

**POWERS DRAIN NO.1**  
**Municipality of Central Elgin**



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London, Ontario  
April 17, 2026

## **POWERS DRAIN NO.1**

### **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 and extension of the Powers Municipal Drain serving parts of Lots 15 to 17, Concessions 10 and 11 (geographic Yarmouth) in the Municipality of Central Elgin. The total watershed area contains approximately 69 hectares.

### **AUTHORIZATION**

This report was prepared pursuant to Sections 4 and 78 of the Drainage Act in accordance with instructions received from your Municipality with respect to a motion of Council in accordance with Section 8 of the Drainage Act.

The work on Powers Drain No. 1 was initiated by a request signed by one of the affected landowners, K. & R. Davis Farms (Roll No. 7-230). The work on the Branch Drains was initiated by petitions submitted by A. Taylor (Roll No. 9-030), S. Huges (Roll No 9-031-01), Buis Farms Ltd. (Roll No.9-031), K. & R. Davis Farms (Roll No. 7-229), and The Foster Mathews Farm (Roll No. 7-232), whose lands contain over 60 percent of the area requiring drainage for their respected branches

### **DRAINAGE AREA**

The area requiring drainage for the Foster Branch is described as the lands east of the wooded area, on the south side of the property, in the lands of The Foster Mathews Farm (Roll No.7-232).

The area requiring drainage for the Davis Branch is described as the north-easterly corner, adjacent to Mapleton Line, in the lands of K. & R. Davis (Roll No.7-229).

The area requiring drainage for the Taylor Branch is described as the south-easterly corner, adjacent to Mapleton Line, in the lands of A. Taylor (Roll No.9-030).

The area requiring drainage for the Huges-Buis Branch is described as the lands of S. Huges (Roll No. 9-031-01) and the southeast corner of the lands of Buis Farms Ltd. (Roll No 9-031), located adjacent to Mapleton Line.



## HISTORY

The Powers Drain No. 1 was originally constructed pursuant to a report submitted by F. Abell, O.L.S., C.E., dated August 18, 1930, and consisted of 437 lineal meters of 300mm to 350mm diameter tile located in the south half of Lot 16, Concession 10.

More recently, the Powers Drain No.1 was extended pursuant to a report by F. Abell, O.L.S., C.E., dated September 23, 1955, and consisted of 971 lineal meters of 200mm to 250mm diameter tile from the top of the Powers Drain No. 1, northeast to the north side of what is now called Mapleton Line, in Lot 15, Concession 11.

## EXISTING DRAINAGE CONDITIONS

A site meeting was held on February 19, 2026 with respect to the project and, through later discussions, the owners reported the following:

- that the owner, K. & R. Davis Farms (Roll No. 7-230), indicated that the drain lacked the required capacity and had blowouts along its length. They indicated that they would like it replaced
- that the owner, The Foster Mathew Farm (Roll No. 7-232), indicated that the existing drain passed through their woods and they inquired about relocating it around the wood lot. They also indicated that they lacked an outlet for a portion of their lands east of their wood lot, later signing a petition for a Branch Drain in this location
- that the owner, K. & R. Davis Farms (Roll No. 7-229), indicated that a portion of their farm didn't have an outlet adjacent to Mapleton Line, later signing a petition for a Branch in this location
- that the owner, A. Taylor (Roll No. 9-030), requested that a drain be brought up to their lands, later signing a petition for a Branch in this location
- that the owner, S. Huges (Roll No. 9-031-01), indicated that they had experienced flooding in their basement in recent years. Additionally, the surrounding landowner, Buis Farms Ltd. (Roll No 9-031), indicated that the portion east of the severed lot did not have an outlet adjacent to Mapleton Line. Later both signed petitions for a Branch in this location
- that all the owners present indicated that they wanted to investigate upsizing the drain to a 50mm standard

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

- that the drain is undersized by today's standards, requires replacement, and that branches are required to serve the petitioning lands

Preliminary design, cost estimates, and assessments were prepared and provided to the owners to review the findings and preliminary proposals at a preliminary meeting April 2, 2026. 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 "DRAINAGE GUIDE FOR ONTARIO", Publication 29 by the Ontario Ministry of Agriculture, Food, and Agribusiness (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 the Main Drain, with respect to capacity, was 50mm per 24 hours and the coefficient used to design the Branches, with respect to capacity, was 38mm per 24 hours.

We would like to point out that there have been no indications of any adverse soil conditions. 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" OMAFA Publication 852.

