



## **Drainage Board**

### **Consideration of Report**

#### **Agenda**

County of Essex Council Chambers, 360 Fairview Avenue West, Essex, Ontario

Monday, June 17, 2019 4:30 p.m.

#### **New Bridge for Union Gas (Part Lot 1, Con. 3) and Updated Maintenance**

##### **Schedule of Assessment**

**Geographic Township of Colchester South, Project REI2016D061, Town of Essex, County of Essex REI Project 2016D061, Town of Essex, County of Essex**

#### **1. Roll Call**

Present: Dan Boudreau  
Luke Martin  
Kirk Carter  
Percy Dufour  
Felix Weight-Benzle

Regrets: none

Also Present: Mayor Larry Snively  
Chris Nepszy, Chief Administrative Officer  
Robert Auger, Town Solicitor/Clerk  
Norm Nussio, Manager, Operations and Drainage  
Gerard Rood, Professional Engineer, Rood Engineering Inc.

General Public: Per attached Sign-in Sheet

The Clerk to confirm that all notices have been sent in accordance with The Drainage Act.

#### **2. Declarations of Conflict of Interest**

#### **3. Adoption of Published Agenda**

i) Drainage Board Meeting Agenda

Moved by

Seconded by

That the published agenda for the June 17, 2019 Drainage Board Meeting be adopted as presented.

#### **4. Adoption of Minutes**

- i) Consideration of Report for James Shepley Drain Karl Neudorf Bridge for March 18, 2019.

Moved by

Seconded by

**That** the minutes of the Drainage Board Meeting held on March 18, 2019, be adopted as circulated.

- ii) Consideration of Report for Sydenham Street Drain (East Side) and Bagot Street Drain (West Side) (Petition for Drainage) for May 21, 2019

Moved by

Seconded by

**That** the minutes of the Drainage Board Meeting held on May 21, 2019, be adopted as circulated.

#### **5. List of Written Appeals**

- i) Raja Shehadi, Letter dated May 29, 2019 (via email)
- ii) Rood Engineering, Response to Mr. Shehadi dated June 10, 2019 (via email)
- iii) Raja Shehadi, Response to Mr. Rood dated June 11, 2019 (via email)
- iv) Rood Engineering, Response to Mr. Shehadi dated June 11, 2019 (via email)

#### **6. Public Presentations**

- i) Gerard Rood, Professional Engineer

Re: Report from Rood Engineering Incorporated dated April 26, 2019 regarding West Townline Drain, Bridge for Union Gas (Part of Lot 1, Concession 3) and updated Maintenance Schedule of Assessment, Geographic Twp. of Colchester South, Project REI2016D061, Town of Essex, County of Essex.

- ii) Other public presentations (if any).

Moved by

Seconded by

That the presentation by Gerard Rood be received and that the Report for the **West Townline Drain, Bridge for Union Gas (Part of Lot 1, Concession 3) and updated Maintenance Schedule of Assessment, Geographic Twp. of Colchester South, Project REI2016D061**, Town of Essex, County of Essex as prepared by Gerard Rood, Professional Engineer dated April 26, 2019 be received and recommended for adoption, and that it be recommended that a provisional by-law be prepared for Council’s consideration and that the Report proceed to a Court of Revision to be scheduled.

## **7. Adjournment**

Moved by

Seconded by

That the meeting be adjourned at \_\_\_\_\_.

## Auger, Robert

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**From:** Raja Shehadi <reshehadi@yahoo.com>  
**Sent:** Wednesday, May 29, 2019 3:04 AM  
**To:** Auger, Robert; Nepszy, Chris; Nussio, Norman; Tuzlova, Tanya  
**Subject:** Objection to Assessment  
**Attachments:** 2019.05.28, LETTER TO AUGER.pdf

Mr. Auger, Mr. Nussio, and Mr. Nepszy,

I have received your notice of May 7, 2019. Please read the attached letter to you and respond. I am objecting to the assessed value against my property 750-03000.

Sincerely,  
Raja Shehadi

NOTICE OF CONFIDENTIALITY This communication, including any attachments, is intended only for the use of the addressee(s) to this email and is confidential. If you are not an intended recipient or acting on behalf of an intended recipient, any review, disclosure, conversion to hard copy, dissemination, reproduction or other use of any part of this communication is strictly prohibited. If you receive this communication in error or without authorization, please notify the originator immediately and remove it from your system.

Robert W Auger, Clerk, Town of Essex  
(519) 776-7336 x1132;  
[rauger@essex.ca](mailto:rauger@essex.ca)

Chris Nepczy, supervisor,  
(519) 776-7336 x1114  
[cnepczy@essex.ca](mailto:cnepczy@essex.ca)

Norman Nussio, Drainage Superintendent,  
(519) 776-7336 x1405  
[nnussio@essex.ca](mailto:nnussio@essex.ca)

This is an objection regarding your assessment of the "total value" and the "affected acres" that are assigned to the property with tax roll number 750-03000 belonging to 1741094 Ontario Limited.

In regards to your notice dated May 7, 2019, West Townline Drain (WTD):  
"New Bridge for Union Gas (Part Lot 1, Con. 3) and  
Updated Maintenance Schedule of Assessment."

May 28, 2019

Dear Sirs,

In this letter I am objecting and contesting the inconsistencies that are presented in your schedule of value liability (Total Value = value of benefit + value of outlet liability) that are assigned to my property tax roll number 750-03000, that belongs to 1741094 Ontario Limited corporation. I am also objecting and contesting to calculated "affected area" of the same farm that are included within the watershed area of the WTD.

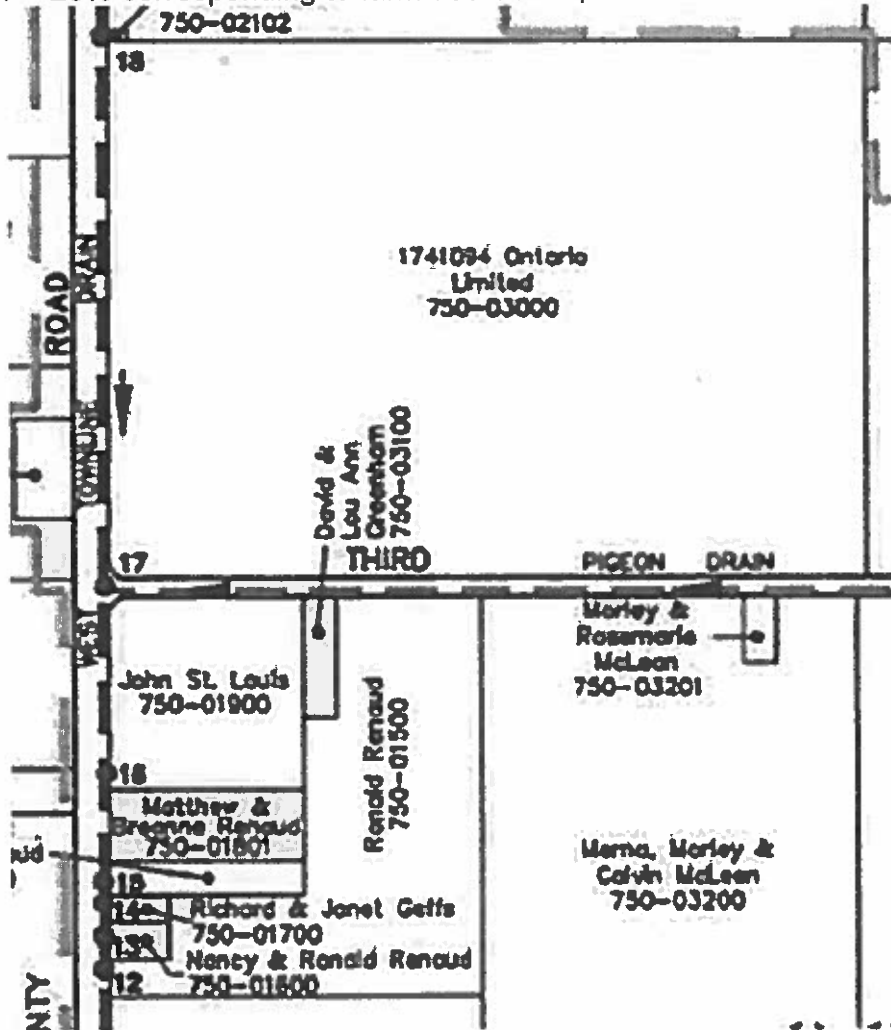
To prove the inconsistencies in the presented schedules of the said notice, I have considered the neighboring properties and compared the "Total Value" that is assessed against these properties with mine. It is quite clear that my property is unfairly assessed at a higher value than my neighbors.

Please note the following points:

1. Comparing the presented assessed value schedules in your notice with the map in APPENDIX "REI-E," we note that the closer a property is to the WTD drain, the higher is the assessed "Total Value" per affected acre. The further away the property is from the WTD, the lower is the assessed value per affected acre.
2. The affected acres on my property at 750-03000 extend eastward away from the WTD. Their contiguity to the WTD corresponds fairly well to three farms across the

Third Concession Road. Namely, the following properties: 750-03200, 750-01500, and 750-01900, listed from further to more proximal to the WTD.

