all your assistance and patience as we worked through this lengthy process. I have personally appreciated all of your advice, wisdom and support. The merger ... has been very positive for us and we are excited about the future." - D.G

## ACHIEVEMENTS

- ◆ Selected by his peers for inclusion in The Best Lawyers in Canada (2021)

## SELECTED PRESENTATIONS/PUBLICATIONS

- ◆ Speaker, "Tricks and Traps of Farm Succession Planning", Hensall District Co-operative, February 2019
- ◆ Lecturer, Ontario Bar Admission Course, The Purchase and Sale of Commercial Real Estate
- ◆ Lecturer, Due Diligence issues in Buying and Selling a Business, Law Society of Upper Canada Continuing Legal Education Program
- ◆ Author, London Business Magazine, articles such as Shareholders' Agreements, Succession Planning for Business
- ◆ Lecturer on co-operatives in Law Society of Ontario continuing legal education program in spring, 2018

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## MEMBERSHIPS

- ◆ Ontario Co-operative Association
- ◆ Middlesex Law Association
- ◆ Canadian Bar Association

## COMMUNITY INVOLVEMENT

- ◆ Board Member and Member of Executive Committee of Sunshine Foundation of Canada
- ◆ Chair, Regulatory Affairs Committee of Ontario Co-operative Association
- ◆ Former Board Chair of Hutton House Foundation (2011 - 2018)
- ◆ Former Board Member, London Health Sciences Centre
- ◆ Member of Board of Hutton House Association for Adults with Disabilities (1998-2010)
- ◆ Chair of Board of Hutton House Association for Adults with Disabilities (2001-2004)
- ◆ Former Board Member, Thames Valley Children's Centre
- ◆ Former Board Member, Matthews Hall independent school
- ◆ Former Senior Inter-County League baseball player

## EDUCATION

- ◆ Admitted to Ontario Bar (1987)
- ◆ Bachelor of Laws, The University of Western Ontario (1985)
- ◆ Bachelor of Arts, Carleton University (1982)