



# MUNICIPALITY OF **West Elgin**

## **The Corporation Of the Municipality Of West Elgin**

### **By-Law No. 2020-14**

#### **Being A By-Law to provide for the Smith Drain in the Municipality of West Elgin.**

**Whereas** the Council of the Municipality of West Elgin has procured a report under Section 78 of the *Drainage Act, R.S.O. 1990*, as amended, for the improvement of the Smith Drain; and

**Whereas** the reported dated November 11, 2019 has been authored by J.M Spriet of Spriet Associates Engineers and Architects and the attached report forms part of this By-Law; and

**Whereas** the estimated total cost of the drainage work is \$137,900.00; and

**Whereas** \$114,141.00 is the estimated amount being assessed to the Municipality of West Elgin; and

**Whereas** \$ 23,759.00 is the estimated amount being assessed to the Municipality of Chatham-Kent; and

**Whereas** the Council of The Corporation of the Municipality of West Elgin is of the opinion that the drainage of the area is desirable;

**Now Therefore** be it resolved that the Council of The Corporation of the Municipality of West Elgin pursuant to the *Drainage Act, R.S.O. 1990*, as amended, enacts as follows:

1. That the report dated November 11, 2019 and attached hereto is hereby adopted and the drainage works as therein indicated and set forth is hereby authorized and shall be completed in accordance therewith.
2. That The Corporation of the Municipality of West Elgin may borrow on the credit of the Corporation the amount of \$114,141.00, being the amount necessary for the improvement of the drainage works. This project may be debentured.

3. The Corporation may issue debenture(s) for the amount borrowed less the total amount of:
  - a) grants received under Section 85 of the *Drainage Act*;
  - b) monies paid as allowances;
  - c) commuted payments made in respect of lands and roads assessed with the municipality;
  - d) money paid under subsection 61(3) of the *Drainage Act*; and
  - e) money assessed in and payable by another municipality.
4. Such debenture(s) shall be made payable within 5 years from the date of the debenture(s) and shall bear interest at a rate not higher than 2% more than the municipal lending rates as posted by Infrastructure Ontario on the date of the sale of such debenture(s).
5. A special equal annual rate sufficient to redeem the principal and interest on the debenture(s) and shall be levied upon the lands and roads as shown in the schedule and shall be collected in the same manner and at the same as other taxes are collected in each year for 5 years after the passing of this By-Law.
6. For paying the amount of \$22,382.00 being the amount assessed upon the lands and road belonging to or controlled by the municipality a special rate sufficient to pay the amount assessed plus interest thereon shall be levied upon the whole rateable property in the Municipality of West Elgin in each year for 5 years after the passing of this By-Law to be collected in the same manner and at the time as other taxes collected.
7. All assessments of \$5,000.00 or less are payable in the first year in which assessments are imposed.
8. That this By-Law comes into force and effect upon the final reading thereof.

Read a first and second time and provisionally adopted this 23<sup>rd</sup> day of January, 2020.

  
\_\_\_\_\_  
Duncan McPhail  
Mayor

  
\_\_\_\_\_  
Jana Nethercott  
Clerk

Read for a third and final time this 26<sup>th</sup> day of March, 2020

\_\_\_\_\_  
Duncan McPhail  
Mayor

\_\_\_\_\_  
Jana Nethercott  
Clerk

**SMITH DRAIN**  
**Municipality of West Elgin**



**SPRIET  
ASSOCIATES**  
**ENGINEERS & ARCHITECTS**

155 York Street  
London, Ontario N6A 1A8  
Tel. (519) 672-4100  
Fax (519) 433-9351  
E-mail MAIL@SPRIET.ON.CA

London, Ontario  
November 11, 2019

## **SMITH DRAIN**

### **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 Smith Municipal Drain serving parts of Lots A and B, Concessions 8 and 9 in the Municipality of West Elgin and parts of Lots 17 and 18, Concession A in the Municipality of Chatham-Kent. The total watershed area contains approximately 43.0 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 Smith Drain was last reconstructed pursuant to a report submitted by W. Cnossen P. Eng. dated February 27, 1990 and consisted of the cleanout of the open drain located in Lot A, Concession 9 and the replacement of the existing road crossing under Pioneer Line. The report also called for the incorporation of the existing Smith Award Drain from the open drain through Lot A, Concessions 8 and 9 into the Municipality of West Elgin to its head in Lot 18 Concession 4 in the Municipality of Chatham-Kent. A total 1215 meters of 200mm to 300mm diameter pipe were incorporated.

