

**McLAWS DRAIN**  
**Municipality of Central Elgin**



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London, Ontario  
January 4, 2024

## **McLAWS DRAIN**

### **Municipality of Central Elgin**

To the Mayor and Council of  
the Municipality of Central Elgin

Mayor and Council:

We are pleased to present our report on the reconstruction of the McLaws Municipal Drain serving parts of Lots 3 to 6, Concessions 4 and 5 (geographic Yarmouth) in the Municipality of Central Elgin. The total watershed area contains approximately 96 Hectares.

### **AUTHORIZATION**

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

### **HISTORY**

The McLaws Drain was last reconstructed pursuant to a report submitted by A.J. DeVos, P.Eng., dated July 30, 1974 and consisted of 37 lineal meters of open ditch and 1,556 lineal meters of 200mm to 450mm diameter field tile.

The drain was originally constructed pursuant to a report submitted by Fred. A. Bell, C.E., dated August 22, 1922.

### **EXISTING DRAINAGE CONDITIONS**

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

- that the owner, R. York (Roll No. 4-034), indicated that the drain backed up frequently during storm events, causing flooding in their rear yard and basement
- that the owners, W. Hayhoe (Roll No. 1-198-80) and Walter Hayhoe Enterprises Ltd. (Roll No. 4-043), indicated that the drain was functioning adequately for their needs, but they did indicate that their lands have been systemically tiled since the last report
- that many other affected owners were present and indicated that there was flooding at the intersection on Fruit Ridge Line during moderate storm events



## EXISTING DRAINAGE CONDITIONS (cont'd)

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

- that the existing drain, installed in 1974, lacks capacity for today's standards
- that the existing drain was videoed from Fruit Ridge Line downstream and was found to be in poor condition and with many broken, shifted, and cracked tiles. There were also locations where tree roots were entering the drain
- that there have been numerous developments along Sunset Drive since the last report. Further additional improvements to drainage on Sunset Drive took place when the road was reconstructed

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

## DESIGN CONSIDERATIONS

The Drainage Coefficient method contained in the "DRAINAGE GUIDE FOR ONTARIO", Publication 29 by the Ontario Ministry of Agriculture, Food, and Rural Affairs (OMAFRA) is typically used to design municipal drains. The Drainage Coefficient defines a depth of water that can be removed in a 24-hour period and is expressed in millimetres per 24 hours. The coefficient used to design this drain with respect to capacity was 38.1mm per 24 hrs.

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

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

## RECOMMENDATIONS

We are therefore recommending the following:

- that the existing Main Drain be replaced from its outlet in Lot 2, Concession 4, east across the County of Elgin lands (Roll No. 1-175), then across the lands of W. Hayhoe (Roll No. 1-198-80), and then east across Sunset Drive (County Road No. 4), for a total length of 572 lineal meters
- that the existing Branch 'B' be replaced from the Main Drain north through the lands of K. Hayes & K. McCutchen (Roll No. 1-221), 1467317 Ontario Inc. (Roll No. 1-222), P.M. Muscat Holdings Inc. (Roll No. 1-223), Wonderland Mini Storage (Roll No. 1-224), and the Masonic Centre of Elgin (Roll No. 1-224-50), then north across Fruit Ridge Line and east down the northerly side of the road allowance. It then heads north across the lands of D. McCulloch & A. Zietsma (Roll No. 4-044) and R. York (Roll No. 4-034), just within the lands of Walter Hayhoe Enterprises Ltd. (Roll No. 4-043) and connects to the existing drain for a total linear length of approximately 520 meters



## RECOMMENDATIONS (cont'd)

- that the portions of the McLaws Drain, replaced under this report, be officially abandoned from municipal status pursuant to Section 19 of the Drainage Act

## ENVIRONMENTAL CONSIDERATIONS AND MITIGATION MEASURES

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

## SUMMARY OF PROPOSED WORK

The proposed work consists of approximately 1,092 lineal meters of 300mm (12") to 675mm (27") concrete field tile and HDPE sewer pipe, including related appurtenances.

## SCHEDULES

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

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

Schedule 'B' - Cost Estimate. This schedule provides for a detailed cost estimate of the proposed work which is in the amount of \$365,000.00. This estimate includes engineering and administrative costs associated with this project.