3. These three farms across the Third Concession Road carry different assessed value liability per affected acre that corresponds to their contiguity to the WTD.
4. Similarly, the affected acres of my property at 750-3000 should carry assessed values that are similar to the corresponding affected acres of the above-named properties across the Third Concession Road.
5. Please consider the following map from APPENDIX "REI-E". If you extend the property lines of the above-mentioned three farms northward into the 750-03000 property, you can see that they divide this property into three sections that are roughly about:
  - a. ~50% corresponding to farm 750-03200;  $98.36/2 = 49.18$  Acres.
  - b. ~25% corresponding to farm 750-01500;  $98.36/4 = 24.59$  Acres.
  - c. ~25% corresponding to farm 750-01900;  $98.36/4 = 24.59$  Acres.



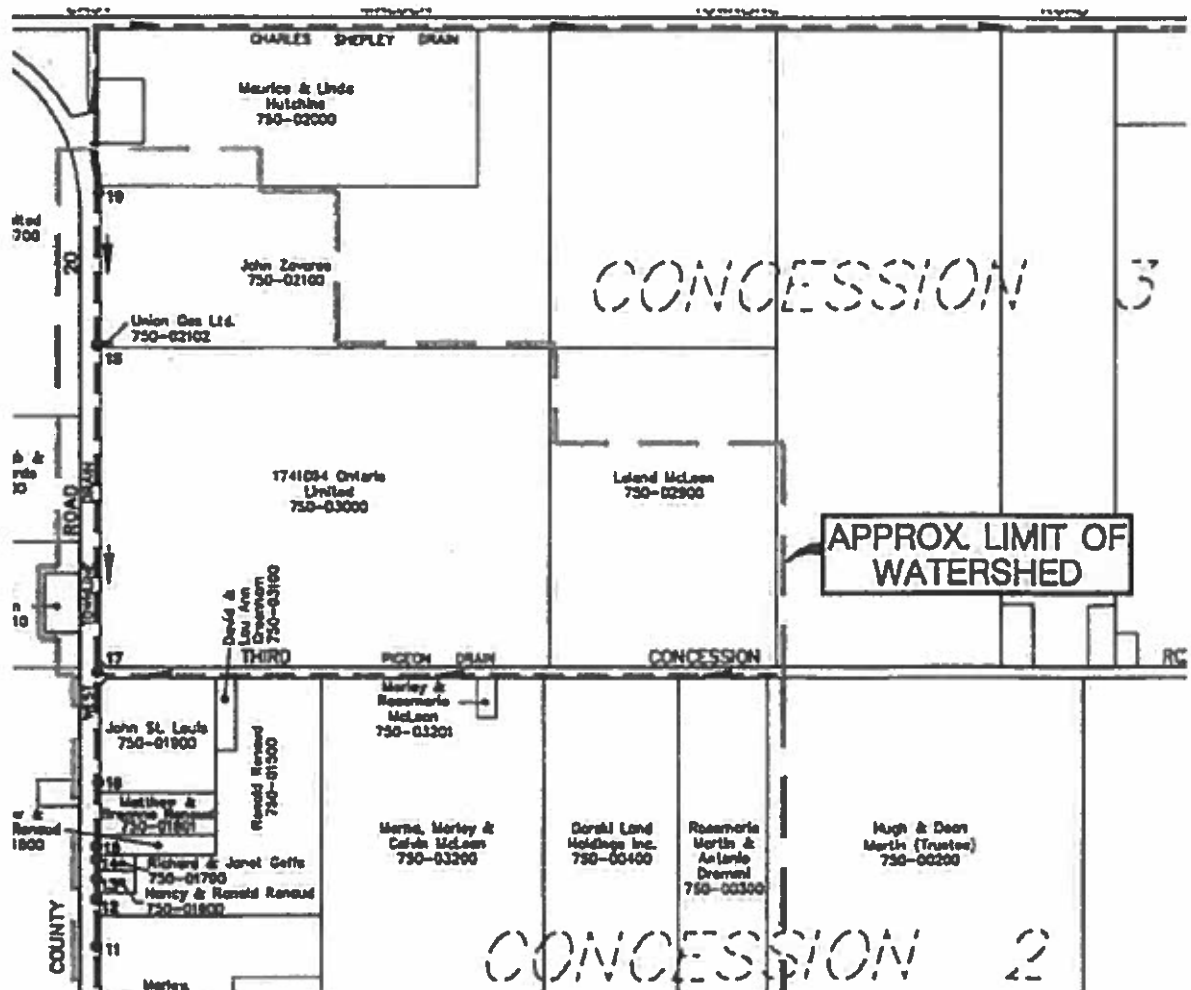
6. The percentages above are fair enough as they also correspond to the County of Essex Interactive mapping at [http://maps.countyofessex.on.ca/?viewer=http%3A%2F%2Fgisweb.countyofessex.ca%2Fhtmlcounty2101%2FIndex.html%3FconfigBase%3Dhttp%3A%2F%2Fgisweb.countyofessex.ca%2FGeocortex%2FEssentials%2FCounty%2FREST%2Fsites%2FCounty\\_of\\_Essex\\_Public%2Fviewers%2Fhtmlpublic%2Fvirtualdirectory%2FResources%2FConfig%2FDefault%26extent%3D313436.05%2C4695451.23%2C395580.67%2C4640491.63&image.x=45&image.y=20](http://maps.countyofessex.on.ca/?viewer=http%3A%2F%2Fgisweb.countyofessex.ca%2Fhtmlcounty2101%2FIndex.html%3FconfigBase%3Dhttp%3A%2F%2Fgisweb.countyofessex.ca%2FGeocortex%2FEssentials%2FCounty%2FREST%2Fsites%2FCounty_of_Essex_Public%2Fviewers%2Fhtmlpublic%2Fvirtualdirectory%2FResources%2FConfig%2FDefault%26extent%3D313436.05%2C4695451.23%2C395580.67%2C4640491.63&image.x=45&image.y=20)
7. Please consider the following table that compares my property 750-03000 with the above-mentioned neighboring properties across the Third Concession Road that drain into the West Townline Drain (WTD). The values are obtained from the schedules in your notice.

Property Tax Roll Number	Affected Acreage	Total Value	Value per Affected Acre	Comment
750-03000	98.36	405	4.12	
750-03200	50.60	144	2.85	This property corresponds to ~50% of the acres on the property 750-03000
750-01500	20.39	102	5.00 Adjusted to 3.87	This property corresponds to ~25% of the acres on the property 750-03000. However, the assessed value cannot be a fair comparison to the corresponding acres on 750-03000, because the southern part of this property drains directly into the WTD. Because it lays between 750-03200 and 750-1900, its northern portion that corresponds to ~25% of my property may be assigned an average value between its surrounding properties, namely 750-03200 and 750-01900. That is: $2.85 + 4.89 = 7.74$ . Dividing by 2 we obtain an adjusted value of 3.87 per affected acre for the northern portion of this property that properly corresponds to the ~25% of my property.
750-01900	9.20	45	4.89	This property corresponds to ~25% of the acres on the property 750-03000

8. Apportioning the affected acres of 750-03000 to the corresponding properties across the third concession, we obtain the following table of values:

Corresponding Tax Roll Number	Percentage of 750-03000	Affected Acreage of 750-03000	Corresponding value per acre from the table above	Product of last two columns in \$
750-03000	Total	98.36		
750-03200	~50%	49.18	2.85	140.16
750-01500	~25%	24.59	3.87	95.16
750-01900	~25%	24.59	4.89	120.25
				355.57

9. From your listed schedules of values, the total value that is assessed to my property at 750-03000 is 405. This figure is grossly over estimated. From the table above we see that the total value ought to be 355 when compared with neighbors with similar outlay of their properties. This is if we consider that all of the acres of this farm are "affected acres."
10. I am also contesting the unnatural perfect stepwise distribution of the watershed area of the WTD as presented in your map. This is clearly intended to include all of the acres of my property as "affected acres," while my neighbors to the east and north have only portions of their farms included as "affected acres." We know for fact that the eastern 40% of 750-0300 including the pond and beyond is not tiled and the rest of the farm is poorly tiled with very old clay tiles most of which are not currently functioning. I am requesting that at least 30 acres of the north-eastern portion of my farm 75-03000 be not considered as affected acres. I am requesting that the total "affected acres" of my property be reduced to no more than  $98.36 - 30 = 68.36$  acres.



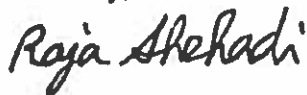


11. I am requesting that you would kindly:

- a. Reduce the total number of "affected acres" on my property 750-03000 from 98.36 to no more than 68.36 acres.
- b. Reduce my assessed values by the corresponding amounts to fairly match the above-named properties across the Third Concession Road.
- c. Explain clearly and in detail how you calculated the benefit and outlet values that sum up to the total value of 405 for my property at 750-03000.

Please let me know if there are any special forms that I ought to fill for objecting and contesting this evaluation and list for me the steps that I have to take in my grievance to achieve a fair ruling in my case.

Sincerely,



Raja Shehadi,  
For 174-1094 Ontario Limited.

Telephone: 321-698-2043

Email: [reshehadi@yahoo.com](mailto:reshehadi@yahoo.com)

Current Mailing Address: PO Box 903, Temple Texas 76503, USA

## **Auger, Robert**

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**From:** Tuzlova, Tanya  
**Sent:** Tuesday, June 11, 2019 9:05 AM  
**To:** 'Kirk W. Carter'; 'luke martin'  
**Cc:** Nussio, Norman; Auger, Robert; Brown, Shelley  
**Subject:** Objection to Assessment -Mr.Shehadi  
**Attachments:** 2019-06-10 West Townline Dr signed response to Shehadi ltr.pdf

Good morning,

Please find attached the correspondence between Mr. Shehadi and Mr. Rood. The objection will be reviewed at the June 17 Court of Revision.

