

SLOAN DRAIN & BRANCHES

Maintenance Schedule

Geographic Township of Mersea

MUNICIPALITY OF LEAMINGTON



**111 Erie Street North
Leamington, Ontario N8H 2Z9
519-326-5761**

Rood Engineering Inc.

Consulting Engineers

9 Nelson Street

Leamington, Ontario N8H 1G6

519-322-1621

REI Project 2016D007

June 19th, 2017

June 19th, 2017

Mayor and Municipal Council
Corporation of the Municipality of Leamington
111 Erie Street North
LEAMINGTON, Ontario
N8H 2Z9

Mayor Paterson and Members of Council:

SLOAN DRAIN & BRANCHES (MAINTENANCE SCHEDULE)
(Geographic Township of Mersea)
Project No. REI2016D007
Municipality of Leamington, County of Essex

I. INTRODUCTION

Further to instructions from Council at their March 7th, 2016 meeting and as outlined in the email letter from your Drainage Superintendent, Lu-Ann Marentette, dated April 6th, 2016, we have proceeded with an Engineer's Report to review the existing drainage works and the drainage area served by the Sloan Drain. This investigation was initiated by a resolution passed by Council to prepare a report for the variation of the assessment on the Sloan Drain so that the cost of future maintenance works on this drain may be more fairly assessed. This investigation, our instructions, and this assessment report are in accordance with Section 76 of the "Drainage Act, R.S.O. 1990, Chapter D.17, as amended 2010".

The Municipality of Leamington is proposing to undertake maintenance works on the Sloan Drain later this year. Land boundary changes, new owners, and updated provisions for bridge maintenance cost sharing have arisen, such that a variation of the current Schedule of Assessment is necessary in order to properly distribute the cost of maintenance on this drain to all affected landowners. This variation in assessment establishes a Maintenance Schedule of Assessment which shall provide a basis for levying any future maintenance costs for work to both the open drain and the bridges.

II. BACKGROUND

From our review of the information provided from the Municipality's drainage files we have established the following reports that we utilized as reference for carrying out this project:

- | | | | |
|----|----------------------|---|---------------------------|
| 1) | February 14th, 1941 | Sloan Drain | C.G.R. Armstrong, P.Eng. |
| 2) | September 28th, 1978 | 6th Concession West Branch
Sloan Drain | Wm. Settingington, P.Eng. |

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- | | | | |
|----|--|--|--------------------------|
| 3) | December 19th, 2003
reconsidered March 3rd,
2004 | East 7th Concession Branch of
Sloan Drain | Gerard Rood, P.Eng. |
| 4) | December 1st, 2011 | 6th Concession West Branch of
Sloan Drain Assessment change
for greenhouse | Bruce D. Crozier, P.Eng. |

The Sloan Drain is located in the Municipality of Leamington. The drainage basin served by the Sloan Drain and Branches consists of approximately 311.61 hectares (770.00 acres). The Sloan Drain Main Branch commences on the south side of Mersea Road 6 just west of Hope Lane running north to Mersea Road 7 and takes a northwesterly curve to its outlet in the Ruscom River Drain at County Road 31. At Mersea Road 6 the Sloan Drain 6th Concession West Branch runs east into the Sloan Drain Main Branch which includes a portion of covered drain that runs along the properties on County Road 31 and around the corner into the West Branch. The Sloan Drain 6th Concession East Branch runs west into the Sloan Drain Main Branch. At Mersea Road 7 the Sloan Drain 7th Concession West Branch runs east into the Sloan Drain Main Branch and the Sloan Drain 7th Concession East Branch runs west into the Sloan Drain Main Branch.

A review of the Municipal drainage records indicates that the last major work of repair and improvement to the Sloan Drain was completed under the Engineer's Report prepared by C.G.R. Armstrong, P.Eng., dated February 14th, 1941. This report provided allowances to the affected Owners for damages to land and crops, included provisions for improvements to the 6th Concession bridge headwall, and lowering one existing bridge culvert and ancillary work. Further works of repair and improvement of the drain branches by way of Engineer's Reports have been completed since the report prepared by C.G.R. Armstrong, P.Eng.