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

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

Drawing No. 1, Job No. 222128, and specifications form part of this report. They show and describe in detail the location and extent of the work to be done and the lands which are affected.

## ALLOWANCES

**DAMAGES:** Section 30 of the Drainage Act provides for the compensation to landowners along the drain for damages to lands and crops caused by the construction of the drain. The amount granted is based on \$3,613.00/ha. for closed drain. This base rate is multiplied by the hectares derived from the working widths shown on the plans and the applicable lengths.





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

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

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

## **ASSESSMENT DEFINITIONS**

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

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

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

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

## **ASSESSMENT**

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

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



**ASSESSMENT (cont'd)**

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

**SPECIAL ASSESSMENT**

In accordance with Section 26 of the Drainage Act, a Special Assessment has been made against the County of Elgin being the increased cost to the drainage work for boring a smooth wall steel pipe across their road allowance on the Main Drain due to the construction and operation of Sunset Drive (County Road No.4). The Special Assessment shall be made up of the actual cost of this work and both the final and estimated values of the Special Assessment are to be calculated as follows:

Size of Crossing	Cost of Work	Less Equivalent Drain Cost (Fixed)	Plus Administration Cost	Plus Interest & Net H.S.T.	Special Assessment
762mm smooth wall steel pipe	\$31,500.00	\$2,810.00	\$5,400.00	\$850.00	\$34,940.00

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

In accordance with Section 26 of the Drainage Act, a Special Assessment has been made against the Municipality of Central Elgin being the increased cost to the drainage work for boring a smooth wall steel pipe across their road allowance on Branch 'B' due to the construction and operation of Fruit Ridge Line. The Special Assessment shall be made up of the actual cost of this work and both the final and estimated values of the Special Assessment are to be calculated as follows:

Size of Crossing	Cost of Work	Less Equivalent Drain Cost (Fixed)	Plus Administration Cost	Plus Interest & Net H.S.T.	Special Assessment
406m smooth wall steel pipe	\$21,500.00	\$2,320.00	\$4,900.00	\$600.00	\$24,680.00

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

In accordance with Section 26 of the Drainage Act, a Special Assessment has been made against Enbridge Gas for the cost of locating and determining the elevation of their gasmain on the Main Drain and Branch "B", being the increased cost to the drainage works due to the locating their gasmain prior to construction. The Special Assessment shall be as shown on Schedule 'C' and shall **not** apply when pro-rating future maintenance costs.

In accordance with Section 26 of the Drainage Act, a Special Assessment has been made against Bell Canada for the cost of locating and determining the elevation of their infrastructure on the Main Drain and Branch "B", being the increased cost to the drainage works due to the locating their cables prior to construction. The Special Assessment shall be as shown on Schedule 'C' and shall **not** apply when pro-rating future maintenance costs.





## SPECIAL ASSESSMENT (cont'd)

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

## GRANTS

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

## MAINTENANCE

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

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

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

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



Respectfully submitted,

SPRIET ASSOCIATES LONDON LIMITED

B. Widner, P.Eng.



## SCHEDULE 'A' - ALLOWANCES

**McLAWS DRAIN****Municipality of Central Elgin**

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

CONCESSION	LOT	ROLL NUMBER (Owner)	Section 29 Right-of-Way	Section 30 Damages	TOTALS
<b>MAIN DRAIN</b>					
4	Pt. 2	1-175 (County of Elgin)	\$ 60.00	\$ 50.00	\$ 110.00
4	Pt. 3	1-198-80 (W. Hayhoe)	3,480.00	2,820.00	6,300.00
4	Pt. 4	1-221 (K. Hayes & K. McCutchen)	80.00	70.00	150.00
Total Allowances			\$ 3,620.00	\$ 2,940.00	\$ 6,560.00

