

## **CALIXTE DRAIN AND PRIMAK DRAINS**

**Municipality of West Elgin**



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London, Ontario  
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## **CALIXTE DRAIN AND PRIMAK DRAINS**

### **Municipality of West Elgin**

To the Mayor and Council of  
the Municipality of West Elgin

Mayor and Council:

We are pleased to present our report on the reconstruction of the Calixte Municipal Drain and the Primak Municipal Drain serving parts of Lots 14 and 15, Concessions 2 and 3 (geographic Aldborough) in the Municipality of West Elgin. The total watershed area contains approximately 57 hectares.

### **AUTHORIZATION**

This report was prepared pursuant to Section 78 of the Drainage Act. Instructions were received from your Municipality with respect to a motion of Council. The work was initiated by a request signed by some of the affected landowners.

### **HISTORY**

The Calixte and Primak Drains were last reconstructed pursuant to a report submitted by A.J. DeVos, P. Eng. dated December 1, 1970 and consisted of 219 lineal meters of open ditch (Calixte Drain) and 454 lineal meters of 200mm (8") to 250mm (10") diameter farm tile (Primak Drain).

Prior to this, the Calixte Drain was constructed pursuant to a report by H.H. Todgham, P.Eng., dated February 28, 1961 and consisted of 648 lineal meters of 200mm (8") to 250mm (10") diameter field tile. Approximately 175 lineal meters of open drain was also constructed at this time.

### **EXISTING DRAINAGE CONDITIONS**

A site meeting held with respect to the project and through later discussions, the owners reported the following:

- that the owner, W. Charlot Grains Ltd. (Roll No. 11-056), requested that the drains be replaced and brought to today's standards as they were intending to systematically tile drain their lands in the future. They also requested that, if feasible, the tile drain be extended approximately 100 meters downstream and that a portion of ditch be backfilled



### EXISTING DRAINAGE CONDITIONS (cont'd)

- that the consensus among the landowners present indicated that the drain was no longer functioning properly. They noted that portions of the drain were subject to prolonged periods of standing water.
- the owner, Deere Run Farms Ltd. (Roll No. 11-040), indicated that improvements were required and requested that the drain be replaced in their lands.

A field investigation and survey were completed. Upon reviewing our findings, we note the following:

- that the existing drain is undersized by today's standards
- that the tile drain could easily be extended downstream to allow for a portion of drain to be backfilled

Preliminary design, cost estimates and assessments were prepared, and an informal public meeting was held to review the findings and preliminary proposals. Further input and requests were provided by the affected owners at that time and at later dates. Based on the proposed design it was decided to proceed with the report.

### DESIGN CONSIDERATIONS

The Drainage Coefficient method contained in the "DRAINAGE GUIDE FOR ONTARIO", Publication 29 by the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) is typically used to design municipal drains. The Drainage Coefficient defines a depth of water that can be removed in a 24-hour period and is expressed in millimetres per 24 hours. The coefficient used to design this drain with respect to capacity was 38mm per 24 hrs.

We would like to point out that there have been no indications of any adverse soil conditions. It should be noted that no formal soil investigation has been made, with this information being provided by the owners.

The proposed design and report have been generally completed using the "GUIDE FOR ENGINEERS WORKING UNDER THE DRAINAGE ACT IN ONTARIO" OMAFRA Publication 852.

### RECOMMENDATIONS

We are therefore recommending the following:

- that the existing Calixte Drain be reconstructed starting approx. 100m meters downstream of the existing tile outlet and head north through the lands of W. Charlot Grains Ltd. (Roll No. 11-056) to the junction of the Primak Drain, for a length of approximately 279 lineal meters, then head east through the lands of W. Charlot Grains Ltd. (Roll No. 11-056) under Henry Road, then south down the east side of Henry Road and then back west under Henry Road, for a total length of approximately 527 lineal meters



**RECOMMENDATIONS (cont'd)**

- that approximately 100 lineal meters of existing Calixte Open Drain be backfilled as the new tile outlet is located downstream and a overflow swale be installed in the location of the backfilled ditch for larger storm events.
- that the existing Primak Drain be replaced from Sta. 0+279 of the Calixte Drain and head north through the lands of W. Charlot Grains Ltd. (Roll No. 11-056), across Johnston Line (County Road 103), to the lands of Deere Run Farms Ltd. (Roll No. 11-040), then head east in those lands for 189 lineal meters, and then back into the Johnston Line (County Road 103) road allowance to its head, for a total lineal length of approximately 272 lineal meters
- that catchbasins be installed along Henry Road and Johnston Line to collect roadside drainage.
- that the existing closed Calixte and Primak Drains be officially abandoned from municipal status pursuant to Section 19 of the Drainage Act
- that the Calixte open drain be officially abandoned, and that the remaining open portion be included under the Calixte Drain closed portion for future maintenance