III. ON-SITE MEETING AND INVESTIGATIONS

After reviewing all of the drainage information provided by the Municipality, we arranged with the Municipal Drainage Superintendent Lu-Ann Marentette, to schedule an on-site meeting for April 24th, 2017. The following people were in attendance at said meeting: George Willms, Paul Orton, Jeremy Krueger (County of Essex), Lucy Simpson (Assistant Drainage Superintendent) and Gerard Rood (Rood Engineering). Mr. Rood introduced himself and Lucy Simpson and reviewed some of the history of the drain. He explained that there will be a new maintenance schedule prepared under an engineer's report.

The owners advised Mr. Rood of their concerns that the drain requires cleaning to help prevent flooding. Mr. Willms has a 5 acre woodlot north of Mersea Road 6, running along the east side of the Sloan Drain. He keeps the drain bank brushed but the west side is dead elm trees that require brushing and removal. He can mark his tile drains when the work is going to be completed. He also advised that Bob Armstrong has a tile outlet that needs to be repaired.

The greenhouses on the south side of Mersea Road 6 need to be accounted for in the schedule. Abe Fehr has a landscaped bank along Road 6. John Bartel has 500 feet of lawn in the same area. There will be site meetings before the maintenance work is done and trucking can be coordinated with Lu-Ann Marentette at the meetings.

The owners of lands classified as Farm Property Tax Class should be eligible for grants available under the current Agricultural Drainage Infrastructure Program (A.D.I.P.) policies because the project comprises maintenance of the Municipal drain and branches. The owners were advised that the cost of the maintenance would be shared by all the lands and roads that are part of the drain watershed. It was noted that agricultural lands are expected to be eligible for a 1/3 grant on their total assessment if they are qualified under the Ontario Ministry of Agriculture, Food and Rural Affairs (O.M.A.F.R.A.) Agricultural Drainage Infrastructure Program (A.D.I.P.) policies.

Based on our investigations and the information obtained subsequent to the on-site meeting, we have established the following.

SUMMARY OF BRIDGES

Sloan Drain & Branches

<u>Bridge No.</u>	<u>Names Roll Number</u>	<u>Description</u>
1	County Road 31, County of Essex	5.5m span concrete highway bridge with open bottom and exposed footings; some deterioration of concrete including cracks, spalling and exposed reinforcing steel; bridge in fair condition
2	Xiaotong Tang (760-01585) and David Keller (760-02000)	Steel beam clear span; primary access for farm lands
3	George & Cheryl Willms, (720-02700)	1200mm corrugated steel pipe (C.S.P.); primary access over 7th Concession Branch West; extra top width
4	Mersea Road 7, Municipality of Leamington	3.7m span concrete highway bridge with open bottom and exposed footings; some deterioration of concrete including cracks, spalling and exposed reinforcing steel; bridge in fair condition
5	George Willms, (720-03000)	800mm C.S.P.; primary access over 7th Concession Branch East; extra top width
6	Michael Berry, (720-02750)	800mm C.S.P.; residential access with rip rap ends
7 & 8	Kent Dyke (720-02800) and Penny Arquette (720-02900)	600mm high density polyethylene (H.D.P.E.) pipe; residential access with jute bag ends, extra top width and asphalt driveway on Parcel 720-02900

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9	Peter & Katharina Fehr, (720-03010)	800mm C.S.P.; residential access with jute bag ends
10	Dalen & Fairlee Toews, (720-03005)	600mm C.S.P.; residential access with jute bag ends
11	George Willms, (720-03000)	1800mm C.S.P.; primary farm access over main Sloan Drain with broken concrete pieces and rip rap ends
12	Mersea Road 6, Municipality of Leamington	2.4m span concrete highway bridge with open bottom and exposed footings; some deterioration of concrete including cracks, spalling and exposed reinforcing steel; bridge in fair condition
13	Hope Lane, Abe & Elizabeth Fehr, (690-05600)	1200mm C.S.P.; serves residential and farm lands, extra top width; broken concrete pieces on ends and asphalt driveway; pipe failing along spring line
14	Abe & Elizabeth Fehr, (690-05600)	900mm C.S.P.; residential access with concrete block ends, extra top width and poured concrete driveway
15	John & Betty Bartel, (690-05505)	900mm C.S.P.; residential access with jute bag ends, extra top width and asphalt driveway
16	Sts. George & Sharbel Holdings Ltd., (690-05305)	600mm C.S.P.; primary access over 6th Concession West Branch for farm