**TOTAL ALLOWANCES ON THE MAIN DRAIN** **\$ 6,560.00**

**BRANCH 'B'**

4	Pt. 4	1-224-50 (Masonic Centre of Elgin)	\$ 870.00	\$ 710.00	\$ 1,580.00
4	Pt. 4	1-224 (Wonderland Mini Storage)	750.00	610.00	1,360.00
4	Pt. 4	1-223 (P.M. Muscat Holdings Inc.)	410.00	330.00	740.00
4	Pt. 4	1-222 (1467317 Ontario Inc)	250.00	200.00	450.00
4	Pt. 4	1-221 (K. Hayes & K. McCutchen)	420.00	340.00	760.00
5	Pt. 4	4-034 (R. York)	150.00	120.00	270.00
5	Pt. 4	4-044 (D. McCulloch & A. Zietsma)	190.00	150.00	340.00
5	Pt. 4	4-043 (Walter Hayhoe Enterprises Ltd)	50.00	40.00	90.00
Total Allowances			\$ 3,090.00	\$ 2,500.00	\$ 5,590.00

**TOTAL ALLOWANCES ON BRANCH 'B'** **\$ 5,590.00**

**TOTAL ALLOWANCES ON THE McLAWS DRAIN** **\$ 12,150.00**



**McLAWS DRAIN****Municipality of Central Elgin**

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

**MAIN DRAIN**

Clearing and Grubbing at Outlet (Approx 20m)		\$	1,500.00
6 meters of 750mm dia., H.D.P.E. plastic sewer pipe including rodent gate, quarry stone rip-rap protection around pipe and end of ditch (Approximately 8m <sup>3</sup> quarry stone req'd)			
Supply		\$	1,700.00
Installation		\$	1,600.00
Installation of the following concrete field tile & HDPE pipe, including supply & installation of geotextile around tile joints			
426 meters of 675mm dia. concrete tile		\$	19,200.00
100 meters of 675mm dia. concrete tile (2000-D)		\$	5,300.00
12 meters of 750mm dia. H.D.P.E. pipe		\$	700.00
Supply of the above listed tile / pipe		\$	45,000.00
Strip, stockpile and releve topsoil from tile trench and adjacent working area (4m wide) specified on drawings (approx. 526m)		\$	3,200.00
28 meters of 762mm dia., 7.9mm thickness smooth wall steel pipe			
Supply		\$	9,700.00
Installation under County Road 4 / Sunset Drive by boring		\$	19,900.00
Grouting of existing subsurface pipe		\$	1,900.00
Supply and install two 900mm x 1200mm on-line ditch inlet catchbasins, including grates, berms, ditching, any required prefab fittings, removal of existing catchbasins, and connection of existing 300mm H.D.P.E. pipe as shown on the drawings		\$	7,500.00
Exposing and locating existing tile drains and utilities	Preconstruction	\$	1,200.00
	Construction	\$	1,500.00
Tile connections and contingencies		\$	6,600.00
Allowances under Sections 29 & 30 of the Drainage Act		\$	6,560.00

**McLAWS DRAIN**  
**Municipality of Central Elgin**

**BRANCH 'B'**

Installation of the following H.D.P.E. sewer pipe, including supply, installation & compaction of bedding and backfill materials.

59 meters of 300mm dia. H.D.P.E. pipe	\$ 4,400.00
268 meters of 375mm dia. H.D.P.E. pipe	\$ 21,400.00
145 meters of 450mm dia. H.D.P.E. pipe	\$ 12,300.00
Supply of the above listed pipe	\$ 32,500.00

Strip, stockpile and releve topsoil from tile trench and adjacent working area (4m wide) specified on drawings and reseed upon completion (approx. 504m)

\$ 7,600.00

16 meters of 375mm dia., H.D.P.E. pipe

Supply

\$ 1,000.00

Installation under Mini Storage Parking Lot by open cut

\$ 4,900.00

Restoration of Parking lot with 50mm HL8 and 50mm HL3

\$ 6,900.00

Sta: 0+066 - 0+074

8 meters of 450mm dia., H.D.P.E. pipe

Supply

\$ 700.00

Installation under gravel laneway by open cut

\$ 3,900.00

Sta: 0+100 - 0+108

8 meters of 450mm dia., H.D.P.E. pipe

Supply

\$ 700.00

Installation under gravel laneway by open cut

\$ 3,900.00

16 meters of 406mm dia., 7.9mm thickness smooth wall steel pipe

Supply

\$ 5,600.00

Installation under Fruit Ridge Line by boring

\$ 13,900.00

Grouting of existing subsurface pipe

\$ 2,000.00

Supply and install one 900mm x 1200mm on-line ditch inlet catchbasin, two 600mm x 600mm on-line ditch inlet catchbasins, three 600mm x 600mm online catchbasin including grates, berms, ditching, wyes and any required prefab fittings and removal of existing

\$ 16,500.00

Restoration of all lawn areas with 100mm imported topsoil and seed.