### **EXISTING DRAINAGE CONDITIONS**

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

- that the requesting landowner, 571419 Ontario Ltd. (Roll No. 30-002) indicated that the existing closed drain was no longer functioning adequately to serve his lands. He further indicated that he had recently tiled his lands and the drain was not a sufficient outlet
- that the general consensus among the landowners in attendance was that the drain was no longer functioning adequately, was undersized, and subject to frequent repair



## EXISTING DRAINAGE CONDITIONS (cont'd)

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

- that the existing closed drain is undersized by current design standards and in poor condition
- that, given the depth and age of the drain, repairs to it are no longer a viable option
- that the open ditch would require a bottom cleanout in conjunction with any potential closed drain work upstream

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 proposed drain was designed, with respect to capacity, using the Drainage Coefficient method contained in the "DRAINAGE GUIDE FOR ONTARIO", Publication 29 by the Ontario Ministry of Agriculture, Food, and Rural Affairs. 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 for the Main Drain was 38mm.

We would like to point out that there have been no indications of any adverse soil conditions, but no formal soil investigation has been made.

All of the proposed work has been generally designed and shall be constructed in accordance with the DESIGN AND CONSTRUCTION GUIDELINES FOR WORK UNDER THE DRAINAGE ACT.

## RECOMMENDATIONS

We are, therefore, recommending the following:

- that the existing closed Smith Drain be improved with a new, larger diameter closed drain in relatively the same location as the existing drain, from the open portion in Lot A, Concession 9 (Municipality of West Elgin), to the westerly limits of McPherson Road, just within the Municipality of Chatham-Kent
- that a portion of the closed drain be constructed utilizing sealed H.D.P.E. pipe through the land of R. Hyslop (Roll No. 30-001) to prevent any damage to the drain through his barn yard, further the drain in the vicinity of his well, shall also be constructed using clay collars to minimize interference with the well in that area.
- that catchbasins be installed along the course of the drain to alleviate surface flows and provide access to the drain at various locations





## RECOMMENDATIONS (cont'd)

- that the existing road crossing under Pioneer Line and McPherson Road be done by open cut with H.D.P.E. bell and spigot pipe
- that the open drain, from Pioneer Line downstream for 383 meters, be cleaned out to provide a sufficient outlet for the new and the existing drains
- that the existing Smith Drain, from the outlet at the open drain to the west side of McPherson Road, be officially abandoned from municipal status pursuant to Section 19 of the Drainage Act

If areas of poor soil are encountered at the time of construction, it may become necessary to install the tile on crushed stone bedding wrapped with geotextile or substitute plastic filter tile through such areas. The additional costs of such work would be an extra to the project. These areas are typically identified at the time of construction but may only become apparent after construction is completed. In this case, the extra costs for removal and reinstallation on stone bedding would be an extra to the project and if already billed become a supplementary billing.

## 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 Smith 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 and bottom end of the ditch work for the duration of the construction.

It is to be noted that both the existing and newly vegetated banks as well as the existing natural and newly created buffer strips along each side of the ditch are permanent parts of the Smith Municipal Drain and shall not be disturbed or destroyed.

## SUMMARY OF PROPOSED WORK

The proposed work consists of approximately 383 lineal meters of open ditch cleanout including bank seeding and sediment basins; approximately 1,104 lineal meters of 300mm (12") to 525mm (21") 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.



## SCHEDULES (cont'd)

Schedule 'B' - Cost Estimate. This schedule provides for a detailed cost estimate of the proposed work which is in the amount of \$ 137,900.00. This estimate includes engineering and administrative costs associated with this project. The estimated assessment in the Municipality of West Elgin is \$114,140.00 and the estimated assessment in the Municipality of Chatham-Kent is \$23,760.00.