**ENVIRONMENTAL CONSIDERATIONS AND MITIGATION MEASURES**

There are no significant wetlands or sensitive areas within the affected watershed area or along the route of the drains. The proposed construction of the Calixte Drain and Primak Drain includes quarry stone outlet protection and surface inlets which greatly help reduce the overland surface flows and any subsequent erosion. A temporary flow check of silt fencing is to be installed in the ditch downstream of the tile outlet for the duration of the construction.

The proposal was also reviewed with the L.T.V.C.A. and they indicated the project was within their parameters and would issue a permit when it was required.

**SUMMARY OF PROPOSED WORK**

The proposed work consists of approximately 10 lineal meters of open ditch construction, 84 lineal meters of open ditch incorporation including quarry stone rip-rap bank protection and rock chutes; approximately 1102 lineal meters of 200mm (8") to 525mm (21") diameter concrete field tile and H.D.P.E. sewer pipe, including related appurtenances.





## SCHEDULES

Four schedules are attached hereto and form part of this report, being Schedule 'A' - Allowances, Schedule 'B' - Cost Estimate, Schedule 'C' - Assessment for Construction, and Schedule 'D' - Assessment for Maintenance.

Schedule 'A' - Allowances. In accordance with Sections 29 and 30 of the Drainage Act, allowances are provided for right-of-way and damages to lands and crops along the route of the drain as defined below.

Schedule 'B' - Cost Estimate. This schedule provides for a detailed cost estimate of the proposed work which is in the amount of \$ 203,000.00. This estimate includes engineering and administrative costs associated with this project.

Schedule 'C' - Assessment for Construction. This schedule outlines the distribution of the total estimated cost of construction over the roads and lands which are involved.

Schedule 'D' - Assessment for Maintenance. In accordance with Section 38 of the Drainage Act, this schedule outlines the distribution of future repair and/or maintenance costs for portions of, or the entire drainage works.

Drawing No. 1, Job No. 223025, and specifications form part of this report. They show and describe in detail the location and extent of the work to be done and the lands which are affected.

## ALLOWANCES

**DAMAGES:** Section 30 of the Drainage Act provides for the compensation to landowners along the drain for damages to lands and crops caused by the construction of the drain. The amounts granted are based on the following:

- a) for closed drain installed with wheel machine - \$3,613.00/ha.
- b) for open ditch work through bush with excavated material levelled adjacent to drain - \$2,500.00/ha.

These base rates are multiplied by the hectares derived from the working widths shown on the plans and the applicable lengths.

**RIGHT-OF-WAY** Section 29 of the Drainage Act provides for an allowance to the owners whose land must be used for the construction, repair, or future maintenance of a drainage works.

For tile drains where the owners will be able to continue to use the land, the allowance provides for the right to enter upon such lands, and at various times for the purpose of inspecting such drain, removing obstructions, and making repairs. Also, the allowance provides for the restrictions imposed on those lands to protect the right-of-way from obstruction or derogation. The amounts granted for right-of-way on tile drains is based on a percentage of the value of the land designated for future maintenance. Therefore, the amounts granted are based on \$6,670.00/ha. through cropped lands. This value is multiplied by the hectares derived from the width granted for future maintenance and the applicable lengths.



## **ALLOWANCES (cont'd)**

For open ditches, the allowance provides for the loss of land due to the construction provided for in the report. The amounts granted are based on the value of the land, and the rate used was \$45,000.00/ha. When any buffer strip is incorporated and/or created, the allowance granted is for any land beyond a 1.8-meter width deemed to have always been part of the drain. For existing open ditches, the right-of-way to provide for the right to enter and restrictions imposed on those lands, is deemed to have already been granted.

## **ASSESSMENT DEFINITIONS**

In accordance with the Drainage Act, lands that make use of a drainage works are liable for assessment for part of the cost of constructing and maintaining the system. These liabilities are known as benefit, outlet liability and special benefit liability as set out under Sections 22, 23, 24 and 26 of the Act.