\$ 9,500.00

Exposing and locating existing tile drains and utilities

Preconstruction

\$ 2,400.00

Construction

\$ 1,500.00

Tile connections and contingencies

\$ 8,000.00

Allowances under Sections 29 & 30 of the Drainage Act

\$ 5,590.00

**McLAWS DRAIN**  
**Municipality of Central Elgin****ADMINISTRATION**

Interest and Net Harmonized Sales Tax	\$ 13,530.00
Survey, Plan and Final Report	\$ 41,900.00
Expenses	\$ 1,360.00
Supervision and Final Inspection	\$ <u>9,960.00</u>
<b>TOTAL ESTIMATED COST</b>	<b>\$ <u><u>365,000.00</u></u></b>



## SCHEDULE 'C' - ASSESSMENT FOR CONSTRUCTION

## McLAWS DRAIN

## Municipality of Central Elgin

Job No. 222128

January 4, 2024

CON.	HECTARES LOT ECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
<b>MAIN DRAIN</b>					
4	Pt. 2	0.01	1-175 (County of Elgin)	\$ 880.00	\$ 880.00
4	Pt. 3	14.20	1-198-80 (W. Hayhoe)	50,930.00	5,131.00
4	Pt. 4	2.04	1-224-50 (Masonic Centre of Elgin)		2,457.00
4	Pt. 4	2.70	1-224 (Wonderland Mini Storage)		3,252.00
4	Pt. 4	0.37	1-223 (P.M. Muscat Holdings Inc.)		446.00
4	Pt. 4	1.13	1-222 (1467317 Ontario Inc)		1,361.00
4	Pt. 4	3.40	1-221 (K. Hayes & K. McCutchen)	1,170.00	4,095.00
4	Pt. 4 & 5	26.70	1-236-03 (P. Hepburn)		16,079.00
4	Pt. 5	13.30	1-236 (P.M. Hepburn Farms Ltd)		8,009.00
5	Pt. 3	1.00	4-016 (J. & G. McKenzie)		542.00
5	Pt. 4	0.04	4-033 (K. & J. Rouse)		48.00
5	Pt. 4	0.09	4-034-02 (J. & B. Crosby)		102.00
5	Pt. 4	0.09	4-034-01 (J. & I. Popen)		102.00
5	Pt. 4	0.09	4-034-04 (W. & B. Duckworth)		102.00
5	Pt. 4	0.13	4-040 (W. & M. Burke)		157.00
5	Pt. 4	0.26	4-041 (M. Fuller)		313.00
5	Pt. 4	0.23	4-034-03 (Z. Gall)		277.00
5	Pt. 4	0.29	4-034 (R. York)		349.00
5	Pt. 4	0.14	4-044 (D. McCulloch & A. Zietsma)		169.00
5	Pt. 4	0.14	4-045 (S. Good & M. Sonier)		169.00
5	Pt. 4	0.14	4-046 (S. Hepburn)		169.00
5	Pt. 4	0.14	4-047 (J. & K. Geldhof)		169.00
5	Pt. 4	0.14	4-048 (J. Hooper)		169.00
5	Pt. 4	0.14	4-049 (P. & M. Wiebe)		169.00
5	Pt. 4	13.40	4-043 (Walter Hayhoe Enterprises Ltd)		8,070.00
5	Pt. 5 & 6	10.10	4-055-50 (Bannockburn Farms Ltd)		6,082.00
5	Pt. 6	1.00	4-055 (Bannockburn Farms Ltd)		602.00
TOTAL ASSESSMENT ON LANDS			\$ 52,980.00	\$ 58,590.00	\$ 111,570.00
Sunset Drive	2.10	County of Elgin	\$ 6,880.00	\$ 4,703.00	\$ 11,583.00
Fruit Ridge Line	2.40	Municipality of Central Elgin		5,057.00	5,057.00
TOTAL ASSESSMENT ON ROADS			\$ 6,880.00	\$ 9,760.00	\$ 16,640.00
<b>SPECIAL ASSESSMENT</b> against the County of Elgin cost of installing 28 meters of 762mm dia. 7.9mm thickness smooth steel wall steel pipe under Sunset Drive					\$ 34,940.00
<b>SPECIAL ASSESSMENT</b> against Enbridge Gas for cost of locating their gas mains prior to construction					\$ 1,030.00
<b>SPECIAL ASSESSMENT</b> against Bell Canada for cost of locating their cabels prior to construction					\$ 820.00
TOTAL ASSESSMENT ON THE MAIN DRAIN					\$ 165,000.00