Hard copy to Percy by mail.

Thank you,

**Tanya Tuzlova** | Operations/Drainage Clerk

Town of Essex Drainage Department  
2610 County Road 12, R.R.#2, Essex, ON N8M 2X6  
Phone: 519-776-6476 ext 1407 | Fax: 519-776-7171

**essex.ca**

**From:** Gerard Rood [mailto:gerard@roodengineering.ca]  
**Sent:** Monday, June 10, 2019 3:52 PM  
**To:** Tuzlova, Tanya  
**Cc:** Nepszy, Chris; Nussio, Norman; Raja Shehadi  
**Subject:** Re: FW: Objection to Assessment

Good afternoon Tanya:

We have reviewed your message below and the attached letter that was submitted by Mr. Shehadi. We have carefully reviewed same and prepared a letter report that outlines our findings and understanding of the concerns. We trust that the attached will address the items that were presented. If there are any other questions or concerns, please do not hesitate to contact us. Thank you for your time and attention to this.

Regards,

Gerard Rood, P.Eng.

**ROOD ENGINEERING INC.**  
9 Nelson Street  
Leamington, Ontario  
N8H 1G6

Phone: 519-322-1621  
Fax: 519-322-1979

June 10th, 2019

Mayor and Municipal Council  
Corporation of the Town of Essex  
33 Talbot Street South  
Essex, Ontario  
N8M 1A8

Mayor Snively and Members of Council:

**WEST TOWNLINE DRAIN  
Bridge for Union Gas (Part of Lot 1, Concession 3) and  
Updated Maintenance Schedule of Assessment  
Geographic Twp. of Colchester South  
Project REI2016D061  
Town of Essex, County of Essex**

Town administration has received a letter dated May 28, 2019 from Raja Shehadi regarding his parcel 750-03000 that belongs to 1741094 Ontario Limited. Mr. Shehadi expresses concerns with the assessed values shown in the Maintenance Schedule of Assessment included in our April 26th, 2019 report that was submitted to the Town and the affected area that was shown.

With regards to the objection regarding the affected area, we note that lands in this area of the Town of Essex and the County of Essex in general, tend to slope from northeast downwards in a southwesterly direction. This is indicated by the direction of the drains in the area and contour shading that is available through the online mapping. The natural contour of the lands suggests that all of the Parcel 750-03000 drainage will flow towards the West Townline Drain. The March 11th, 2019 roll information from the Town indicates that the parcel has a current total area of 98.36 acres, as shown in our drainage report schedule. This corresponds to 39.804 hectares. A review of the 1985 report by N.J. Peralta with updated maintenance schedule indicates 39.26 hectares affected, which appears to be the entire parcel and is essentially the same as our value shown with a minor update in the area having been established. We find that the 1958 drainage report by Armstrong showed all 97 acres of the parcel as being assessed, which calculates as 39.255 hectares. Based on same, we find that there is no apparent reason to amend the affected area of the parcel.

The following notes in quotes and italics are the comments extracted from the Shehadi letter and our response to each is provided immediately following same for consideration by the owner and the Town.

1. *Item 1: "Comparing the presented assessed value schedules in your notice with the map in APPENDIX "REI-E," we note that the closer a property is to the WTD drain, the higher is the assessed "Total Value" per affected acre. The further away the property is from the WTD, the lower is the assessed value per affected acre."*  
Response: this is typical for Drainage Act assessments.
2. *Item 2: "The affected acres on my property at 750-03000 extend eastward away from the WTD. Their contiguity to the WTD corresponds fairly well to three farms across the Third Concession Road. Namely, the following properties: 750-03200,*

750-01500, and 750-01900, listed from further to more proximal to the WTD" Response: The entire Shehadi parcel 750-0300 that belongs to 1741094 Ontario Limited has direct access to the West Townline Drain. Parcels 750-03200 and 750-01500 have no direct access to the drain. They have some use of the Pigeon Drain and south portions of these parcels will flow southwesterly to get to the West Townline Drain, well downstream of the Shehadi parcel outlet to the West Townline Drain.

3. *Item 3: "These three farms across the Third Concession Road carry different assessed value liability per affected acre that corresponds to their contiguity to the WTD"* Response: The values shown for these three farms reflect the past drainage reports on the drain and follow Section 34 of the Drainage Act that requires prior assessments to be taken into consideration.
4. *Item 4: "Similarly, the affected acres of my property at 750-3000 should carry assessed values that are similar to the corresponding affected acres of the above-named properties across the Third Concession Road."* Response: This is not a correct assumption by Mr. Shehadi. Two of the parcels he refers to have no direct access to the West Townline Drain. Their discharge is also further downstream along the drain than the flows from the Shehadi parcel. Lands in closer proximity of the drain and directly abutting it are assessed a higher Benefit rate per acre than lands that are more remote. Likewise, lands that enter the drain further upstream have higher Outlet Liability rates per acre than lands that are further downstream and use less of the overall length of the drain. This basis of assessment is standard practice pursuant to the Drainage Act, and it is therefore incorrect to compare assessment rates for lands that are not positioned the same along the drain and do not outlet flows at the same point along the drain.
5. *Items 5, 6, 7, and 8: in the Shehadi letter that is attached in Appendix "REI-A" of this report, he attempts to correlate his lands on the north side of the Third Concession Road to the lands on the south side of the road using tables and direct comparisons. As noted above, such a direct comparison of lands that are located along different sections of the West Townline Drain is not in accordance with the Drainage Act requirements. Rates for Benefit assessment are higher for lands that directly abut a municipal drain and have the ability to take all their flows directly to the drain. Furthermore, rates are higher for Outlet Liability if a parcel is located further upstream and has its flow utilizing more of the drain length to get to a sufficient outlet.*
6. *Item 9: "From your listed schedules of values, the total value that is assessed to my property at 750-03000 is 405. This figure is grossly over estimated. From the table above we see that the total value ought to be 355 when compared with neighbors with similar outlay of their properties. This is if we consider that all of the acres of this farm are "affected acres.""* Response: When consideration is given to the entire Shehadi parcel being located directly adjacent to the West Townline Drain and having its flows enter the drain upstream of the lands on the south side of the road that he is trying to compare his assessments to, the total value of \$405.00 shown in our drainage report assessment schedule versus his calculated value of \$355.00 appears to be correct and fair.
7. *Item 10: "I am also contesting the unnatural perfect stepwise distribution of the watershed area of the WTD as presented in your map. This is clearly intended to include all of the acres of my property as "affected acres," while my neighbors to the east and north have only portions of their farms included as "affected acres." We know for fact that the eastern 40% of 750-0300 including the pond and beyond is not tiled and the rest of the farm is poorly tiled with very old clay tiles most of which are not currently functioning. I am requesting that at least 30 acres of the northeastern portion of my farm 75-03000 be not*

considered as affected acres. I am requesting that the total "affected acres" of my property be reduced to no more than 98.36 - 30 = 68.36 acres." Response: As noted on the plan, the watershed line is approximate. It was set to encompass the past affected areas of each parcel and reflects the current practice of organized drainage systems and patterns. If information is provided to us that is more accurate for the boundary, the line can be adjusted, but the affected areas will remain as per the past drainage reports unless valid information is provided on changes to the drainage in the area. The 30 acres at the northeast corner of the Shehadi parcel are not assessed to any other drainage system that we are aware of. All lands within the topographic watershed need to be assessed for drainage and cannot be excluded. Drainage assessments consider both subsurface and surface flows, particularly during frozen ground conditions, and the contouring in this area and past assessments indicate that the flows from the 30 acres go to the West Townline Drain for their outlet. Municipal drains provide outlets for the affected lands. Having that outlet is a benefit to the lands and gives the lands the opportunity to use the drain for enhancing their drainage of the lands. Regardless of whether the owner chooses to repair or enhance his tile or surface drainage, the benefit to the parcel is there to use at any time and the lands need to be assessed for their ability to have enhanced drainage and productivity, in accordance with standard assessment practice pursuant to the Drainage Act. Therefore we cannot recommend any adjustment to the affected area of the Shehadi parcel.

We trust that the information provided addresses all of the matters and concerns that were mentioned by Mr. Shehadi. Should there be any further questions or concerns, they can be provided to us and we will do our best to address them. Clarification can also be provided at the Consideration meeting and Court of Revision meeting for the drainage report if needed.

All of which is respectfully submitted.

***Rood Engineering Inc.***



Gerard Rood, P.Eng.

att.