IV. FINDINGS AND RECOMMENDATIONS

Subsequent to the on-site meeting we arranged to further review the reference information provided by the Municipality. We also arranged to get updated roll information from the Municipality, including information on the tax class of each of the properties affected by the Municipal Drain. We also inspected the bridges and new lots along County Road 31 (Albuna Townline Road) to confirm that some have drainage outlets to the east road ditch that is connected across to the Municipal drain on the west side of the roadway. The assessment for access bridges is not set out in the old report and therefore does not follow the current practice of cost sharing. The current practice is that work to bridges would be a recurring cost for the

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upkeep and maintenance of each of the structures shared between the bridge owner and upstream lands including roads where affected.

In order to properly assess any maintenance works to the Sloan Drain and Branches, it will be necessary to vary the Schedule of Assessment within the current governing Engineer's Report dated February 14th, 1941 prepared by C.G.R. Armstrong, P.Eng. and the subsequent reports on the Branches. We recommend that the current Maintenance Schedule of Assessment be varied and same has been prepared and provided within this report.

In order to establish the new Maintenance Schedule of Assessment for the Sloan Drain and Branches, a value of \$10,000.00 has been utilized as a basis for the future cost sharing of maintenance works. This amount was distributed amongst the lands affected within the watershed. The amount utilized in the Maintenance Schedule of Assessment does not authorize expenditure of this amount but only provides an arbitrary value for the purpose of establishing a relative distribution of cost amongst the property owners affected by the maintenance work.

Furthermore, in order that a mechanism exists by which the Municipality can undertake maintenance works on the existing drain access bridges, we recommend that said existing bridge structures as identified herein, be maintained in the future as part of the drainage works. We would also recommend that the access bridges presently found or newly constructed in the drain, for which the maintenance costs are to be shared with the upstream lands and roads within the watershed, be maintained by the Municipality and that said maintenance would include works to the bridge culvert, bedding, backfill and end treatment. When concrete or asphalt driveway surfaces over these bridge culverts require removal as part of the maintenance works, these surfaces shall be repaired or replaced as part of the work. Likewise, if any fencing, gate, decorative walls, guard rails or special features exist that will be impacted by the maintenance work, they are also to be removed and restored or replaced as part of the bridge maintenance work. However, the cost of the supply and installation of any surface material other than granular "A" material, and the cost of the removal and restoration or replacement if necessary of any special features, shall be totally assessed to the benefiting adjoining owner served by said access bridge.

We would also recommend that all engineering costs and expenses related to the preparation, distribution, and consideration of this report be included as an expense to the drainage works and that same be assessed in the same proportions as set out in the new Maintenance Schedule of Assessment for the Sloan Drain & Branches, attached herein.

V. DRAWINGS

Also attached to this report and included in **Appendix "A"**, is a drawing which consists of a plan showing the Sloan Drain and Branches. It illustrates the watershed area, the location of the main drain and branches, the location of all existing access bridge structures, the names of the affected landowners, as well as the approximate limit of the watershed.

VI. ASSESSMENT SCHEDULE AND MAINTENANCE WORKS

We have prepared a Maintenance Schedule of Assessment to be utilized for assessing costs against the affected lands for any future maintenance works conducted to the Sloan Drain & Branches and same has been attached herein. As previously mentioned, the assessment proportions as outlined within the Maintenance Schedule of Assessment has been established on the basis of an assumed future maintenance cost of \$10,000.00, and it should be understood that the maintenance charges outlined in the attached Maintenance Schedule of Assessment should not be made until such time that maintenance works have been conducted and expended. Therefore, for the purposes of future maintenance on the entire length of the drain including the open portion and tile drain portions, all costs shall be levied against the lands within the watershed in accordance with the attached Maintenance Schedule of Assessment. The physical dimensions which control the extent of maintenance works permitted on this drain shall be limited to that which has been set out in the February 14th, 1941 Engineer's Report by C.G.R. Armstrong, P.Eng. or subsequent drainage reports on the Branches.