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

**McLAWS DRAIN**  
**Municipality of Central Elgin**

CON.	HECTARES LOT ECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
<b>BRANCH 'B'</b>					
4	Pt. 4	2.04 1-224-50 (Masonic Centre of Elgin)	\$ 12,760.00	\$ 4,834.00	\$ 17,594.00
4	Pt. 4	2.70 1-224 (Wonderland Mini Storage)	11,010.00	4,249.00	15,259.00
4	Pt. 4	0.37 1-223 (P.M. Muscat Holdings Inc.)	5,940.00	315.00	6,255.00
4	Pt. 4	0.47 1-222 (1467317 Ontario Inc)	3,600.00	247.00	3,847.00
4	Pt. 4	1.20 1-221 (K. Hayes & K. McCutchen)	6,140.00	270.00	6,410.00
4	Pt. 4 & 5	3.60 1-236-03 (P. Hepburn)		2,833.00	2,833.00
5	Pt. 4	0.04 4-033 (K. & J. Rouse)		180.00	180.00
5	Pt. 4	0.09 4-034-02 (J. & B. Crosby)		382.00	382.00
5	Pt. 4	0.09 4-034-01 (J. & I. Popen)		382.00	382.00
5	Pt. 4	0.09 4-034-04 (W. & B. Duckworth)		382.00	382.00
5	Pt. 4	0.13 4-040 (W. & M. Burke)		585.00	585.00
5	Pt. 4	0.26 4-041 (M. Fuller)		1,169.00	1,169.00
5	Pt. 4	0.23 4-034-03 (Z. Gall)		1,034.00	1,034.00
5	Pt. 4	0.29 4-034 (R. York)	4,900.00	1,147.00	6,047.00
5	Pt. 4	0.14 4-044 (D. McCulloch & A. Zietsma)	6,460.00	562.00	7,022.00
5	Pt. 4	0.14 4-045 (S. Good & M. Sonier)		562.00	562.00
5	Pt. 4	0.14 4-046 (S. Hepburn)		225.00	225.00
5	Pt. 4	0.14 4-047 (J. & K. Geldhof)		225.00	225.00
5	Pt. 4	0.14 4-048 (J. Hooper)		112.00	112.00
5	Pt. 4	13.30 4-043 (Walter Hayhoe Enterprises Ltd)	2,560.00	26,134.00	28,694.00
5	Pt. 5 & 6	1.80 4-055-50 (Bannockburn Farms Ltd)		1,416.00	1,416.00
TOTAL ASSESSMENT ON LANDS			\$ 53,370.00	\$ 47,245.00	\$ 100,615.00
County Road 4			1.05	County of Elgin	\$ 39,450.00 \$ 5,670.00 \$ 45,120.00
Fruit Ridge Line			1.25	Municipality of Central Elgin	17,040.00 8,855.00 25,895.00
TOTAL ASSESSMENT ON ROADS			\$ 56,490.00	\$ 14,525.00	\$ 71,015.00
<b>SPECIAL ASSESSMENT</b> against the Municipality of Central Elgin for increased cost of installing 16 meters of 406mm dia. 7.9mm thickness smooth steel wall steel pipe					\$ <u>24,680.00</u>
<b>SPECIAL ASSESSMENT</b> against Enbridge Gas for cost of locating their gas mains prior to construction					\$ <u>2,150.00</u>
<b>SPECIAL ASSESSMENT</b> against Bell Canada for cost of locating their cables prior to construction					\$ <u>1,540.00</u>
<b>TOTAL ASSESSMENT ON THE BRANCH 'B'</b>					\$ <u><u>200,000.00</u></u>
<b>TOTAL ASSESSMENT ON THE McLAWS DRAIN</b>					\$ <u><u>365,000.00</u></u>