**ROOD ENGINEERING INC.**

Consulting Engineers

9 Nelson street

LEAMINGTON, Ontario N8H 1G6



## **APPENDIX “REI-A”**





Robert W Auger, Clerk, Town of Essex  
(519) 776-7336 x1132;  
[rauger@essex.ca](mailto:rauger@essex.ca)

Chris Nepczy, supervisor,  
(519) 776-7336 x1114  
[cnepczy@essex.ca](mailto:cnepczy@essex.ca)

Norman Nussio, Drainage Superintendent,  
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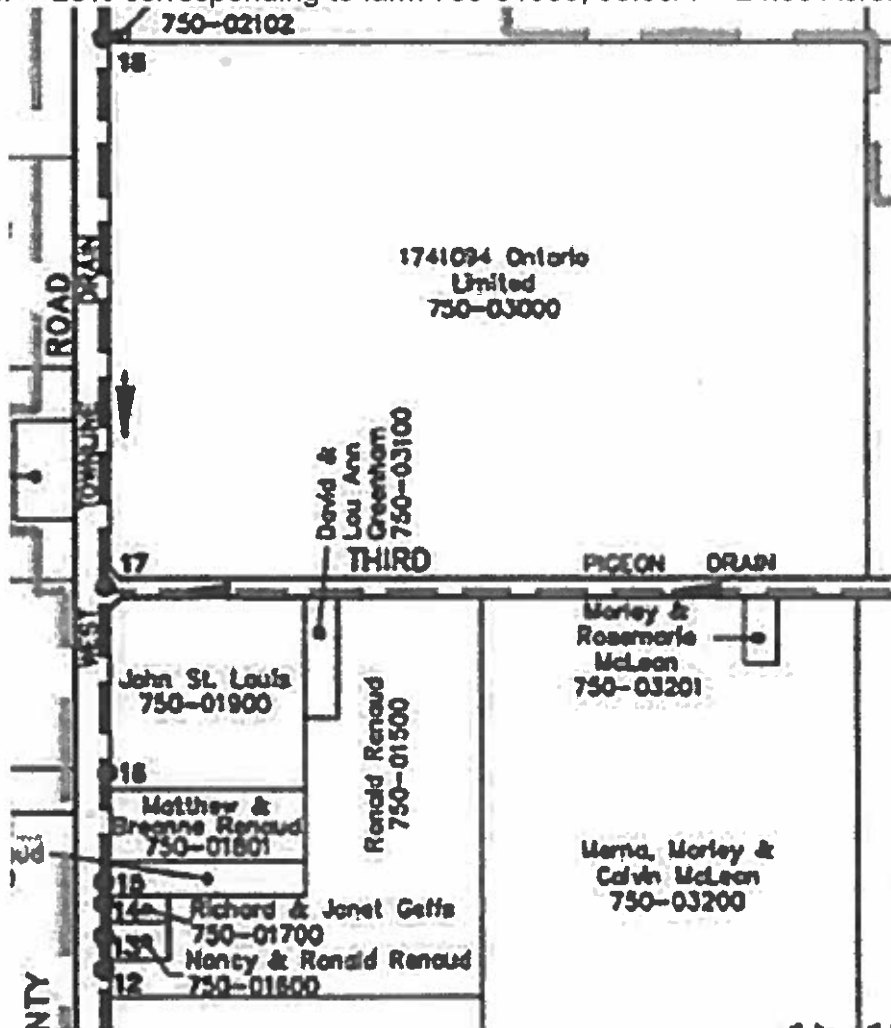
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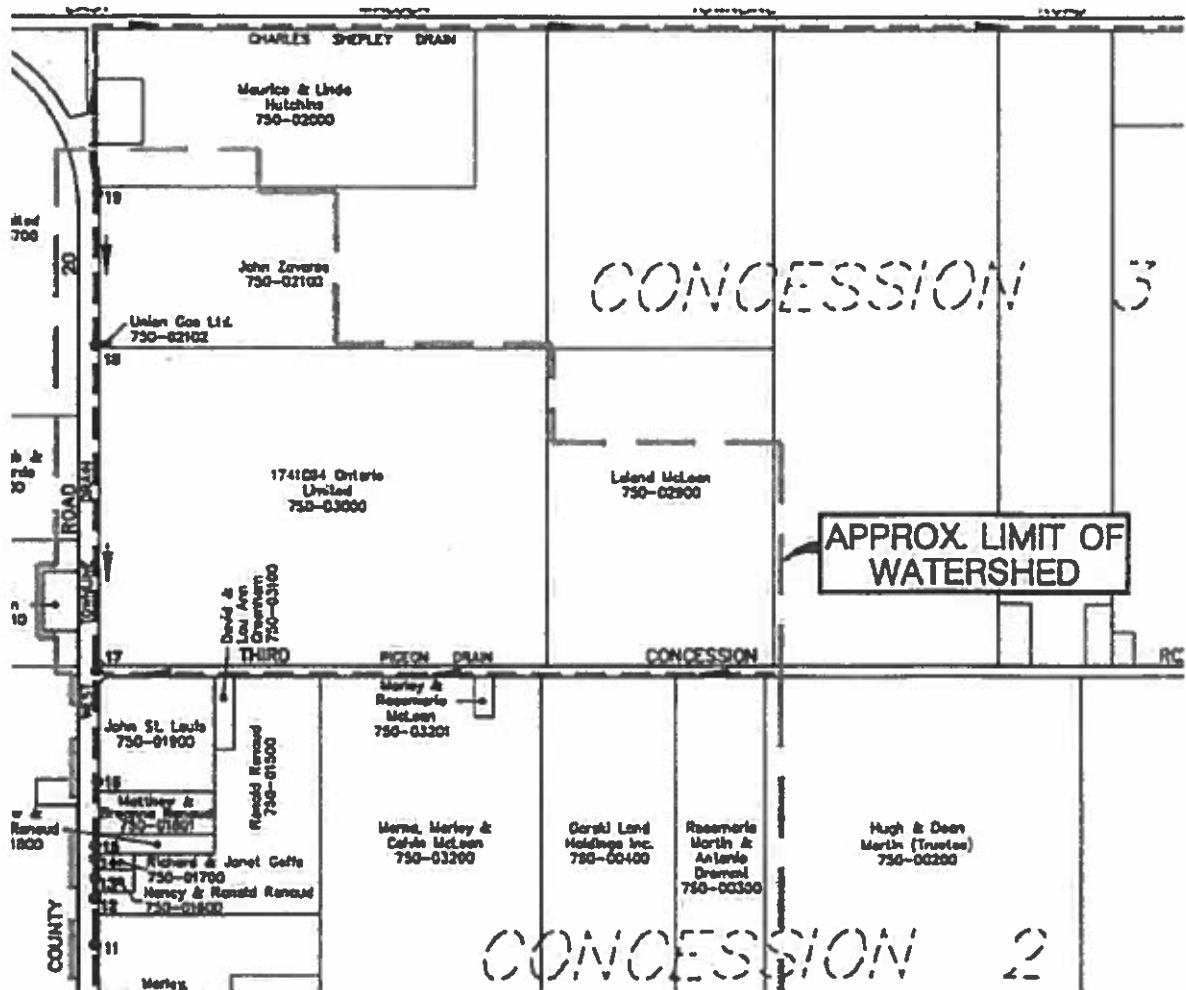
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7. Please consider the following table that compares my property 750-03000 with the above-mentioned neighboring properties across the Third Concession Road that drain into the West Townline Drain (WTD). The values are obtained from the schedules in your notice.

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750-01500	20.39	102	5.00 Adjusted to 3.87	This property corresponds to ~25% of the acres on the property 750-03000. However, the assessed value cannot be a fair comparison to the corresponding acres on 750-03000, because the southern part of this property drains directly into the WTD. Because it lays between 750-03200 and 750-1900, its northern portion that corresponds to ~25% of my property may be assigned an average value between its surrounding properties, namely 750-03200 and 750-01900. That is: $2.85 + 4.89 = 7.74$ . Dividing by 2 we obtain an adjusted value of 3.87 per affected acre for the northern portion of this property that properly corresponds to the ~25% of my property.
750-01900	9.20	45	4.89	This property corresponds to ~25% of the acres on the property 750-03000

8. Apportioning the affected acres of 750-03000 to the corresponding properties across the third concession, we obtain the following table of values:

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- b. Reduce my assessed values by the corresponding amounts to fairly match the above-named properties across the Third Concession Road.
- c. Explain clearly and in detail how you calculated the benefit and outlet values that sum up to the total value of 405 for my property at 750-03000.

Please let me know if there are any special forms that I ought to fill for objecting and contesting this evaluation and list for me the steps that I have to take in my grievance to achieve a fair ruling in my case.

Sincerely,



Raja Shehadi,

For 174-1094 Ontario Limited.

Telephone: 321-698-2043

Email: [reshehadi@yahoo.com](mailto:reshehadi@yahoo.com)

Current Mailing Address: PO Box 903, Temple Texas 76503, USA

## Auger, Robert

---

**From:** Raja Shehadi <reshehadi@gmail.com>  
**Sent:** Tuesday, June 11, 2019 6:32 AM  
**To:** Snively, Larry; Auger, Robert; cnepczy@essex.ca; Nussio, Norman; Tuzlova, Tanya  
**Cc:** gerard@roodengineering.ca; karlgmelinz@cogeco.net  
**Subject:** Objection to Engineer's Report for the WTD  
**Attachments:** 2019.06.10, WTD, SHEHADI RESPONSE TO ROOD.pdf; EXHIBIT A, ELEVATION MAP\_GOOGLE EARTH.pdf; EXHIBIT B, 210405, Pigeon Drain.pdf

June 11, 2019

To Mayor Snively, Mr. Auger, Mr. Nepczy, Mr. Nussio, and members of the council,

-  
This is in reference to my letter to you dated May 28, 2019 and Mr. Rood's response dated June 10, 2019. I have included my comments in the highlighted texts. My comments will show if you pass the mouse over the highlighted text.

-  
The idea of including the whole farm 750-03000 as draining directly into the West Townline Drain (WTD) is incorrect. Portions of this farm drain into the Pigeon Drain (Exhibit B). The most important question that I request an answer to is, how the engineer arrived to the figures listed in his schedule of assessments? What is the basis of his calculations? There must be a mathematical formula and basis for these value assessments, otherwise, these figures in the report are incorrect and corrupt.