When any works of maintenance are required to the existing access bridges, the following provisions with respect to cost sharing shall apply:

Sloan Drain & Branches Bridge Sharing

<u>Bridge/ Enclosure</u>	<u>Roll No.</u>	<u>Owners</u>	<u>Owners' Share</u>	<u>Upstream Share</u>
1	County Road 31	County of Essex	98.0%	2.0%
2	760-01585	Xiaotong Tang	20.4%	59.2%
	760-02000	David Keller	20.4%	
3	720-02700	George & Cheryl Willms	75.9%	24.1%
4	Mersea Road 7	Municipality of Leamington	100.0%	0.0%
5	720-03000	George Willms	77.8%	22.2%
6	720-02750	Michael Berry	71.8%	28.2%
7 & 8	720-02800	Kent Dyke	21.9%	13.7%
	720-02900	Penny Arquette	64.4%	
9	720-03010	Peter & Katharina Fehr	78.4%	21.6%
10	720-03005	Dalen & Fairlee Toews	79.8%	20.2%
11	720-03000	George Willms	51.3%	48.7%
12	Mersea Road 6	Municipality of Leamington	100.0%	0.0%
13	690-05600 (Hope Lane)	Abe & Elizabeth Fehr	81.5%	18.5%
14	690-05600	Abe & Elizabeth Fehr	72.5%	27.5%

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15	690-05505	John & Betty Bartel	84.2%	15.8%
16	690-05305	Sts. George & Sharbel Holdings Ltd.	75.3%	24.7%

Should any works or maintenance be required to the existing access bridges, the cost will be shared as noted in the above table. The share indicated for the Owner shall be assessed as a Benefit to the bridge user and Owner and the remaining cost share shall be assessed as an Outlet Liability against the lands and roads within the watershed lying upstream of said access bridge, and shall be assessed in the same proportions as the Outlet assessments shown in the Maintenance Schedule of Assessment established and included herein. Where a bridge structure has increased top width beyond the standard 6.10 metre (20.0 ft.) top width, all of the increased costs resulting from same are assessed 100% to the Owner, as provided for in the cost sharing set out in the attached Schedule of Assessment. We recommend that the bridge structures as identified herein, be maintained in the future as part of the drainage works. We would also recommend that the bridges, for which the maintenance costs are to be shared with the upstream lands and roads within the watershed, be maintained by the Municipality and that said maintenance would include works to the bridge culvert, bedding, backfill and end treatment. Should concrete, asphalt, or other decorative driveway surfaces over these bridge culverts require removal as part of the maintenance works, these surfaces shall also be repaired or replaced as part of the works. Likewise, if any fencing, gate, decorative walls, guardrails, or other special features exist that will be impacted by the maintenance work, they are also to be removed and restored or replaced as part of the bridge maintenance work. However, the cost of the supply and installation of any surface materials other than Granular "A" material and the cost of removal and restoration or replacement, if necessary, of any special features, shall be totally assessed to the benefiting adjoining Owner(s) served by said access bridge.

The Maintenance Schedule of Assessment included herein has been developed on the basis of an estimated cost of \$10,000.00. The actual cost of maintenance work on the drain shall be assessed against the lands and roads in the same relative proportions as shown therein, subject to any future variations that may be made under the authority of the "Drainage Act R.S.O. 1990, Chapter D.17, as amended 2010".

