



Section 65: Changes in Assessment for the John Leslie Drain and Wilkinson-Shilson Drain

New Reinland Mennonite Church
The Municipality of Leamington

January 12, 2017

Project No. 16-098

January 12, 2017

The Municipality of Leamington
111 Erie Street North
Leamington, Ontario
N8H 2Z9

Mayor Paterson and Members of Council

Subject: John Leslie Drain and Wilkinson-Shilson Drain
Changes in Assessment
New Reinland Mennonite Church
Roll No. 670-02501 and 670-02600
In the Municipality of Leamington
Our File Reference 16-098

1.0 Authorization

Pursuant to Section 65(3) of The Drainage Act, 1990 (the Act), Chapter D.17, as amended 2010, the Municipality of Leamington appointed the firm of Baird AE to prepare a report for adjustments to the Value of Benefit and Outlet Liability for an increase in flow volumes due to development of certain parcels outletting to the John Leslie Drain. This appointment considers "the nature or extent of the use of a drainage works by land assessed for the drainage works is subsequently altered" which is in accordance with Section 65(3) of the Act.

Pursuant to Section 65(4) of the Act, Baird AE was also appointed to prepare a report for assessment adjustments for disconnection of the subject parcels from the Wilkinson-Shilson Drain.

The subject parcels are described below:

Civil Address	Roll Number	Owner
1328 Mersea Road 6, Leamington	670-02501	New Reinland Mennonite Church
1330 Mersea Road 6, Leamington	670-02600	New Reinland Mennonite Church of Ontario

2.0 Purpose of the Report and Current Drainage Reports

New Reinland Mennonite Church is proposing to construct an additional parking lot on the parcel with Roll No. 670-02501 adjacent to the church parcel, Roll No. 670-02600. The stormwater management system serving parcel 670-02600 currently outlets to the John Leslie Drain. The proposed stormwater management report recommends that all flows be directed to that drain.

The current drainage report on file for the John Leslie Drain is dated May 11, 1973, prepared by C.G.R. Armstrong, P.Eng.

The current report on file for Wilkinson-Shilson Drain is dated February 4, 1991, prepared by Nick J. Peralta, P.Eng.

3.0 Existing Drainage Conditions

We have established the land area affected by this report and have prepared plans, Appendix A, illustrating the boundaries of the affected lands.

Through a review of the current drainage reports, we have determined the areas which are assessed into the John Leslie Drain and the Wilkinson-Shilson Drain:

Roll No.	Parcel Area (ha)	John Leslie Drain Affected Hectares (ha)	Wilkinson-Shilson Drain Affected Hectares (ha)
670-02501	0.49	0	0.49
670-02600	1.08	0.81	1.06

4.0 Allowable Release Rates and Stormwater Management

A stormwater management report was prepared in December 2005 for 1330 Mersea Road 6 by Haddad, Morgan and Associates Ltd. A stormwater management report was prepared in October 2016 for 1328 Mersea Road 6 by Baird AE. The flow from both parcels shall be restricted to the pre-development 1:2 year release rate up to and including the 1:100 year storm event. Under no circumstances should additional flows be allowed to enter the drain unless this condition is met.

Flows from parcel 670-02501 enter the John Leslie Drain through a restricted outlet pipe from the north limit of the property. Flows from parcel 670-02600 enter through an outlet pipe located at the westerly limit of the north property line. Providing that the outlet flows are limited to that described in the 2005 stormwater management report for parcel 670-02600 and from the 2016 stormwater management report for parcel 670-02501, we believe that the increased flows will have no adverse effect on the capacity of the drain.

5.0 Assessment for Increased Flow Volumes

Should the Municipality be prepared to approve the increased flow volumes from these lands into the John Leslie Drain, the Municipality may appoint an Engineer to update the assessments with said work being charged entirely to the owners of the affected lands in accordance with Section 65. (3) of the Act.

The increased Value of Outlet charges shall be based on the increased flow volumes from the already assessed portions.

6.0 Assessment Adjustments for Increased Total Flow Volumes

We would recommend adjusting the Value of Benefit, Value of Outlet and Total Assessment amounts for the John Leslie Drain to reflect the increase in flow volumes generated by parcels 670-02501 and 670-02600.