In his response, Mr. Rood never attempted to explain how he arrived at the outlet and benefit values that he has assessed to my property 750-03000, and he bluntly rejected any comparison with neighboring properties.

-  
To use the argument that these numbers are based on prior Engineers' Reports is improper. There must be a basis for these calculations. Please understand and help us understand how the prior engineer arrived to these figures that you have copied and pasted into your report. These figures are not biblical truths and ought to be clearly explained, otherwise, contested and changed. Mr. Rood quotes older reports like he is quoting the Bible. He may come up with his own figures that he can explain.

-  
To reject the idea of comparison with adjacent similar properties and to have no basis that you can explain regarding the numbers that you have assigned to my property, makes grounds for discrimination, and hides incompetence.

Sincerely,

Raja Shehadi

Attachments:

Response to Mr. Roods letter of 06/10/2019 and  
EXHIBIT A, ELEVATION MAP\_GOOGLE EARTH  
EXHIBIT B, 210405, Pigeon Drain

NOTICE OF CONFIDENTIALITY This communication, including any attachments, is intended only for the use of the addressee(s) to this email and is confidential. If you are not an intended recipient or acting on behalf of an intended recipient, any review, disclosure, conversion to hard copy, dissemination, reproduction or other use of any part of this communication is strictly prohibited. If you receive this communication in error or without authorization, please notify the originator immediately and remove it from your system.

June 10th, 2019

Mayor and Municipal Council  
Corporation of the Town of Essex  
33 Talbot Street South  
Essex, Ontario  
N8M 1A8

Mayor Snively and Members of Council:

**WEST TOWNLINE DRAIN  
Bridge for Union Gas (Part of Lot 1, Concession 3) and  
Updated Maintenance Schedule of Assessment  
Geographic Twp. of Colchester South  
Project REI2016D061  
Town of Essex, County of Essex**

Town administration has received a letter dated May 28, 2019 from Raja Shehadi regarding his parcel 750-03000 that belongs to 1741094 Ontario Limited. Mr. Shehadi expresses concerns with the assessed values shown in the Maintenance Schedule of Assessment included in our April 26th, 2019 report that was submitted to the Town and the affected area that was shown.

With regards to the objection regarding the affected area, we note that lands in this area of the Town of Essex and the County of Essex in general, tend to slope from northeast downwards in a southwesterly direction. This is indicated by the direction of the drains in the area and contour shading that is available through the online mapping. The natural contour of the lands suggests that all of the Parcel 750-03000 drainage will flow towards the West Townline Drain. The March 11th, 2019 roll information from the Town indicates that the parcel has a current total area of 98.36 acres, as shown in our drainage report schedule. This corresponds to 39.804 hectares. A review of the 1985 report by N.J. Peralta with updated maintenance schedule indicates 39.26 hectares affected, which appears to be the entire parcel and is essentially the same as our value shown with a minor update in the area having been established. We find that the 1958 drainage report by Armstrong showed all 97 acres of the parcel as being assessed, which calculates as 39.255 hectares. Based on same, we find that there is no apparent reason to amend the affected area of the parcel.

The following notes in quotes and italics are the comments extracted from the Shehadi letter and our response to each is provided immediately following same for consideration by the owner and the Town.

1. *Item 1: "Comparing the presented assessed value schedules in your notice with the map in APPENDIX "REI-E," we note that the closer a property is to the WTD drain, the higher is the assessed "Total Value" per affected acre. The further away the property is from the WTD, the lower is the assessed value per affected acre."*  
Response: this is typical for Drainage Act assessments.
2. *Item 2: "The affected acres on my property at 750-03000 extend eastward away from the WTD. Their contiguity to the WTD corresponds fairly well to three farms across the Third Concession Road. Namely, the following properties: 750-03200,*

750-01500, and 750-01900, listed from further to more proximal to the WTD" Response: The entire Shehadi parcel 750-0300 that belongs to 1741094 Ontario Limited has direct access to the West Townline Drain. Parcels 750-03200 and 750-01500 have no direct access to the drain. They have some use of the Pigeon Drain and south portions of these parcels will flow southwesterly to get to the West Townline Drain, well downstream of the Shehadi parcel outlet to the West Townline Drain.

3. *Item 3: "These three farms across the Third Concession Road carry different assessed value liability per affected acre that corresponds to their contiguity to the WTD"* Response: The values shown for these three farms reflect the past drainage reports on the drain and follow Section 34 of the Drainage Act that requires prior assessments to be taken into consideration.
4. *Item 4: "Similarly, the affected acres of my property at 750-3000 should carry assessed values that are similar to the corresponding affected acres of the above-named properties across the Third Concession Road."* Response: This is not a correct assumption by Mr. Shehadi. Two of the parcels he refers to have no direct access to the West Townline Drain. Their discharge is also further downstream along the drain than the flows from the Shehadi parcel. Lands in closer proximity of the drain and directly abutting it are assessed a higher Benefit rate per acre than lands that are more remote. Likewise, lands that enter the drain further upstream have higher Outlet Liability rates per acre than lands that are further downstream and use less of the overall length of the drain. This basis of assessment is standard practice pursuant to the Drainage Act, and it is therefore incorrect to compare assessment rates for lands that are not positioned the same along the drain and do not outlet flows at the same point along the drain.
5. *Items 5, 6, 7, and 8: in the Shehadi letter that is attached in Appendix "REI-A" of this report, he attempts to correlate his lands on the north side of the Third Concession Road to the lands on the south side of the road using tables and direct comparisons. As noted above, such a direct comparison of lands that are located along different sections of the West Townline Drain is not in accordance with the Drainage Act requirements. Rates for Benefit assessment are higher for lands that directly abut a municipal drain and have the ability to take all their flows directly to the drain. Furthermore, rates are higher for Outlet Liability if a parcel is located further upstream and has its flow utilizing more of the drain length to get to a sufficient outlet.*
6. *Item 9: "From your listed schedules of values, the total value that is assessed to my property at 750-03000 is 405. This figure is grossly over estimated. From the table above we see that the total value ought to be 355 when compared with neighbors with similar outlay of their properties. This is if we consider that all of the acres of this farm are "affected acres.""* Response: When consideration is given to the entire Shehadi parcel being located directly adjacent to the West Townline Drain and having its flows enter the drain upstream of the lands on the south side of the road that he is trying to compare his assessments to, the total value of \$405.00 shown in our drainage report assessment schedule versus his calculated value of \$355.00 appears to be correct and fair.
7. *Item 10: "I am also contesting the unnatural perfect stepwise distribution of the watershed area of the WTD as presented in your map. This is clearly intended to include all of the acres of my property as "affected acres," while my neighbors to the east and north have only portions of their farms included as "affected acres." We know for fact that the eastern 40% of 750-0300 including the pond and beyond is not tiled and the rest of the farm is poorly tiled with very old clay tiles most of which are not currently functioning. I am requesting that at least 30 acres of the northeastern portion of my farm 75-03000 be not*



considered as affected acres. I am requesting that the total "affected acres" of my property be reduced to no more than 98.36 - 30 = 68.36 acres." Response: As noted on the plan, the watershed line is approximate. It was set to encompass the past affected areas of each parcel and reflects the current practice of organized drainage systems and patterns. If information is provided to us that is more accurate for the boundary, the line can be adjusted, but the affected areas will remain as per the past drainage reports unless valid information is provided on changes to the drainage in the area. The 30 acres at the northeast corner of the Shehadi parcel are not assessed to any other drainage system that we are aware of. All lands within the topographic watershed need to be assessed for drainage and cannot be excluded. Drainage assessments consider both subsurface and surface flows, particularly during frozen ground conditions, and the contouring in this area and past assessments indicate that the flows from the 30 acres go to the West Townline Drain for their outlet. Municipal drains provide outlets for the affected lands. Having that outlet is a benefit to the lands and gives the lands the opportunity to use the drain for enhancing their drainage of the lands. Regardless of whether the owner chooses to repair or enhance his tile or surface drainage, the benefit to the parcel is there to use at any time and the lands need to be assessed for their ability to have enhanced drainage and productivity, in accordance with standard assessment practice pursuant to the Drainage Act. Therefore we cannot recommend any adjustment to the affected area of the Shehadi parcel.

We trust that the information provided addresses all of the matters and concerns that were mentioned by Mr. Shehadi. Should there be any further questions or concerns, they can be provided to us and we will do our best to address them. Clarification can also be provided at the Consideration meeting and Court of Revision meeting for the drainage report if needed.

All of which is respectfully submitted.

***Rood Engineering Inc.***



Gerard Rood, P.Eng.

att.

**ROOD ENGINEERING INC.**

Consulting Engineers

9 Nelson street

LEAMINGTON, Ontario N8H 1G6



## **APPENDIX “REI-A”**



Robert W Auger, Clerk, Town of Essex  
(519) 776-7336 x1132;  
[rauger@essex.ca](mailto:rauger@essex.ca)

Chris Nepczy, supervisor,  
(519) 776-7336 x1114  
[cnepczy@essex.ca](mailto:cnepczy@essex.ca)

Norman Nussio, Drainage Superintendent,  
(519) 776-7336 x1405  
[nnussio@essex.ca](mailto:nnussio@essex.ca)

This is an objection regarding your assessment of the "total value" and the "affected acres" that are assigned to the property with tax roll number 750-03000 belonging to 1741094 Ontario Limited.