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. 219093, 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 with excavated material levelled adjacent to drain - \$4,647.00/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.

## 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.





## ASSESSMENT DEFINITIONS (cont'd)

**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 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 and 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, a Special Assessment has been made against the Municipality of West Elgin being the increased cost to the drainage work for installing an HDPE pipe across their road allowance on the Main Drain, due to the construction and operation of Pioneer Line. 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:

Drain	Cost of Work	Less Equivalent Drain Cost (Fixed)	Plus Administration Cost	Plus Interest & Net H.S.T.	Special Assessment
Main Drain 525mm	\$7,700.00	\$1,080.00	\$2,250.00	\$220.00	\$9,090.00





## SPECIAL ASSESSMENT (cont'd)

In accordance with Section 26 of the Drainage Act, Special Assessments have been made against the Municipality of West Elgin and the Municipality of Chatham-Kent being the increased cost to the drainage work for installing a 300mm diameter HDPE pipe across their road allowance on the Main Drain, due to the construction and operation of McPherson Road. The Special Assessments 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:

Drain	Cost of Work	Less Equivalent Drain Cost (Fixed)	Plus Administration Cost	Plus Interest & Net H.S.T.	Special Assessment
Main Drain 300mm	\$6,100.00	\$890.00	\$2,250.00	\$190.00	\$7,650.00

The Special Assessment to McPherson Road (Townline) shall be borne equally by both the Municipality of West Elgin and the Municipality of Chatham-Kent as shown in Schedule 'C' - Assessment for Construction.

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 pipe lines, 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.

## 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 closed portion of the Smith Drain located within the Municipality of West Elgin shall be maintained by the Municipality of West Elgin and the entire portion of the Smith Drain, located within the Municipality of Chatham-Kent, shall be maintained by the Municipality of Chatham-Kent 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.



**MAINTENANCE (cont'd)**

Special Assessments shall **not** be pro-rated for future maintenance purposes. Special Benefit Assessments shall only be pro-rated for future maintenance purposes, if the work assessed for special benefit is part of the maintenance.

The closed portion of the Smith Drain, located in the Municipality of Chatham-Kent incorporated under the February 27, 1990 report shall be maintained & assessed for maintenance in accordance with this report.

The open portions of the drain shall be maintained in accordance with the grades and dimensions set out in the plans and specifications contained in the report by W. Clossen, P.Eng., dated February 27, 1990.

Respectfully submitted,

SPRIET ASSOCIATES LONDON LIMITED



J.M. Spriet, P.Eng.

JMS:bv



## SCHEDULE 'A' - ALLOWANCES

## SMITH DRAIN

## 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
<b>MAIN DRAIN (OPEN PORTION)</b>					
<b>Municipality of West Elgin</b>					
9	NW Pt. A	30-072 (A. Dewild)	\$	\$ 2,670.00	\$ 2,670.00
Total Allowances			\$	\$ 2,670.00	\$ 2,670.00
<b>TOTAL ALLOWANCES ON THE MAIN DRAIN (OPEN PORTION)</b>					<b>\$ 2,670.00</b>
<b>MAIN DRAIN (CLOSED PORTION)</b>					
<b>Municipality of West Elgin</b>					
8	NW¼ A	30-001 (R. Hyslop)	\$ 1,440.00	\$ 1,170.00	\$ 2,610.00
8	SW¼ A	30-002 (571419 Ontario Limited)	3,300.00	2,680.00	5,980.00
8	E½ A	30-003 (M. McMillan Estate)	1,690.00	1,380.00	3,070.00
9	NW Pt. A	30-072 (A. Dewild)	610.00	580.00	1,190.00
Total Allowances			\$ 7,040.00	\$ 5,810.00	\$ 12,850.00
<b>TOTAL ALLOWANCES ON THE Municipality of West Elgin</b>					<b>\$ 12,850.00</b>
<b>Municipality of Chatham-Kent</b>					
4	Pt. 18	3-020 (R. & M. Vantighem)	\$ 40.00	\$ 30.00	\$ 70.00
Total Allowances			\$ 40.00	\$ 30.00	\$ 70.00
<b>TOTAL ALLOWANCES ON THE Municipality of Chatham-Kent</b>					<b>\$ 70.00</b>
<b>TOTAL ALLOWANCES ON THE MAIN DRAIN (CLOSED PORTION)</b>					<b>\$ 12,920.00</b>
<b>TOTAL ALLOWANCES ON THE SMITH DRAIN</b>					<b>\$ 15,590.00</b>