## SCHEDULE 'D' - ASSESSMENT FOR MAINTENANCE

## McLAWS DRAIN

## Municipality of Central Elgin

Job No. 222128

January 4, 2024

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
<b>MAIN DRAIN</b>				
4	Pt. 2	0.01	1-175 (County of Elgin)	0.4 %
4	Pt. 3	14.20	1-198-80 (W. Hayhoe)	31.0
4	Pt. 4	2.04	1-224-50 (Masonic Centre of Elgin)	2.5
4	Pt. 4	2.70	1-224 (Wonderland Mini Storage)	3.3
4	Pt. 4	0.37	1-223 (P.M. Muscat Holdings Inc.)	0.5
4	Pt. 4	1.13	1-222 (1467317 Ontario Inc)	1.4
4	Pt. 4	3.40	1-221 (K. Hayes & K. McCutchen)	4.8
4	Pt. 4 &	5 26.70	1-236-03 (P. Hepburn)	16.4
4	Pt. 5	13.30	1-236 (P.M. Hepburn Farms Ltd)	8.2
5	Pt. 3	1.00	4-016 (J. & G. McKenzie)	0.6
5	Pt. 4	0.04	4-033 (K. & J. Rouse)	0.1
5	Pt. 4	0.09	4-034-02 (J. & B. Crosby)	0.1
5	Pt. 4	0.09	4-034-01 (J. & I. Popen)	0.1
5	Pt. 4	0.09	4-034-04 (W. & B. Duckworth)	0.1
5	Pt. 4	0.13	4-040 (W. & M. Burke)	0.2
5	Pt. 4	0.26	4-041 (M. Fuller)	0.3
5	Pt. 4	0.23	4-034-03 (Z. Gall)	0.3
5	Pt. 4	0.29	4-034 (R. York)	0.4
5	Pt. 4	0.14	4-044 (D. McCulloch & A. Zietsma)	0.2
5	Pt. 4	0.14	4-045 (S. Good & M. Sonier)	0.2
5	Pt. 4	0.14	4-046 (S. Hepburn)	0.2
5	Pt. 4	0.14	4-047 (J. & K. Geldhof)	0.2
5	Pt. 4	0.14	4-048 (J. Hooper)	0.2
5	Pt. 4	0.14	4-049 (P. & M. Wiebe)	0.2
5	Pt. 4	13.40	4-043 (Walter Hayhoe Enterprises Ltd)	8.2
5	Pt. 5 &	6 10.10	4-055-50 (Bannockburn Farms Ltd)	6.2
5	Pt. 6	1.00	4-055 (Bannockburn Farms Ltd)	0.6
TOTAL ASSESSMENT ON LANDS				86.5 %
Sunset Drive		2.10	County of Elgin	8.3 %
Fruit Ridge Line		2.40	Municipality of Central Elgin	5.2
TOTAL ASSESSMENT ON ROADS				13.5 %
TOTAL ASSESSMENT FOR MAINTENANCE ON THE MAIN DRAIN				<u>100.0 %</u>