In regards to your notice dated May 7, 2019, West Townline Drain (WTD):  
"New Bridge for Union Gas (Part Lot 1, Con. 3} and  
Updated Maintenance Schedule of Assessment."

May 28, 2019

Dear Sirs,

In this letter I am objecting and contesting the inconsistencies that are presented in your schedule of value liability (Total Value = value of benefit + value of outlet liability) that are assigned to my property tax roll number 750-03000, that belongs to 1741094 Ontario Limited corporation. I am also objecting and contesting to calculated "affected area" of the same farm that are included within the watershed area of the WTD.

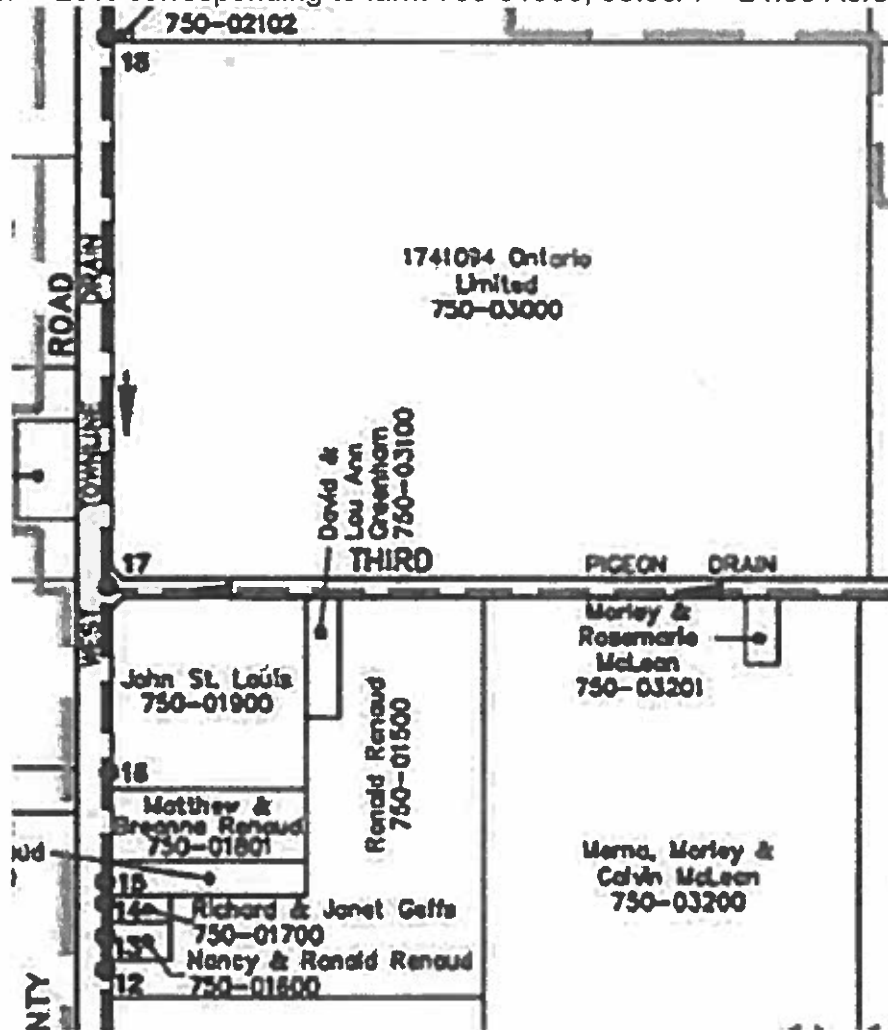
To prove the inconsistencies in the presented schedules of the said notice, I have considered the neighboring properties and compared the "Total Value" that is assessed against these properties with mine. It is quite clear that my property is unfairly assessed at a higher value than my neighbors.

Please note the following points:

1. Comparing the presented assessed value schedules in your notice with the map in APPENDIX "REI-E," we note that the closer a property is to the WTD drain, the higher is the assessed "Total Value" per affected acre. The further away the property is from the WTD, the lower is the assessed value per affected acre.
2. The affected acres on my property at 750-03000 extend eastward away from the WTD. Their contiguity to the WTD corresponds fairly well to three farms across the

Third Concession Road. Namely, the following properties: 750-03200, 750-01500, and 750-01900, listed from further to more proximal to the WTD.

3. These three farms across the Third Concession Road carry different assessed value liability per affected acre that corresponds to their contiguity to the WTD.
4. Similarly, the affected acres of my property at 750-3000 should carry assessed values that are similar to the corresponding affected acres of the above-named properties across the Third Concession Road.
5. Please consider the following map from APPENDIX "REI-E". If you extend the property lines of the above-mentioned three farms northward into the 750-03000 property, you can see that they divide this property into three sections that are roughly about:
  - a. ~50% corresponding to farm 750-03200;  $98.36/2 = 49.18$  Acres.
  - b. ~25% corresponding to farm 750-01500;  $98.36/4 = 24.59$  Acres.
  - c. ~25% corresponding to farm 750-01900;  $98.36/4 = 24.59$  Acres.



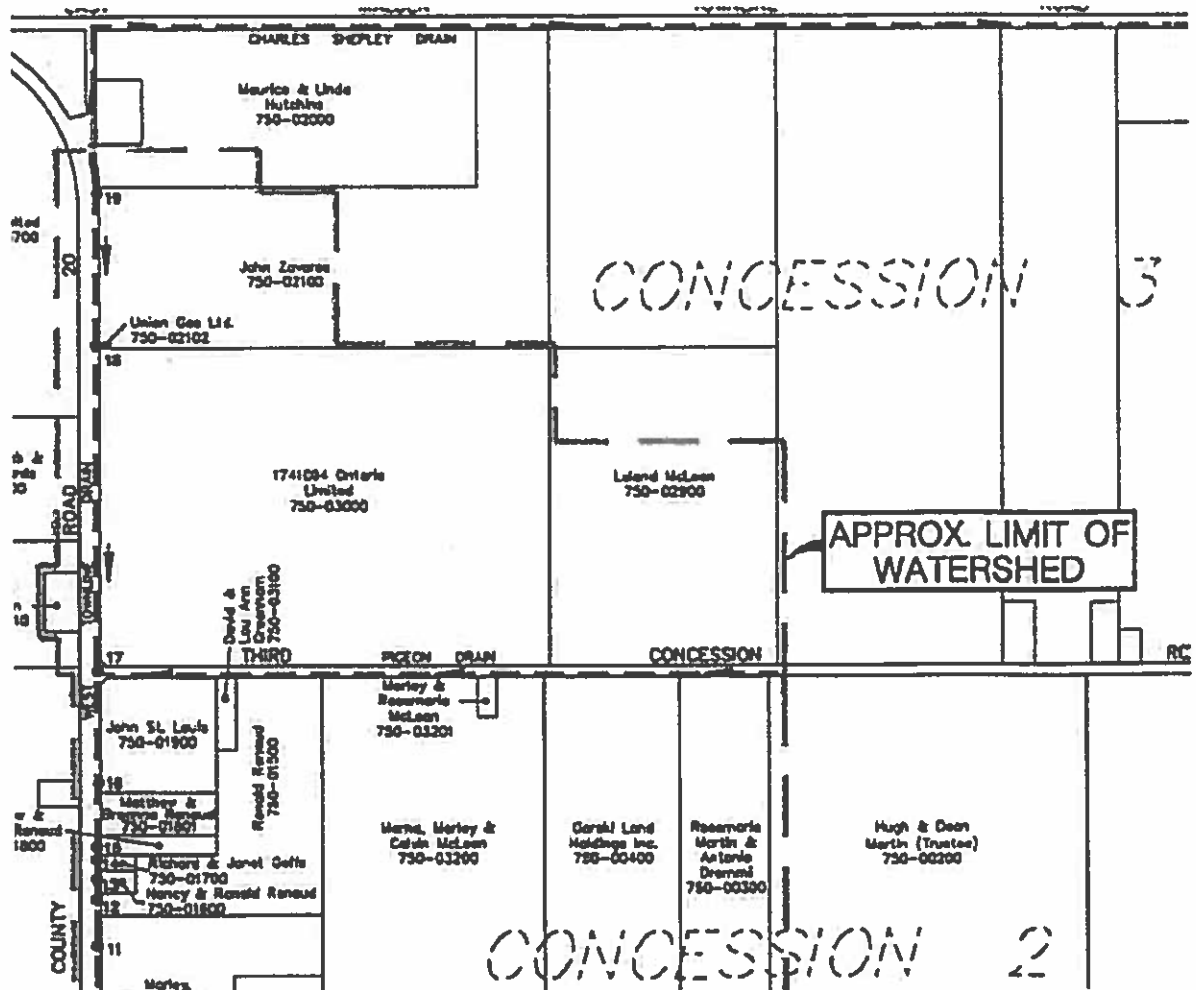
6. The percentages above are fair enough as they also correspond to the County of Essex Interactive mapping at <http://maps.countyofessex.on.ca/?viewer=http%3A%2F%2Fgisweb.countyofessex.ca%2Fhtmlcounty2101%2FIndex.html%3FconfigBase%3Dhttp%3A%2F%2Fgisweb.countyofessex.ca%2FGeocortex%2FEssentials%2FCounty%2FREST%2Fsites%2FCounty%2Fof%2Fessex%2FPublic%2Fviewers%2Fhtmlpublic%2Fvirtualdirectory%2FResources%2FConfig%2FDefault%26extent%3D313436.05%2C4695451.23%2C395580.67%2C4640491.63&image.x=45&image.y=20>
7. Please consider the following table that compares my property 750-03000 with the above-mentioned neighboring properties across the Third Concession Road that drain into the West Townline Drain (WTD). The values are obtained from the schedules in your notice.