Based on the existing and proposed impermeable areas, we would recommend that the following changes be made to the Schedule of Assessment dated February 4, 2001 for the John Leslie Drain:

Description	Original				Updated			
	Affected Area (ha)	Value of Benefit (\$)	Value of Outlet (\$)	Total Value (\$)	Affected Area (ha)	Updated Value of Benefit (\$)	Updated Value of Outlet (\$)	Updated Total Value (\$)
New Reinland Mennonite Church 670-02501	0	0	0	0	0.49	0	18	18
New Reinland Mennonite Church of Ontario 670-02600	0.81	20	8	28	1.08	0	31	31
Total Assessment		2,005	2,638	4,643		1,985	2,679	4,664

In accordance with Section 65. (3) of the Act, we would recommend that the values in the February 4, 1991 Schedule of Assessment be amended as shown above for the affected parcel. Further we would recommend that the above noted updated values be collected from the affected parcels by the Municipality on a pro-rata basis only at the time of future maintenance or repairs to the John Leslie Drain.

7.0 Assessment Adjustments for Disconnection

Parcels 670-02501 and 670-02600 shall be removed from the Wilkinson-Shilson watershed. We would recommend that the following changes be made to the Schedule of Assessment dated February 4, 1991 for the Wilkinson-Shilson Drain:

Description	Original				Updated			
	Affected Area (ha)	Value of Benefit (\$)	Value of Outlet (\$)	Total Value (\$)	Affected Area (ha)	Updated Value of Benefit (\$)	Updated Value of Outlet (\$)	Updated Total Value (\$)
New Reinland Mennonite Church 670-02501	0.49	2	133	135	0	0	0	0
New Reinland Mennonite Church of Ontario 670-02600	1.06	4	197	201	0	0	0	0
Total Assessment		23,996	42,879	74,485		23,990	42,549	74,149

In accordance with Section 65. (4) of the Act, we would recommend that the values in the February 4, 1991 Schedule of Assessment be amended as shown above for the affected parcel.

8.0 Subsequent Connection Charges

We have determined that the area being drained to the John Leslie Drain from the subject parcels will increase. As stated above, parcel 670-02501 did not previously outlet to the John Leslie Drain. Approximately 0.81 ha of parcel 670-02600 was previously assessed; however, now the area of the entire parcel will be assessed to the John Leslie Drain watershed. A buy-in charge will be levied against the two parcels for the area being added to the watershed based on recently completed maintenance.

We have determined that the total area of the affected parcels now utilizing the John Leslie Drain equals 330.50 ha which is more than the 328.64 ha that was originally assessed. Based on the increase in drainage area, there should be an assessment increase of \$21.32. As this maintenance was recently completed, we have not considered depreciation and inflation in our calculations. This amount listed below shall be collected and used toward future maintenance of the drain pursuant to Section 65 of the Act.

Roll No.	Owner	Buy-In Charge (\$)
670-02501	New Reinland Mennonite Church	6.63
670-02600	New Reinland Mennonite Church of Ontario	14.69
<i>Total</i>		21.32

9.0 Summary and Recommendations

We have determined that the increased flow volumes generated by the two parcels with Roll No. 670-02501 and 670-02600 will not adversely affect the John Leslie Drain if the release rate is limited to the 1:2 year pre-development runoff calculated with a runoff coefficient of 0.35.

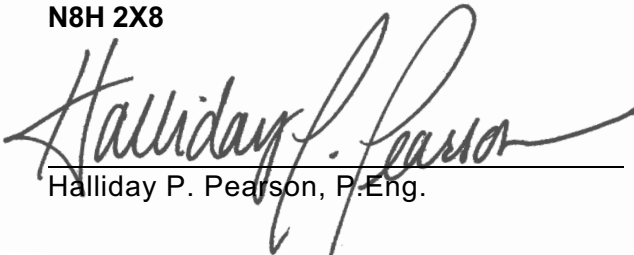
We have determined the updated assessment to be paid by parcels 670-02501 and 670-02600. These amended values represent the increase in flow volume from the proposed development and the increase in area outletting to the John Leslie Drain.

Changes in drainage patterns caused by development will result in the removal of parcels 670-02501 and parcel 670-02600 from the Wilkinson-Shilson Drain.

Based on the above information, we would recommend that the Municipality of Leamington assess 50.0% of the costs associated with preparation of this report to the lands with Roll No. 670-02501 with the remaining 50.0% being assessed to lands with Roll No. 670-02600.