**BENEFIT** as defined in the Drainage Act means the advantages to any lands, roads, buildings or other structures from the construction, improvement, repair, or maintenance of a drainage works such as will result in a higher market value or increased crop production or improved appearance or better control of surface or sub-surface water, or any other advantages relating to the betterment of lands, roads, buildings, or other structures.

**OUTLET** liability is assessed to lands or roads that may make use of a drainage works as an outlet either directly or indirectly through the medium of any other drainage works or of a swale, ravine, creek, or watercourse.

In addition, a Public Utility or Road Authority shall be assessed for and pay all the increased cost to a drainage works due to the construction and operation of the Public Utility or Road Authority. This may be shown as either benefit or special assessment.

## **ASSESSMENT**

A modified "Todgham Method" was used to calculate the assessments shown on Schedule 'C'- Assessment for Construction. This entailed breaking down the costs of the drain into sections along its route. Special Assessments were then extracted from each section.

The remainder is then separated into Benefit and Outlet costs. The Benefit cost is distributed to those properties receiving benefit as defined under "Assessment Definitions", with such properties usually being located along or close to the route of the drain. The Outlet Costs are distributed to all properties within the watershed area of that section on an adjusted basis. The areas are adjusted for location along that section, and relative run-off rates. Due to their different relative run-off rates, forested lands have been assessed for outlet at lower rates than cleared lands. Also, roads and residential properties have been assessed for outlet at higher rates than cleared farmlands.

The actual cost of the work involving this report, with the exception of Special Assessments, is to be assessed on a pro-rata basis against the lands and roads liable for assessment for benefit, outlet, and for special assessments as shown in detail below and on Schedule 'C' - Assessment for Construction. The Special Assessments shall be levied as noted in the Section "Special Assessment".





## SPECIAL ASSESSMENT

In accordance with Section 26 of the Drainage Act, Special Assessments have been made against the Municipality of West Elgin being the increased cost to the drainage work for installing two H.D.P.E. pipes across their road allowance on the Calixte Drain due to the construction and operation of Henry Road. The Special Assessment shall be made up of the actual cost of this work and both the final and estimated values of the Special Assessment are to be calculated as follows:

Calixte Drain	Cost of Work	Less Equivalent Drain Cost (Fixed)	Plus Administration Cost	Plus Interest & Net H.S.T.	Special Assessment
Henry Road 375mm	\$6,900.00	\$830.00	\$2,400.00	\$210.00	\$8,680.00
Henry Road 200mm	\$6,100.00	\$720.00	\$2,400.00	\$190.00	\$7,970.00

In accordance with Section 26 of the Drainage Act, a Special Assessment has been made against the County of Elgin being the increased cost to the drainage work for boring a smooth wall steel pipe across their road allowance on the Primak Drain due to the construction and operation of Johnston Line (County Road 103). The Special Assessment shall be made up of the actual cost of this work and both the final and estimated values of the Special Assessment are to be calculated as follows:

Primak Drain	Cost of Work	Less Equivalent Drain Cost (Fixed)	Plus Administration Cost	Plus Interest & Net H.S.T.	Special Assessment
406mm Smooth Wall Steel Pipe	\$23,300.00	\$1,510.00	\$3,800.00	\$640.00	\$26,230.00

The above special assessments shall not apply for future maintenance purposes.

If any additional work is required to the drainage works due to the existence of buried utilities such as gas pipelines, communications cables, etc. or if any of the utilities require relocation or repair, then, the extra costs incurred shall be borne by the utility involved in accordance with the provisions of Section 26 of the Drainage Act.

## GRANTS

In accordance with the provisions of Section 85 of the Drainage Act, a grant **may** be available for assessments against privately owned parcels of land which are used for agricultural purposes and eligible for the Farm Property Class Tax rate. Section 88 of the Drainage Act directs the Municipality to make application for this grant upon certification of completion of this drain. The Municipality will then deduct the grant from the assessments prior to collecting the final assessments.

It should be noted that the proposed enclosure is assessed separately and is not eligible for the agricultural grant. We assess the cost of this enclosure entirely to W. Charlot Grains Ltd. (Roll No. 11-056)



## MAINTENANCE

Upon completion of construction, all owners are hereby made aware of Sections 80 and 82 of the Drainage Act which forbid the obstruction of or damage or injury to a municipal drain.