Property Tax Roll Number	Affected Acreage	Total Value	Value per Affected Acre	Comment
750-03000	98.36	405	4.12	
750-03200	50.60	144	2.85	This property corresponds to ~50% of the acres on the property 750-03000
750-01500	20.39	102	5.00 Adjusted to 3.87	This property corresponds to ~25% of the acres on the property 750-03000. However, the assessed value cannot be a fair comparison to the corresponding acres on 750-03000, because the southern part of this property drains directly into the WTD. Because it lays between 750-03200 and 750-1900, its northern portion that corresponds to ~25% of my property may be assigned an average value between its surrounding properties, namely 750-03200 and 750-01900. That is: $2.85 + 4.89 = 7.74$ . Dividing by 2 we obtain an adjusted value of 3.87 per affected acre for the northern portion of this property that properly corresponds to the ~25% of my property.
750-01900	9.20	45	4.89	This property corresponds to ~25% of the acres on the property 750-03000

8. Apportioning the affected acres of 750-03000 to the corresponding properties across the third concession, we obtain the following table of values:

Corresponding Tax Roll Number	Percentage of 750-03000	Affected Acreage of 750-03000	Corresponding value per acre from the table above	Product of last two columns in \$
750-03000	Total	98.36		
750-03200	~50%	49.18	2.85	140.16
750-01500	~25%	24.59	3.87	95.16
750-01900	~25%	24.59	4.89	120.25
				355.57

9. From your listed schedules of values, the total value that is assessed to my property at 750-03000 is 405. This figure is grossly over estimated. From the table above we see that the total value ought to be 355 when compared with neighbors with similar outlay of their properties. This is if we consider that all of the acres of this farm are "affected acres."
10. I am also contesting the unnatural perfect stepwise distribution of the watershed area of the WTD as presented in your map. This is clearly intended to include all of the acres of my property as "affected acres," while my neighbors to the east and north have only portions of their farms included as "affected acres." We know for fact that the eastern 40% of 750-0300 including the pond and beyond is not tiled and the rest of the farm is poorly tiled with very old clay tiles most of which are not currently functioning. I am requesting that at least 30 acres of the north-eastern portion of my farm 75-03000 be not considered as affected acres. I am requesting that the total "affected acres" of my property be reduced to no more than  $98.36 - 30 = 68.36$  acres.





11. I am requesting that you would kindly:

- a. Reduce the total number of "affected acres" on my property 750-03000 from 98.36 to no more than 68.36 acres.
- b. Reduce my assessed values by the corresponding amounts to fairly match the above-named properties across the Third Concession Road.
- c. Explain clearly and in detail how you calculated the benefit and outlet values that sum up to the total value of 405 for my property at 750-03000.

Please let me know if there are any special forms that I ought to fill for objecting and contesting this evaluation and list for me the steps that I have to take in my grievance to achieve a fair ruling in my case.

Sincerely,

*Raja Shehadi*

Raja Shehadi,

For 174-1094 Ontario Limited.

Telephone: 321-698-2043

Email: [reshehadi@yahoo.com](mailto:reshehadi@yahoo.com)

Current Mailing Address: PO Box 903, Temple Texas 76503, USA

# EXHIBIT A

Google Earth Pro Mapping:



L X H 1611 B

13) 210405-4p

TOWNSHIP OF COLCHESTER SOUTH

BY-LAW NUMBER 1700

BEING a by-law of the Corporation of the Township of Colchester South to provide for the repair and improvement of the Pigeon Drain in the Township of Colchester South in accordance with the provisions of Section 74 of the Drainage Act R.S.O. 1980.

WHEREAS the Council of the Corporation of the Township of Colchester South has received a complaint from several assessed owners in the drainage area that the said Pigeon Drain is in need of improvement and repair;

AND WHEREAS the Council of the Township of Colchester South has procured a report made by Nick J. Peralta Engineering and the report is attached to and forms a part of this by-law;

AND WHEREAS the council of the Township of Colchester South is of the opinion that the repair and improvement of the Pigeon Drain is desirable;

THEREFORE the Council of the Township of Colchester South pursuant to The Drainage Act, 1980, R.S.O. Chapter 126, enacts as follows:

1. The Report dated October 17, 1984, and attached hereto is hereby adopted and the repair and improvement of the Drainage works as therein adopted and set forth is hereby authorized and shall be completed in accordance therewith.
2. (1) The Corporation of the Township of Colchester South may borrow on the credit of the Corporation the amount of \$10,700.00, being the amount necessary for the construction of the said drainage works.  
(2) The Corporation may issue debentures for the amount borrowed less the total amount of:
  - (a) grants received under section 85 (a) of the Act;
  - (b) commuted payments made in respect of lands and roads assessed within the municipality;
  - (c) moneys paid under section 61 (3) of the Act.

and such debentures shall be made payable within five years from the date of the debenture and shall bear interest at a rate not higher than the rate charged by The Ontario Municipal Improvement Corporation on the date of the sale of the debenture.

- (3) A special equal annual rate sufficient to redeem the principal and interest of the debentures shall be levied upon the lands and roads as set forth in the Schedule to be collected in the same manner and at the same time as other taxes are collected in each year for five years after the passing of this by-law.
- (4) All assessments of \$50.00 or less are payable in the first year in which the assessment is imposed.
- (5) This by-law comes into force and effect on the passing thereof and may be cited as Pigeon Drain 1984.

READ a first and second time and provisionally adopted

this 18th day of December 1984

Nancy Hammarston  
REEVE

X. [Signature]  
CLERK

READ a third time and adopted this

\_\_\_\_\_  
REEVE

\_\_\_\_\_  
CLERK

Report - Pigeon Drain  
Township of Colchester South - ED-84-013

INCIDENTALS

Survey, report, estimate and specifications	\$ 1,025.00
Assistants and expenses, and drawings	775.00
Duplication costs of Plans & Report	75.00
O.M.B. Fee	50.00
Estimated Cost of Interim Financing	400.00
Estimated Cost of Letting Contract	250.00
Estimated Cost of Re-Staking (if necessary)	275.00
Contingency Allowance	300.00
<b>TOTAL FOR INCIDENTALS</b>	<b>\$ 3,150.00</b>
<b>TOTAL FOR CONSTRUCTION (Brought Forward)</b>	<b>6,050.00</b>
<b>TOTAL ESTIMATE</b>	<b>\$ 9,200.00</b>

This amount I have assessed against the lands and road affected in accordance with the accompanying Schedule of Assessment.

I would recommend that this drainage work be kept up and maintained at the expense of the lands and road herein assessed for its repair and improvement and in the proportions herein contained, excluding the assessment amounts shown as Special Benefit, or until otherwise determined under the provisions of "The Drainage Act, 1975".

All of which is respectfully submitted.

*Nick J. Peralta*

Nick J. Peralta, P. Eng.

NICK J. PERALTA ENGINEERING  
Consulting Engineers  
1502 Kenyon Pt. Road  
KINGSVILLE, Ontario  
N9Y 3N4



SCHEDULE OF ASSESSMENT

PIDGEON DRAIN

TOWNSHIP OF COLCHESTER SOUTH

<u>Con. or Plan No.</u>	<u>Lot or Part of Lot</u>	<u>Tax Roll No.</u>	<u>Owner's Name</u>	<u>Hectares Aff'd</u>	<u>Value of Benefit</u>	<u>Value of Outlet</u>	<u>Value of Special Benefit</u>	<u>TOTAL VALUE</u>
Con. 2	Pt. N. Pt. Lot 1	15-019	Ray Church & Maureen Root	* 0.81	\$ 128.00	\$ 28.00	\$ 550.00	\$ 706.00
"	Pt. N. Pt. Lot 1	15-031	David & Lou Ann Greenham	0.35	112.00	43.00		155.00
"	Pt. N. Pt. Lot 1	15-015	Ronald Renaud	* 3.64	361.00	162.00		523.00
"	Pt. NE 1/4 Lot 1	15-032	Ray & Merna McLean	* 3.04	301.00	202.00		503.00
"	Pt. NE 1/4 Lot 1	15-032-01	Morley & Rosemarie McLean	0.21	66.00	47.00		113.00
"	Pt. W. Pt. Lot 2	15-004	Maria Arner	* 4.05	401.00	380.00		781.00
"	Pt. W. Pt. Lot 2	15-003	Ina Richardson	* 7.49	594.00	767.00		1,361.00
"	Pt. Lot 2 & Lot 3	15-002	Douglas Martin	* 5.67	449.00	658.00		1,107.00
Con. 3	Pt. Lot 1	15-030	Ivor Brush	* 4.65	277.00	254.00	75.00	606.00
"	Pt. Lot 2	15-029	Leland McLean	*11.94	710.00	1,142.00	75.00	1,927.00
TOTAL ON LANDS					\$ 3,399.00	\$ 3,683.00	\$ 700.00	\$ 7,782.00

Schedule of Assessment - Pidgeon Drain  
Township of Colchester South - ED-84-013

Con. or Plan No.	Lot or Part of Lot	Tax Roll No.	Owner's Name	Hectares Aff't'd	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
TOTAL ON LANDS (Brought Forward)								
					\$ 3,399.00	\$ 3,683.00	\$ 700.00	\$ 7,782.00
3rd Concession Road Township of Colchester South								
					\$ 577.00	\$ 691.00	\$ 150.00	\$ 1,418.00
TOTAL ON ROADS								
					\$ 577.00	\$ 691.00	\$ 150.00	\$ 1,418.00
TOTAL ASSESSMENT								
					\$ 3,976.00	\$ 4,374.00	\$ 850.00	\$ 9,200.00

\* Denotes lands used for agricultural purposes

File Reference No. ED-84-013

Revised November 26th, 1984

## **Auger, Robert**

---

**From:** Tuzlova, Tanya  
**Sent:** Tuesday, June 11, 2019 10:38 AM  
**To:** 'luke martin'; 'Kirk W. Carter'  
**Cc:** Nussio, Norman; Brown, Shelley; Auger, Robert  
**Subject:** FW: Objection to Engineer's Report for the WTD  
**Attachments:** 2019-06-11 Essex Digital Elevation Model plan.pdf

Good morning,

Please see below further correspondence with Mr. Shehadi.