**SMITH DRAIN****Municipality of West Elgin**

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

**MAIN DRAIN (OPEN PORTION)**

Clearing & grubbing of ditch bank (Approx. 383m)	\$	1,000.00
383 meters of open ditch cleanout	\$	2,000.00
Levelling of excavated material	\$	900.00
Seeding of ditch banks and buffer strips (Approx 900m <sup>2</sup> )	\$	500.00
Allowances under Sections 30 of the Drainage Act	\$	2,670.00

**MAIN DRAIN (CLOSED PORTION)**

6 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	\$	700.00
Installation	\$	1,300.00
Installation of the following concrete field tile & H.D.P.E. pipe, including supply and installation of geotextile around tile joints (approx. 1400m req'd)		
363 meters of 300mm dia. concrete tile	\$	6,900.00
75 meters of 300mm H.D.P.E. sewer pipe (including bedding)	\$	6,800.00
175 meters of 350mm dia. concrete tile	\$	3,500.00
108 meters of 400mm dia. concrete tile	\$	2,300.00
256 meters of 450mm dia. concrete tile	\$	5,700.00
87 meters of 525mm dia. concrete tile	\$	2,000.00
Supply of the above listed tile	\$	24,900.00
Strip, stockpile and relevel topsoil from tile trench and adjacent working area (4m wide) specified on drawings (approx. 1060m)	\$	5,300.00
Supply & install one 900mm x 1200mm ditch inlet catchbasins and four 600mm x 600mm ditch inlet catchbasins including grates,berms, leads, ditching, removal and disposal of existing catchbasins	\$	9,200.00
16 meters of 300mm dia. H.D.P.E. pipe		
Supply	\$	500.00
Installation under McPherson Road by open cut	\$	5,600.00
18 meters of 525mm dia. H.D.P.E. pipe		
Supply	\$	1,400.00
Installation under Pioneer Line by open cut	\$	6,300.00

**SMITH DRAIN****Municipality of West Elgin****MAIN DRAIN (CLOSED PORTION) (cont'd)**

Exposing and locating existing tile drains and utilities	\$ 1,400.00
Restoration of Lawn areas (Sta 0+970 - Sta 1+015)	\$ 1,500.00
Restorartion of Laneway/Yard with 200m of Granular "A"	\$ 2,000.00
Installation of Clay Collars as noted on Drawings	\$ 1,500.00
Tile connections and contingencies	\$ 4,000.00
Allowances under Sections 29 & 30 of the Drainage Act	\$ 12,920.00

**ADMINISTRATION**

Interest and Net Harmonized Sales Tax	\$ 2,940.00
Survey, Plan and Final Report	\$ 15,900.00
Expenses	\$ 1,920.00
Supervision and Final Inspection	\$ <u>4,350.00</u>
<b>TOTAL ESTIMATED COST</b>	<b>\$ <u>137,900.00</u></b>