After completion, the entire Calixte Drain and Primak Drain shall be maintained by the Municipality of West Elgin at the expense of all upstream lands and roads assessed in Schedule 'D' - Assessment for Maintenance and in the same relative proportions until such time as the assessment is changed under the Drainage Act.

Special Assessments shall **not** be pro-rated for future maintenance purposes.

Repairs or improvements to any road culvert or bridge or sub-surface road crossing required by the performance of this work and for future repair and/or replacement, shall be the responsibility of the applicable Road Authority, entirely at their cost.

Respectfully submitted,

SPRIET ASSOCIATES LONDON LIMITED



J.M. Spriet, P.Eng.





## SCHEDULE 'A' - ALLOWANCES

## CALIXTE DRAIN &amp; PRIMAK DRAINS

## Municipality of West Elgin

In accordance with Sections 29 and 30 of the Drainage Act, we determine the allowances payable to owners entitled thereto as follows:

CONCESSION	LOT	ROLL NUMBER (Owner)	Section 29 Right-of-Way	Section 30 Damages	TOTALS
CALIXTE DRAIN					
3	14	11-056 (W. Charlot Grains Ltd.)	\$ 5,120.00	\$ 4,050.00	\$ 9,170.00
3	15	11-059 (Gurchin Farms Ltd.)	80.00	70.00	150.00
			=====		
Total Allowances			\$ 5,200.00	\$ 4,120.00	\$ 9,320.00
			=====		
TOTAL ALLOWANCES ON THE CALIXTE DRAIN					\$ 9,320.00
PRIMAK DRAIN					
2	14	11-040 (Deere Run Farms Ltd.)	\$ 1,250.00	\$ 1,020.00	\$ 2,270.00
3	14	11-056 (W. Charlot Grains Ltd.)	330.00	270.00	600.00
			=====		
Total Allowances			\$ 1,580.00	\$ 1,290.00	\$ 2,870.00
			=====		
TOTAL ALLOWANCES ON THE PRIMAK DRAIN					\$ 2,870.00
TOTAL ALLOWANCES ON THE CALIXTE DRAIN & PRIMAK DRAINS					\$ 12,190.00

**CALIXTE DRAIN & PRIMAK DRAINS****Municipality of West Elgin**

We have made an estimate of the cost of the proposed work which is outlined in detail as follows:

**CALIXTE DRAIN**

10 meters of open ditch construction and brushing as required including levelling of excavated material adjacent to the drain	\$ 900.00
12 meters of 525mm dia., H.D.P.E. plastic sewer pipe including rodent gate, quarry stone rip-rap protection around pipe and end of ditch (Approximately 6m <sup>3</sup> quarry stone req'd)	
Supply	\$ 1,200.00
Installation	\$ 1,400.00
Installation of the following concrete tile and H.D.P.E. pipe, including supply and installation of geotextile around tile joints.	
24 meters of 200mm dia. H.D.P.E. sewer pipe (Stubs)	\$ 700.00
109 meters of 250mm dia. H.D.P.E. pipe including granular backfill	\$ 3,800.00
386 meters of 400mm dia. concrete tile	\$ 11,600.00
267 meters of 525mm dia. concrete tile (2000-D)	\$ 9,300.00
Supply of the above listed tile/pipe	\$ 33,900.00
Backfilling and Regrading of existing open ditch using on-site materials from ditch banks including removal and breaking up existing headwall, installation of rock chute to existing ditch and any brushing as required (Approx 8m <sup>3</sup> quarry stone req'd)	\$ 7,500.00
16 meters of 375mm H.D.P.E. dia. Sewer pipe	
Supply	\$ 1,000.00
Installation under Henry Road by open cut	\$ 5,900.00
16 meters of 200mm H.D.P.E. dia. Sewer pipe	
Supply	\$ 500.00
Installation under Henry Road by open cut	\$ 5,600.00
Strip, stockpile and relevel topsoil from tile trench and adjacent working area (4m wide) specified on drawings (approx. 762m)	\$ 4,600.00
Supply and install four 600mm x 600mm on-line ditch inlet catchbasin, including grates, berms, ditching, wyes and any required prefab fittings	\$ 10,000.00
Destroy existing drain in place	\$ 1,200.00
Exposing and locating existing tile drains and utilities	\$ 1,000.00
Tile connections and contingencies	\$ 5,300.00
Allowances under Sections 29 & 30 of the Drainage Act	\$ 9,320.00

**CALIXTE DRAIN & PRIMAK DRAINS**  
**Municipality of West Elgin**

**PRIMAK DRAIN**

Installation of the following concrete tile, including supply and installation of geotextile around tile joints.