VII. GRANTS

On September 22nd, 2005, the Ontario Ministry of Agriculture, Food, and Rural Affairs (O.M.A.F.R.A.) issued Administrative Policies for the Agricultural Drainage Infrastructure Program (A.D.I.P.). This program has re-instated financial assistance for eligible costs and assessed lands pursuant to the Drainage Act. Sections 85 to 90 of the Drainage Act allow the Minister to provide grants for various activities under said Act. Sections 85 to 87 make it very clear that grants are provided at the discretion of the Minister. Based on the current A.D.I.P., "lands used for agricultural purposes" may be eligible for a grant in the amount of 1/3 of their total assessment. The new policies define "lands used for agricultural purposes" as those lands eligible for the "Farm Property Class Tax Rate". The Municipal Clerk has provided this information to the Engineer from the current property tax roll. Properties that meet the criteria for "lands used for agricultural purposes" are shown in the attached assessment schedule

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under the heading "**5. PRIVATELY OWNED AGRICULTURAL LANDS (grantable)**" and are expected to be eligible for the 1/3 grant from O.M.A.F.R.A.

We recommend that an application be made by the Municipality of Leamington, on completion of the maintenance work, to the Ontario Ministry of Agriculture, Food and Rural Affairs (O.M.A.F.R.A.) in accordance with Section 88 of the "Drainage Act R.S.O. 1990, Chapter D.17, as amended 2010" for this grant.

All of which is respectfully submitted.

Rood Engineering Inc.



Gerard Rood, P.Eng.



tr

att.

ROOD ENGINEERING INC.

Consulting Engineers
9 Nelson Street
LEAMINGTON, Ontario N8H 1G6

UPDATED MAINTENANCE SCHEDULE OF ASSESSMENT
SLOAN DRAIN & BRANCHES
(Geographic Township of Mersea)
MUNICIPALITY OF LEAMINGTON

3. MUNICIPAL LANDS:

Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
		County Road 31		1.11	0.449	County of Essex	\$ -	\$ 100.00	\$ -	\$ 100.00
		Mersea Road 6		5.89	2.384	Municipality of Leamington	\$ 313.00	\$ 121.00	\$ -	\$ 434.00
		Mersea Road 7		5.55	2.246	Municipality of Leamington	\$ 237.00	\$ 121.00	\$ -	\$ 358.00
Total on Municipal Lands.....							\$ 550.00	\$ 342.00	\$ -	\$ 892.00

4. PRIVATELY OWNED - NON-AGRICULTURAL LANDS:

Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
690-04301	5	2	0.14	0.14	0.057	Erie Sand & Gravel Limited	\$ 3.00	\$ 3.00	\$ -	\$ 6.00
690-05301	5	1	0.53	0.53	0.214	Heinrich & Helena Neufeld	\$ 7.00	\$ 11.00	\$ -	\$ 18.00
690-05302	5	1	0.53	0.53	0.214	Abraham & Maira Peters	\$ 7.00	\$ 11.00	\$ -	\$ 18.00
690-05303	5	1	0.47	0.47	0.190	John & Katharina Fehr	\$ 6.00	\$ 11.00	\$ -	\$ 17.00
690-05400	5	1	0.63	0.63	0.255	Gelya Giedziun	\$ 8.00	\$ 13.00	\$ -	\$ 21.00
690-05505	5	2	0.73	0.73	0.295	John & Betty Bartel	\$ 15.00	\$ 10.00	\$ -	\$ 25.00
690-05700	5	2	0.50	0.50	0.202	Morris & Katherine Wiper	\$ 11.00	\$ 7.00	\$ -	\$ 18.00
720-01900	6	1	0.86	0.86	0.348	Francisco & Nancy Boldt	\$ 4.00	\$ 10.00	\$ -	\$ 14.00
720-02000	6	1	1.00	1.00	0.405	Anthony & Lori Pouget	\$ 4.00	\$ 12.00	\$ -	\$ 16.00
720-02050	6	1	0.44	0.44	0.178	David Wall & Anna Friesen	\$ 2.00	\$ 6.00	\$ -	\$ 8.00
720-02100	6	1	7.85	4.90	1.983	Sidney Oliveira & Nicole Tremblay	\$ 21.00	\$ 23.00	\$ -	\$ 44.00
720-02750	6	2	0.52	0.52	0.210	Michael Berry	\$ 11.00	\$ 6.00	\$ -	\$ 17.00
720-02800	6	2	0.56	0.56	0.227	Kent Dyke	\$ 11.00	\$ 6.00	\$ -	\$ 17.00
720-02900	6	2	0.43	0.43	0.174	Penny Arquette	\$ 9.00	\$ 5.00	\$ -	\$ 14.00
720-03005	6	2	0.45	0.45	0.182	Dalen & Fairlee Toews	\$ 9.00	\$ 6.00	\$ -	\$ 15.00

Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
720-03010	6	2	0.98	0.98	0.397	Peter & Katharina Fehr	\$ 20.00	\$ 10.00	\$ -	\$ 30.00
760-01400	7	2	1.00	1.00	0.405	Gary & Yvette Chalmers	\$ 12.00	\$ 8.00	\$ -	\$ 20.00
760-01500	7	2	2.28	2.28	0.923	John & Lisa Klassen	\$ 28.00	\$ 14.00	\$ -	\$ 42.00
760-01504	7	2	2.79	2.79	1.129	Douglas Young	\$ 34.00	\$ 16.00	\$ -	\$ 50.00
760-01505	7	2	6.43	6.43	2.602	Gregory Neufeld & Bailey Westgate	\$ 78.00	\$ 25.00	\$ -	\$ 103.00
760-01601	7	1	0.50	0.50	0.202	Peter Thoman & Casey Shiels- Preston	\$ 4.00	\$ 4.00	\$ -	\$ 8.00
760-01700	7	1	2.12	2.12	0.858	Robert Dietrich	\$ 45.00	\$ 5.00	\$ -	\$ 50.00
Total on Privately Owned - Non-Agricultural Lands.....							\$ 349.00	\$ 222.00	\$ -	\$ 571.00

5. PRIVATELY OWNED - AGRICULTURAL LANDS (grantable):

Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
690-04200	5	2	13.51	13.51	5.467	Jacob, Abram, Henry, & Isaak Friesen	\$ 143.00	\$ 235.00	\$ -	\$ 378.00
690-05300	5	1	28.95	12.70	5.140	Ruth & John Whittle	\$ 125.00	\$ 81.00	\$ -	\$ 206.00
690-05650	5	2	38.24	38.24	15.476	Gerald & Joan Willms	\$ 405.00	\$ 161.00	\$ -	\$ 566.00
720-01700	6	2	51.49	51.49	20.838	Cheryl Willms	\$ 657.00	\$ 226.00	\$ -	\$ 883.00
720-01800	6	2	51.64	51.64	20.898	Robert & Nancy Armstrong	\$ 657.00	\$ 226.00	\$ -	\$ 883.00
720-02200	6	1	41.79	37.25	15.075	Elizabeth Gerandt	\$ 78.00	\$ 145.00	\$ -	\$ 223.00
720-02300	6	1	49.54	43.40	17.564	Katarina Barnesky & Joanne Vellinga	\$ 91.00	\$ 168.00	\$ -	\$ 259.00
720-02400	6	1	47.34	47.34	19.158	Gene Woodsit Inc.	\$ 100.00	\$ 190.00	\$ -	\$ 290.00
720-02500	6	1	27.25	27.25	11.028	Thomas & Cindy Hutchins	\$ 238.00	\$ 119.00	\$ -	\$ 357.00
720-02600	6	1	20.87	20.87	8.446	Thomas & Cindy Hutchins	\$ 182.00	\$ 91.00	\$ -	\$ 273.00
720-02700	6	2	25.88	25.88	10.473	George & Cheryl Willms	\$ 421.00	\$ 100.00	\$ -	\$ 521.00
720-03000	6	2	48.69	48.69	19.705	George Willms	\$ 496.00	\$ 165.00	\$ -	\$ 661.00
720-03100	6	2	25.35	25.35	10.259	1196977 Ontario Limited Attn: Howard Huy	\$ 105.00	\$ 75.00	\$ -	\$ 180.00
760-01302	7	2	28.52	16.30	6.597	Charles & Shirley Chevalier	\$ 99.00	\$ 45.00	\$ -	\$ 144.00

Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
760-01585	7	1	25.53	25.53	10.332	Xiaotong Tang	\$ 91.00	\$ 50.00	\$ -	\$ 141.00
760-01590	7	1	31.95	31.95	12.930	Judy Kenna	\$ 114.00	\$ 62.00	\$ -	\$ 176.00
760-01600	7	1	35.61	35.61	14.411	Patricia Jewell	\$ 127.00	\$ 69.00	\$ -	\$ 196.00
760-01701	7	1	25.07	7.00	2.833	Gerhard, Agatha & Edward Krahn	\$ 74.00	\$ 7.00	\$ -	\$ 81.00
760-01702	7	1	19.74	5.90	2.388	Gerhard & Agatha Krahn	\$ 62.00	\$ 6.00	\$ -	\$ 68.00
760-01900	7	1	24.22	2.90	1.174	Thomas & Paul Keller	\$ 51.00	\$ 5.00	\$ -	\$ 56.00
760-02000	7	1 & 2	74.90	51.10	20.680	David Keller	\$ 283.00	\$ 131.00	\$ -	\$ 414.00
Total on Privately Owned - Agricultural Lands (grantable).....							\$ 4,599.00	\$ 2,357.00	\$ -	\$ 6,956.00

5. PRIVATELY OWNED - AGRICULTURAL LANDS (non-grantable):

Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
690-04300	5	2	22.21	22.21	8.988	Erie Sand & Gravel Limited	\$ 235.00	\$ 93.00	\$ -	\$ 328.00
690-05305	5	1	49.85	49.85	20.174	Sts. George & Sharbel Holdings Ltd.	\$ 492.00	\$ 317.00	\$ -	\$ 809.00
690-05600	5	2	29.95	29.95	12.121	Abe & Elizabeth Fehr	\$ 318.00	\$ 126.00	\$ -	\$ 444.00
Total on Privately Owned - Agricultural Lands (non-grantable).....							\$ 1,045.00	\$ 536.00	\$ -	\$ 1,581.00

TOTAL ASSESSMENT			661.24		267.600		\$ 6,543.00	\$ 3,457.00	\$ -	\$ 10,000.00
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1 Hectare = 2.471 Acres
Project No.REI2016D007
June 19th, 2017

APPENDIX "REI-A"

WATERSHED PLAN
OF THE
SLOAN DRAIN & BRANCHES
(Geographic Township of Mersea)

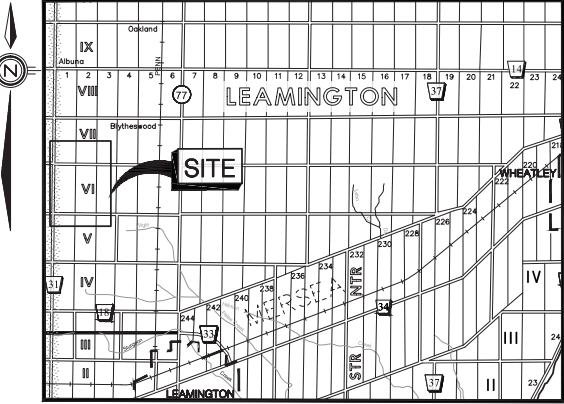
IN THE
MUNICIPALITY OF LEAMINGTON
IN THE
COUNTY OF ESSEX • ONTARIO

Gerard Road
GERARD ROAD, P.ENG.