## SCHEDULE 'C' - ASSESSMENT FOR CONSTRUCTION

## SMITH DRAIN

## Municipality of West Elgin

Job No. 219093

November 11, 2019

\* = Non-agricultural

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
MAIN DRAIN (OPEN PORTION)						
Municipality of West Elgin						
8	NW¼ A	10.9	30-001 (R. Hyslop)	\$	\$ 676.00	\$ 676.00
8	SW¼ A	14.2	30-002 (571419 Ontario Limited)		880.00	880.00
* 8	Pt.SW¼ A	0.8	30-002-02 (H. Becker & J. Willeme)		60.00	60.00
8	E½ A	25.9	30-003 (M. McMillan Estate)		1,605.00	1,605.00
9	NW Pt. A	8.9	30-072 (A. Dewild)	3,870.00	552.00	4,422.00
9	E. Pt. A	0.8	30-073 (A. Dewild)		50.00	50.00
TOTAL ASSESSMENT ON LANDS				\$	\$ 3,823.00	\$ 7,693.00
McPherson Road		0.5	Municipality of West Elgin	\$	\$ 108.00	\$ 108.00
Pioneer Line		0.8	Municipality of West Elgin		180.00	180.00
TOTAL ASSESSMENT ON ROADS				\$	\$ 180.00	\$ 288.00
TOTAL ASSESSMENT ON THE Municipality of West Elgin					\$ 7,981.00	
Municipality of Chatham-Kent						
4	Pt. 17	4.0	3-019 (Shunpiker Farms Ltd.)	\$	\$ 246.00	\$ 246.00
4	Pt. 18	4.0	3-020 (R. & M. VantygheM)		246.00	246.00
TOTAL ASSESSMENT ON LANDS				\$	\$ 492.00	\$ 492.00
Gesner Line		0.4	Municipality of Chatham-Kent	\$	\$ 86.00	\$ 86.00
McPherson Road		0.2	Municipality of Chatham-Kent		41.00	41.00
TOTAL ASSESSMENT ON ROADS				\$	\$ 127.00	\$ 127.00
TOTAL ASSESSMENT ON THE Municipality of Chatham-Kent					\$ 619.00	
TOTAL ASSESSMENT ON THE MAIN DRAIN (OPEN PORTION)					\$ 8,600.00	



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

**SMITH DRAIN****Municipality of West Elgin**

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
<b>MAIN DRAIN (CLOSED PORTION)</b>						
<b>Municipality of West Elgin</b>						
8	NW¼ A	10.9	30-001 (R. Hyslop)	\$ 11,180.00	\$ 13,640.00	\$ 24,820.00
8	SW¼ A	14.2	30-002 (571419 Ontario Limited)	25,450.00	11,725.00	37,175.00
* 8	Pt.SW¼ A	0.8	30-002-02 (H. Becker & J. Willeme)		725.00	725.00
8	E½ A	6.2	30-003 (M. McMillan Estate)	14,480.00	1,860.00	16,340.00
9	NW Pt. A	1.0	30-072 (A. Dewild)	4,950.00	56.00	5,006.00
TOTAL ASSESSMENT ON LANDS				\$ 56,060.00	\$ 28,006.00	\$ 84,066.00
McPherson Road				\$ 2,705.00	\$ 2,565.00	\$ 5,270.00
Pioneer Line				3,560.00	349.00	3,909.00
TOTAL ASSESSMENT ON ROADS				\$ 6,265.00	\$ 2,914.00	\$ 9,179.00

**SPECIAL ASSESSMENT** against Municipality of West Elgin for the increased cost of installing a 525mm dia. H.D.P.E. Pipe under Pioneer Line by open cut \$ 9,090.00

**SPECIAL ASSESSMENT** against Municipality of West Elgin for the increased cost of installing a 300mm dia. H.D.P.E. Pipe under McPherson Line by open cut \$ 3,825.00

**TOTAL ASSESSMENT ON THE Municipality of West Elgin** \$ 106,160.00

**Municipality of Chatham-Kent**

4	Pt. 17	4.0	3-019 (Shunpiker Farms Ltd.)	\$	\$ 5,857.00	\$ 5,857.00
4	Pt. 18	4.0	3-020 (R. & M. Vantighem)	1,830.00	5,857.00	7,687.00
TOTAL ASSESSMENT ON LANDS				\$ 1,830.00	\$ 11,714.00	\$ 13,544.00
Gesner Line				\$	\$ 2,050.00	\$ 2,050.00
McPherson Road				2,705.00	1,016.00	3,721.00
TOTAL ASSESSMENT ON ROADS				\$	\$ 3,066.00	\$ 5,771.00

**SPECIAL ASSESSMENT** against Municipality of Chatham - Kent for the increased cost of installing a 300mm dia. H.D.P.E. Pipe under McPherson Line by open cut \$ 3,825.00