195 meters of 350mm dia. concrete tile	\$ 5,900.00
51 meters of 400mm dia. concrete tile	\$ 1,500.00
Supply of the above listed tile	\$ 6,800.00
26 meters of 406mm dia., 7.9mm thickness smooth wall steel pipe	
Supply	\$ 5,900.00
Installation under Johnston Line by boring	\$ 15,900.00
Grouting of Existing Pipe	\$ 1,500.00
Strip, stockpile and relevel topsoil from tile trench and adjacent working area (4m wide) specified on drawings (approx. 250m)	\$ 1,500.00
Supply and install three 600mm x 600mm on-line ditch inlet catchbasin, including grates, berms, ditching, wyes and any required prefab fittings	\$ 7,500.00
Destroy existing drain in place	\$ 800.00
Exposing and locating existing tile drains and utilities	\$ 500.00
Tile connections and contingencies	\$ 2,500.00
Allowances under Sections 29 & 30 of the Drainage Act	\$ 2,870.00

**ADMINISTRATION**

Interest and Net Harmonized Sales Tax	\$ 4,660.00
Survey, Plan and Final Report	\$ 24,900.00
Expenses	\$ 960.00
Supervision and Final Inspection	\$ <u>4,590.00</u>
<b>TOTAL ESTIMATED COST</b>	<b>\$ <u>203,000.00</u></b>



## SCHEDULE 'C' - ASSESSMENT FOR CONSTRUCTION

## CALIXTE DRAIN &amp; PRIMAK DRAINS

## Municipality of West Elgin

Job No. 223025

May 2nd 2023

\* = Non-agricultural

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
<b>CALIXTE DRAIN</b>						
2	14	12.1	11-040 (Deere Run Farms Ltd.)	\$	\$ 5,165.00	\$ 5,165.00
2	15	0.8	11-041 (G. & L. Verhelle)		1,033.00	1,033.00
3	14	22.2	11-056 (W. Charlot Grains Ltd.)	39,940.00	7,166.00	47,106.00
			***Non-Grantable Enclosure***	20,600.00		20,600.00
3	Pt. 14	1.0	11-056-01 (W. Wardle)		1,136.00	1,136.00
3	Pt. 15	0.6	11-058-02 (R. Cedar)		852.00	852.00
3	15	15.6	11-059 (Gurchin Farms Ltd.)	3,090.00	18,129.00	21,219.00
TOTAL ASSESSMENT ON LANDS				\$ 63,630.00	\$ 33,481.00	\$ 97,111.00
Johnston Line				\$	\$ 3,409.00	\$ 3,409.00
Morrison Road					1,704.00	1,704.00
O'Malley Road					1,937.00	1,937.00
Henry Road				15,590.00	3,099.00	18,689.00
TOTAL ASSESSMENT ON ROADS				\$ 15,590.00	\$ 10,149.00	\$ 25,739.00
<b>SPECIAL ASSESSMENT</b> against the Municipality of West Elgin for the increased cost of installing a 375mm dia. H.D.P.E. subsurface pipe underneath Henry Road by Open Cut						
						\$ 8,680.00
<b>SPECIAL ASSESSMENT</b> against the Municipality of West Elgin for the increased cost of installing a 200mm dia. H.D.P.E subsurface pipe underneath Henry Road by Open Cut						
						\$ 7,970.00
<b>TOTAL ASSESSMENT ON THE CALIXTE DRAIN</b>						<b>\$ 139,500.00</b>
<b>PRIMAK DRAIN</b>						
2	14	12.1	11-040 (Deere Run Farms Ltd.)	\$ 5,900.00	\$ 5,368.00	\$ 11,268.00
3	14	1.6	11-056 (W. Charlot Grains Ltd.)	3,090.00	200.00	3,290.00
TOTAL ASSESSMENT ON LANDS				\$ 8,990.00	\$ 5,568.00	\$ 14,558.00
Johnston Line				\$ 13,840.00	\$ 4,436.00	\$ 18,276.00
Morrison Road					4,436.00	4,436.00
TOTAL ASSESSMENT ON ROADS				\$ 13,840.00	\$ 8,872.00	\$ 22,712.00