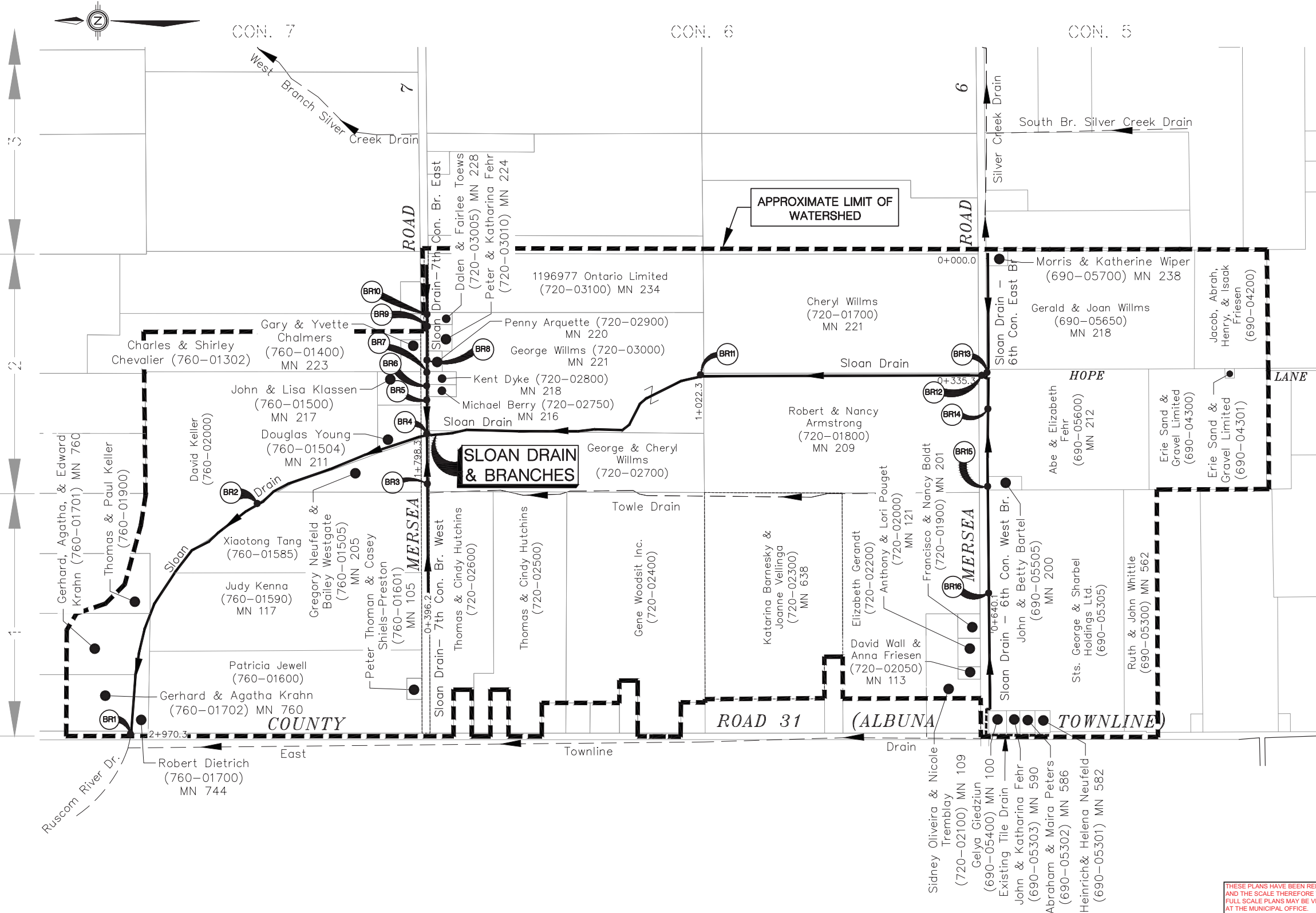


**ROOD
ENGINEERING
INC.**
CONSULTING ENGINEERS
Leamington, Ontario
519-322-1621

DATE: June 19th, 2017
MUNICIPALITY OF LEAMINGTON
MAYOR: JOHN PATERSON
CLERK: BRENDA PERCY
DRAINAGE SUPERINTENDENT: LU-ANN MARENTETTE



KEY PLAN
Scale = 1:100,000



WATERSHED PLAN
Scale = 1:5000

THESE PLANS HAVE BEEN REDUCED
AND THE SCALE THEREFORE VARIES.
FULL SCALE PLANS MAY BE VIEWED
AT THE MUNICIPAL OFFICE.

DRAWN BY: G.S. & K.S.
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