Hard copy to Percy.

Thank you,

**Tanya Tuzlova** | Operations/Drainage Clerk

Town of Essex Drainage Department  
2610 County Road 12, R.R.#2, Essex, ON N8M 2X6  
Phone: 519-776-6476 ext 1407 | Fax: 519-776-7171

**essex.ca**

**From:** Gerard Rood [mailto:gerard@roodengineering.ca]  
**Sent:** Tuesday, June 11, 2019 10:31 AM  
**To:** Raja Shehadi  
**Cc:** Snively, Larry; Auger, Robert; cnepczy@essex.ca; Nussio, Norman; Tuzlova, Tanya; karlmgelinz@cogeco.net  
**Subject:** Re: Objection to Engineer's Report for the WTD

Good morning Mr. Shehadi:

Further to your message below and the attachments that you provided, we offer the following responses and clarifications:

1. All of your farm drains into the West Townline Drain. We recognize that there are 4.65 hectares of the total 39.8 hectares of the farm that are assessed to the Pigeon Drain. This drain outlets directly to the West Townline Drain. The area to the Pigeon Drain is not significant as you have stated since it is only approximately 11.7% of the overall area and we believe that this was accounted for in the past drainage reports that were accepted by the owners at that time.
2. the maintenance schedule in our drainage report is based on a future estimated cost of \$3,400.00. The actual cost of future maintenance to the drain will be pro-rated to the values shown in the report schedule
3. the new maintenance schedule was derived from the 1985 Peralta report schedule. This is standard practice and follows the Drainage Act requirement in Section 34 to take prior assessments into consideration. Adjustments were made for new severed parcels and the lands affected by same, with updates to owner names. The original values and adjusted values were pro-rated to the estimated total assessment value shown in our new drainage report

4. the overall charge to your lands in the schedule is \$4.12/acre, which can be found to be comparable to parcel 670-01900 at \$4.64/acre and parcel 670-02200 at \$4.10/acre which both abut the drain as do your lands. This suggests that the values shown for assessment to your parcel are not unreasonable
5. the values in the past reports would be based on the proximity of the lands to the drain with regards to Benefit and the location of the lands along the length of the drain and their discharge point with regards to Outlet Liability. This was explained in Item 5 of our letter report sent out yesterday
6. attached is a print out of the Digital Elevation Model for the area from the Town online mapping that confirms the general slope of the lands from northeast to flow in a southwesterly direction. The lower area of your lands appears to be the portion assessed to the West Townline Drain through its connection to the Pigeon Drain. All lands that can drain directly to a municipal drain and all lands that drain to said drain through tributary drains and sub-watersheds are liable to assessment
7. we affirm that there is no bias or prejudice in the drainage report. All our reports are prepared in accordance with Section 11 of the Drainage Act so that they are defensible if appealed to the Tribunal or Referee:

**Duties of engineer**

11. The engineer shall, to the best of the engineer's skill, knowledge, judgment and ability, honestly and faithfully, and without fear of, favour to or prejudice against any person, perform the duty assigned to the engineer in connection with any drainage works and make a true report thereon. R.S.O. 1990, c. D.17, s. 11.

8. although we endeavor to explain things to owners as best as we can, we have sometimes found that an owner can get a clearer understanding of the Drainage Act process and requirements by speaking with the Drainage Superintendent for the Town and suggest that perhaps this is something that you can explore

We hope that the information provided above helps to clarify matters and will further address your concerns. Another alternative that you can explore is to contact a qualified drainage engineer familiar with the Ontario Drainage Act to do a review for you and any recommendations that the engineer provides to you can be submitted to the Town Drainage Board for consideration and deliberation. The Drainage Board Court of Revision can make recommendations to change the assessment schedule that was provided in the drainage report that we submitted, and Town Council can instruct the Town Clerk to adjust the assessment schedule accordingly pursuant to the Drainage Act.

Thank you for your time and attention to this.

Regards,

Gerard Rood, P.Eng.

***ROOD ENGINEERING INC.***

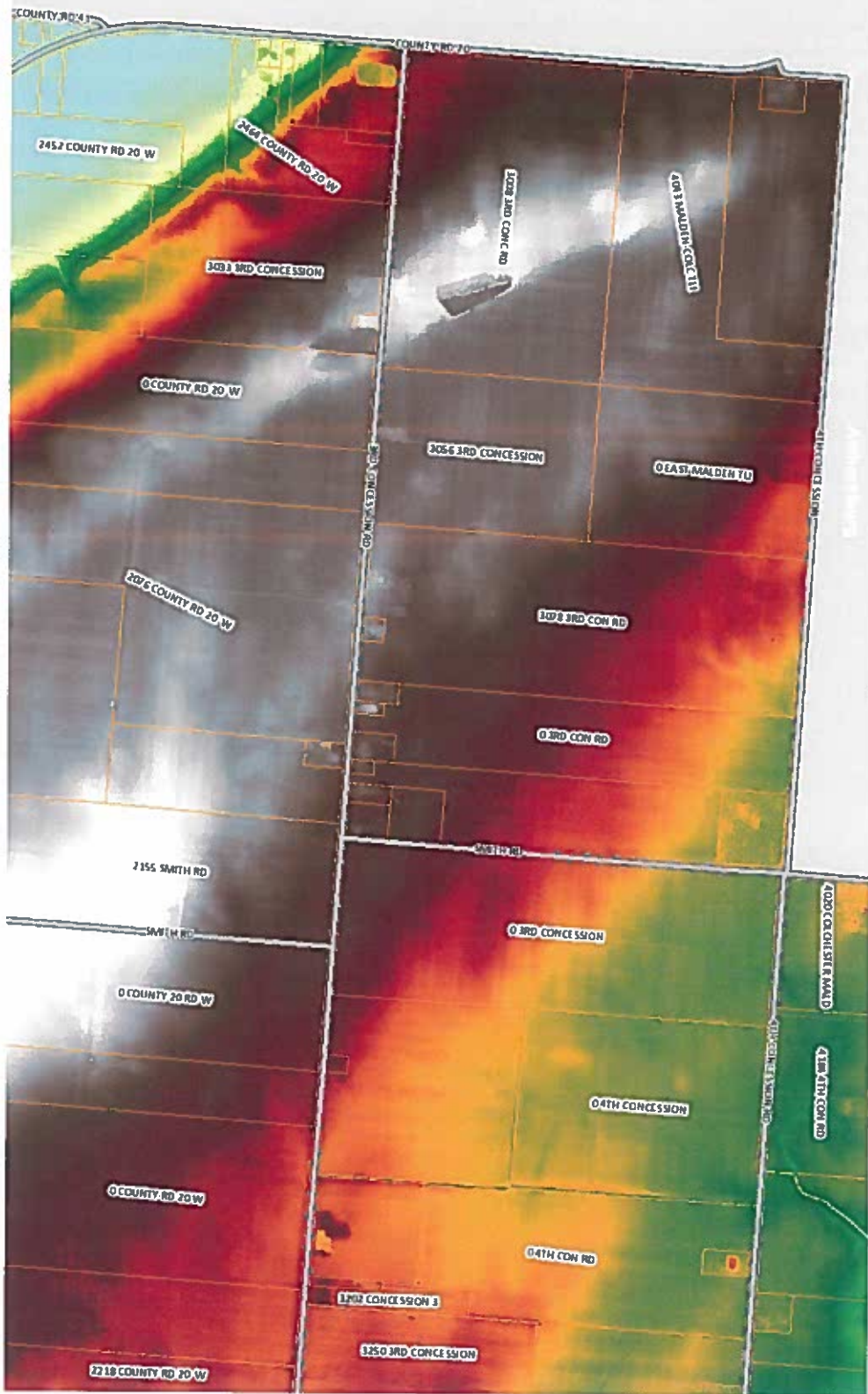
9 Nelson Street  
Leamington, Ontario  
N8H 1G6

Phone: 519-322-1621  
Fax: 519-322-1979

This email is confidential and shall not be distributed without the express authorization of Rood Engineering Inc. If you have received this message in error please notify us and delete all copies immediately.

On Tue, Jun 11, 2019 at 6:32 AM Raja Shehadi <[reshehadi@gmail.com](mailto:reshehadi@gmail.com)> wrote:





- Legend**
- Roads**
- County Roads
  - Municipal
  - Private
  - Prevalent
- Essex Assessment**
- Water
- Essex County Municipalities**



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Notes  
Land Skops  
REI2016D061