## SCHEDULE 'D' - ASSESSMENT FOR MAINTENANCE (cont'd)

**McLAWS DRAIN**  
**Municipality of Central Elgin**

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
<b>BRANCH 'B'</b>				
4	Pt. 4	2.04	1-224-50 (Masonic Centre of Elgin)	9.6 %
4	Pt. 4	2.70	1-224 (Wonderland Mini Storage)	8.4
4	Pt. 4	0.37	1-223 (P.M. Muscat Holdings Inc.)	2.8
4	Pt. 4	0.47	1-222 (1467317 Ontario Inc)	1.8
4	Pt. 4	1.20	1-221 (K. Hayes & K. McCutchen)	2.9
4	Pt. 4 &	5 3.60	1-236-03 (P. Hepburn)	2.4
5	Pt. 4	0.04	4-033 (K. & J. Rouse)	0.2
5	Pt. 4	0.09	4-034-02 (J. & B. Crosby)	0.3
5	Pt. 4	0.09	4-034-01 (J. & I. Popen)	0.3
5	Pt. 4	0.09	4-034-04 (W. & B. Duckworth)	0.3
5	Pt. 4	0.13	4-040 (W. & M. Burke)	0.5
5	Pt. 4	0.26	4-041 (M. Fuller)	1.0
5	Pt. 4	0.23	4-034-03 (Z. Gall)	0.9
5	Pt. 4	0.29	4-034 (R. York)	3.1
5	Pt. 4	0.14	4-044 (D. McCulloch & A. Zietsma)	3.2
5	Pt. 4	0.14	4-045 (S. Good & M. Sonier)	0.5
5	Pt. 4	0.14	4-046 (S. Hepburn)	0.2
5	Pt. 4	0.14	4-047 (J. & K. Geldhof)	0.2
5	Pt. 4	0.14	4-048 (J. Hooper)	0.1
5	Pt. 4	13.30	4-043 (Walter Hayhoe Enterprises Ltd)	23.4
5	Pt. 5 &	6 1.80	4-055-50 (Bannockburn Farms Ltd)	1.2
TOTAL ASSESSMENT ON LANDS				=====
				63.3 %
				=====
County Road 4		1.05	County of Elgin	21.8 %
Fruit Ridge Line		1.25	Municipality of Central Elgin	14.9
TOTAL ASSESSMENT ON ROADS				=====
				36.7 %
				=====
TOTAL ASSESSMENT FOR MAINTENANCE ON THE MAIN DRAIN				<u>100.0 %</u>

# SCHEDULE OF NET ASSESSMENT

## McLAWS DRAIN

### Municipality of Central Elgin

(FOR INFORMATION PURPOSES ONLY)

Job No. 222128

January 4, 2024

\* = Non-agricultural

	ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
*	1-175 (County of Elgin)	\$ 880.00	\$	\$ 110.00	\$ 770.00
	1-198-80 (W. Hayhoe)	56,061.00	18,687.00	6,300.00	31,074.00
*	1-224-50 (Masonic Centre of Elgin)	20,051.00		1,580.00	18,471.00
*	1-224 (Wonderland Mini Storage)	18,511.00		1,360.00	17,151.00
*	1-223 (P.M. Muscat Holdings Inc.)	6,701.00		740.00	5,961.00
*	1-222 (1467317 Ontario Inc)	5,208.00		450.00	4,758.00
*	1-221 (K. Hayes & K. McCutchen)	11,675.00		910.00	10,765.00
	1-236-03 (P. Hepburn)	18,912.00	6,304.00		12,608.00
	1-236 (P.M. Hepburn Farms Ltd)	8,009.00	2,670.00		5,339.00
*	4-016 (J. & G. McKenzie)	542.00			542.00
*	4-033 (K. & J. Rouse)	228.00			228.00
*	4-034-02 (J. & B. Crosby)	484.00			484.00
*	4-034-01 (J. & I. Popen)	484.00			484.00
*	4-034-04 (W. & B. Duckworth)	484.00			484.00
*	4-040 (W. & M. Burke)	742.00			742.00
*	4-041 (M. Fuller)	1,482.00			1,482.00
*	4-034-03 (Z. Gall)	1,311.00			1,311.00
*	4-034 (R. York)	6,396.00		270.00	6,126.00
*	4-044 (D. McCulloch & A. Zietsma)	7,191.00		340.00	6,851.00
*	4-045 (S. Good & M. Sonier)	731.00			731.00
*	4-046 (S. Hepburn)	394.00			394.00
*	4-047 (J. & K. Geldhof)	394.00			394.00
*	4-048 (J. Hooper)	281.00			281.00
*	4-049 (P. & M. Wiebe)	169.00			169.00
	4-043 (Walter Hayhoe Enterprises Ltd)	36,764.00	12,255.00	90.00	24,419.00
	4-055-50 (Bannockburn Farms Ltd)	7,498.00	2,499.00		4,999.00
	4-055 (Bannockburn Farms Ltd)	602.00	201.00		401.00
*	Sunset Drive	\$ 56,703.00		\$	\$ 56,703.00
*	Special Assessment	34,940.00			34,940.00
*	Fruit Ridge Line	\$ 30,952.00		\$	\$ 30,952.00
*	Special Assessment	24,680.00			24,680.00
	Special Assessment Enbridge	3,180.00			3,180.00
	Special Assessment Bell Canada	2,360.00			2,360.00
<b>TOTALS</b>		<b>\$ 365,000.00</b>	<b>\$ 42,616.00</b>	<b>\$ 12,150.00</b>	<b>\$ 310,234.00</b>