## SCHEDULE 'C' - ASSESSMENT FOR CONSTRUCTION (cont'd)

**CALIXTE DRAIN & PRIMAK DRAINS**  
**Municipality of West Elgin**

CON.	HECTARES LOT AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
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**PRIMAK DRAIN (cont'd)**

**SPECIAL ASSESSMENT** against the County of Elgin for the increased cost of installing a 400mm (16") dia. Smooth Wall Steel Pipe under Johnston Line by boring including grouting of existing C.S.P. pipe \$ 26,230.00

**TOTAL ASSESSMENT ON THE PRIMAK DRAIN** \$ **63,500.00**

**TOTAL ASSESSMENT ON THE CALIXTE DRAIN & PRIMAK DRAINS** \$ **203,000.00**

## SCHEDULE 'D' - ASSESSMENT FOR MAINTENANCE

## CALIXTE DRAIN &amp; PRIMAK DRAINS

## Municipality of West Elgin

Job No. 223025

May 2nd 2023

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
<b>CALIXTE DRAIN</b>				
2		14 12.1	11-040 (Deere Run Farms Ltd.)	7.1 %
2		15 0.8	11-041 (G. & L. Verhelle)	1.4
3		14 22.2	11-056 (W. Charlot Grains Ltd.)	37.2
3	Pt.	14 1.0	11-056-01 (W. Wardle)	1.6
3		15 0.6	11-058-02 (R. Cedar)	1.2
3		15 15.6	11-059 (Gurchin Farms Ltd.)	27.0
				=====
TOTAL ASSESSMENT ON LANDS				75.5 %
				=====
Johnston Line		2.0	County of Elgin	4.7 %
Morrison Road		1.0	County of Elgin	2.3
O'Malley Road		0.5	Municipality of West Elgin	2.7
Henry Road		0.8	Municipality of West Elgin	14.8
				=====
TOTAL ASSESSMENT ON ROADS				24.5 %
				=====
TOTAL ASSESSMENT FOR MAINTENANCE ON THE CALIXTE DRAIN				<u>100.0 %</u>
<b>PRIMAK DRAIN</b>				
2		14 12.1	11-040 (Deere Run Farms Ltd.)	32.2 %
3		14 1.6	11-056 (W. Charlot Grains Ltd.)	6.7
				=====
TOTAL ASSESSMENT ON LANDS				38.9 %
				=====
Johnston Line		2.0	County of Elgin	43.9 %
Morrison Road		1.0	County of Elgin	17.2
				=====
TOTAL ASSESSMENT ON ROADS				61.1 %
				=====
TOTAL ASSESSMENT FOR MAINTENANCE ON THE PRIMAK DRAIN				<u>100.0 %</u>



# SCHEDULE OF NET ASSESSMENT

## CALIXTE DRAIN & PRIMAK DRAINS

### Municipality of West Elgin

(FOR INFORMATION PURPOSES ONLY)

Job No. 223025

May 2nd 2023

\* = Non-agricultural

ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
11-040 (Deere Run Farms Ltd.)	\$ 16,433.00	\$ 5,478.00	\$ 2,270.00	\$ 8,685.00
11-041 (G. & L. Verhelle)	1,033.00	344.00		689.00
11-056 (W. Charlot Grains Ltd.)	50,396.00	16,799.00	9,770.00	23,827.00
* ***Non-Grantable Enclosure***	20,600.00			20,600.00
* 11-056-01 (W. Wardle)	1,136.00			1,136.00
* 11-058-02 (R. Cedar)	852.00			852.00
11-059 (Gurchin Farms Ltd.)	21,219.00	7,073.00	150.00	13,996.00
Johnston Line	21,685.00			21,685.00
Special Assessment	26,230.00			26,230.00
Morrison Road	6,140.00			6,140.00
O'Malley Road	1,937.00			1,937.00
Henry Road	18,689.00			18,689.00
Special Assessment	8,680.00			8,680.00
Special Assessment	7,970.00			7,970.00
<b>TOTALS</b>	<b>\$ 203,000.00</b>	<b>\$ 29,694.00</b>	<b>\$ 12,190.00</b>	<b>\$ 161,116.00</b>