**TOTAL ASSESSMENT ON THE Municipality of Chatham-Kent** \$ 23,140.00

**TOTAL ASSESSMENT ON THE MAIN DRAIN (CLOSED PORTION)** \$ 129,300.00

**TOTAL ASSESSMENT ON THE SMITH DRAIN** \$ 137,900.00

## SCHEDULE 'D' - ASSESSMENT FOR MAINTENANCE

## SMITH DRAIN

## Municipality of West Elgin

Job No. 219093

November 11, 2019

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
<b>MAIN DRAIN (CLOSED PORTION)</b>				
<b>Municipality of West Elgin</b>				
8	NW¼ A	10.9	30-001 (R. Hyslop)	24.3 %
8	SW¼ A	14.2	30-002 (571419 Ontario Limited)	30.9
8	Pt.SW¼ A	0.8	30-002-02 (H. Becker & J. Willeme)	0.9
8	E½ A	6.2	30-003 (M. McMillan Estate)	11.5
9	NW Pt. A	1.0	30-072 (A. Dewild)	3.2
				=====
TOTAL ASSESSMENT ON LANDS				70.8 %
				=====
McPherson Road		0.5	Municipality of West Elgin	5.0 %
Pioneer Line		0.8	Municipality of West Elgin	2.7
				=====
TOTAL ASSESSMENT ON ROADS				7.7 %
				=====
TOTAL ASSESSMENT FOR MAINTENANCE IN THE Municipality of West Elgin				<u>78.5 %</u>
<b>Municipality of Chatham-Kent</b>				
4	Pt. 17	4.0	3-019 (Shunpiker Farms Ltd.)	7.4 %
4	Pt. 18	4.0	3-020 (R. & M. Vantyghem)	8.6
				=====
TOTAL ASSESSMENT ON LANDS				16.0 %
				=====
Gesner Line		0.4	Municipality of Chatham-Kent	2.6 %
McPherson Road		0.2	Municipality of Chatham-Kent	2.9
				=====
TOTAL ASSESSMENT ON ROADS				5.5 %
				=====
TOTAL ASSESSMENT FOR MAINTENANCE OF THE Municipality of Chatham-Kent				<u>21.5 %</u>
				=====
TOTAL ASSESSMENT FOR MAINTENANCE IN THE MAIN DRAIN (CLOSED PORTION)				<u>100.0 %</u>

# SCHEDULE OF NET ASSESSMENT

## SMITH DRAIN

### Municipality of West Elgin

(FOR INFORMATION PURPOSES ONLY)

Job No. 219093

November 11, 2019

\* = Non-agricultural

ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
<b>Municipality of West Elgin</b>				
30-001 (R. Hyslop)	\$ 25,496.00	\$ 8,499.00	\$ 2,610.00	\$ 14,387.00
30-002 (571419 Ontario Limited)	38,055.00	12,685.00	5,980.00	19,390.00
* 30-002-02 (H. Becker & J. Willeme)	785.00			785.00
30-003 (M. McMillan Estate)	17,945.00	5,982.00	3,070.00	8,893.00
30-072 (A. Dewild)	9,428.00	3,143.00	3,860.00	2,425.00
30-073 (A. Dewild)	50.00	17.00		33.00
McPherson Road	5,378.00			5,378.00
Special Assessment	3,825.00			3,825.00
Pioneer Line	4,089.00			4,089.00
Special Assessment	9,090.00			9,090.00
<b>Municipality of Chatham-Kent</b>				
3-019 (Shunpiker Farms Ltd.)	6,103.00	2,034.00		4,069.00
3-020 (R. & M. Vantighem)	7,933.00	2,644.00	70.00	5,219.00
Gesner Line	2,136.00			2,136.00
McPherson Road	3,762.00			3,762.00
Special Assessment	3,825.00			3,825.00
<b>TOTALS</b>	<b>\$ 137,900.00</b>	<b>\$ 35,004.00</b>	<b>\$ 15,590.00</b>	<b>\$ 87,306.00</b>



CONCESSION 4

LOT 17

LOT 18

LOT A