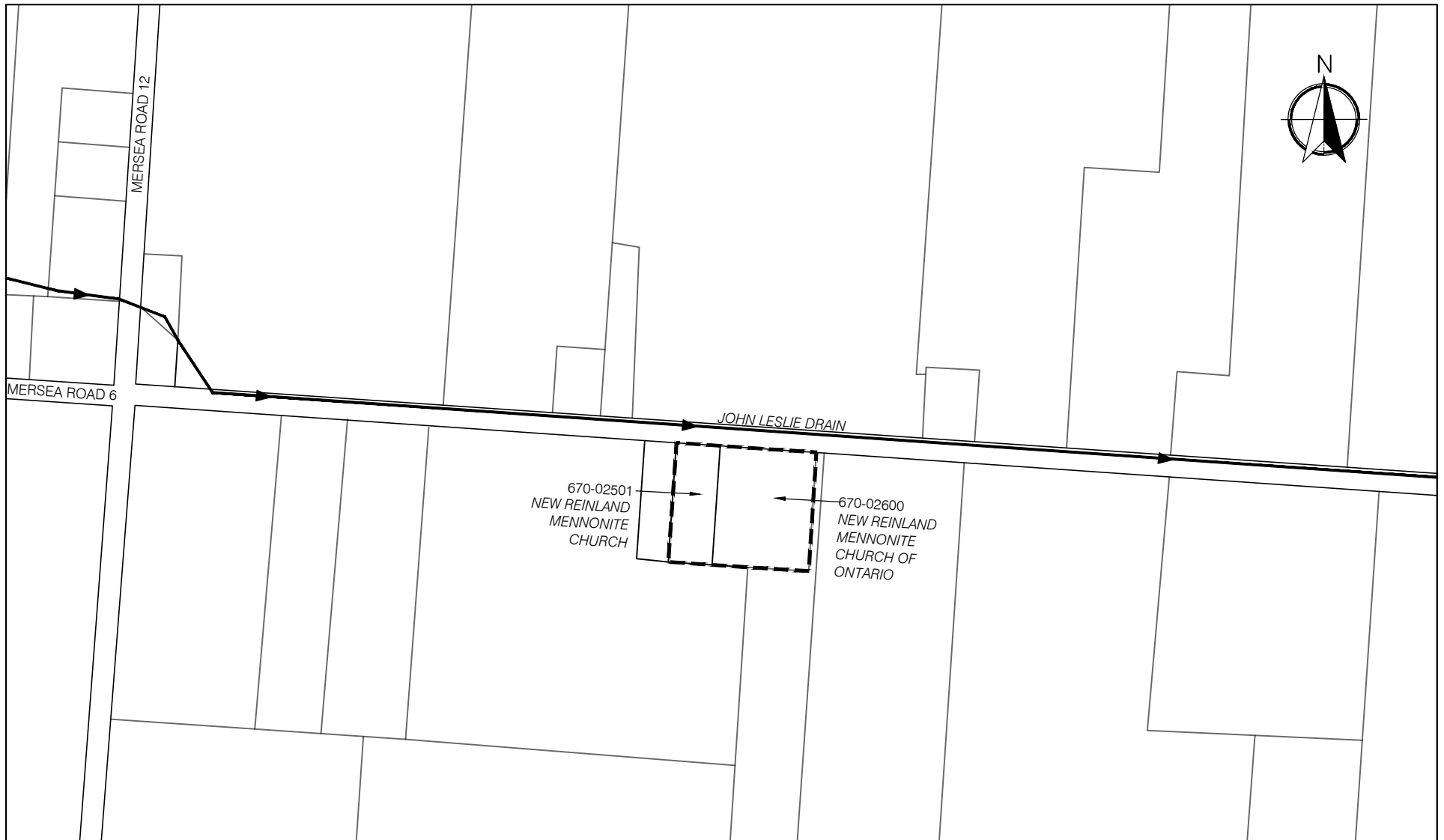
All of which is respectfully submitted.

BAIRD AE
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Halliday P. Pearson, P.Eng.



APPENDIX A



27 PRINCESS STREET, SUITE #102
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WINDSOR, ONTARIO
N9A 4K4

PROJECT TITLE:

SECTION 65 - JOHN LESLIE DRAIN

1328-1330 MERSEA ROAD 6, LEAMINGTON ON

SHEET TITLE:

DRAINAGE AREA PLAN

SCALE:

N.T.S.

DATE:

JAN. 12, 2017

SHEET No. :

1 OF 1

PROJECT No. :

16-098