## RECOMMENDATIONS

We are therefore recommending the following:

- that the drain be replaced from the outlet, through the lands of K. & P. Ryerse (Roll No. 7-231), The Foster Mathew Farm (Roll No. 7-232), K. & R. Davis Farms (Roll No. 7-230), then north-easterly across Mapleton Line into the lands of Buis Farms Ltd. (Roll No. 9-031), for a total length of approximately 1,422 lineal meters
- that a new branch drain, to be referred to as the Foster Branch, be constructed commencing at Sta. 0+404 (Main Drain) in the lands of K. & P. Ryerse (Roll No. 7-231) and head north-easterly to just within the lands of The Foster Mathew Farm (Roll No. 7-232), for a total length of approximately 46 lineal meters
- that a new branch drain, to be referred to as the Davis Branch, be constructed commencing at Sta. 1+388 (Main Drain) in the lands of K. & R. Davis Farms (Roll No. 7-230) and head westerly, parallel to Mapleton Line, to just within the lands of K. & R. Davis Farms (Roll No. 7-229), for a total length of approximately 158 lineal meters
- that a new branch drain, to be referred to as the Taylor Branch, be constructed commencing at Sta. 1+416 (Main Drain) and head west through the lands of Buis Farms Ltd. (Roll No. 9-031) then head westerly, parallel Mapleton Line, to just within the lands of A. Taylor (Roll No. 9-030), for a total length of approximately 313 lineal meters
- that a new branch drain, to be referred to as the Huges-Buis Branch, be constructed commencing at Sta. 1+416 (Main Drain) and head east through the lands of Buis Farms Ltd. (Roll No. 9-031) and S. Huges (Roll No.9-031-01), and then back into the lands of Buis Farms Ltd. (Roll No. 9-031), parallel to Mapleton Line, with a new catchbasin installed in the road allowance, for a total length of approximately 200 lineal meters.
- that Mapleton Line be constructed by boring to avoid disruption to the road
- the owners in attendance all requested that the Main Drain be upsized to a 50mm design through for better control of surface flows



## RECOMMENDATIONS (cont'd)

- that, to avoid surcharging of the drain back into the structures, no direct connections via weeping tiles, basement drains, or sump pumps be permitted
- that the existing Powers Drain No.1 and Powers Drain No. 1 Extension 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 Powers Drain No. 1 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 2,139 lineal meters of 200mm (8") diameter to 525mm (21") diameter 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 \$350,000.00. 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.'s 1 and 2, Job No. 226045, 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 a closed drain installed with wheel machine. This base rate is multiplied by the hectares derived from the working widths shown on the plans and the applicable lengths.

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

For tile drains where the owners will be able to continue to use the land, the allowance provides for the right to enter upon such lands, and at various times for the purpose of inspecting such drain, removing obstructions, and making repairs. Also, the allowance provides for the restrictions imposed on those lands to protect the right-of-way from obstruction or derogation. The amount granted for right-of-way on tile drains is based on a percentage of the value of the land designated for future maintenance. Therefore, the amounts granted are based on \$6,670.00/ha. through cropped lands and \$2,500.00/ha. through bush. These values are 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, increased crop production, improved appearance, 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.

## ASSESSMENT (cont'd)

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 forested lands have been assessed for outlet at lower rates than cleared lands. Also, roads and residential properties have been assessed for outlet at higher rates than cleared farmlands.

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

## SPECIAL ASSESSMENT

In accordance with Section 26 of the Drainage Act, a Special Assessment has been made against the Municipality of Central 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 Mapleton Line. The Special Assessment shall be made up of the actual cost of this work and both the final and estimated values of the Special Assessment are to be calculated as follows:

Drain	Cost of Work	Less Equivalent Drain Cost (Fixed)	Plus Administration Cost	Plus Interest & Net H.S.T.	Special Assessment
406mm smooth wall steel pipe	\$20,300.00	\$1,200.00	\$4,000.00	\$580.00	\$23,680.00

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. The cost of upsizing the Main Drain to the 50mm coefficient design is shown separately and is not eligible for grant



## 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 entire Powers Drain No. 1 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.

Repairs or improvements to any road culvert 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.



BW:bv

Respectfully submitted,

SPRIET ASSOCIATES LONDON LIMITED



B. Widner, P.Eng.



## SCHEDULE 'A' - ALLOWANCES

## POWERS DRAIN No.1

## 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>					
10	15	7-230 (K. & R. Davis Farms)	\$ 5,160.00	\$ 4,200.00	\$ 9,360.00
10	16	7-232 (The Foster Mathews Farm)	1,140.00	930.00	2,070.00
10	16	7-231 (K. & P. Ryersee)	3,270.00	2,660.00	5,930.00
11	14 & 15	9-031 (Buis Farms Ltd.)	40.00	30.00	70.00
Total Allowances			\$ 9,610.00	\$ 7,820.00	\$ 17,430.00
<b>TOTAL ALLOWANCES ON THE MAIN DRAIN</b>					<b>\$ 17,430.00</b>
<b>TAYLOR BRANCH</b>					
11	14	9-030 (A. Taylor)	\$ 40.00	\$ 30.00	\$ 70.00
11	14 & 15	9-031 (Buis Farms Ltd.)	2,050.00	1,660.00	3,710.00
Total Allowances			\$ 2,090.00	\$ 1,690.00	\$ 3,780.00
<b>TOTAL ALLOWANCES ON THE TAYLOR BRANCH</b>					<b>\$ 3,780.00</b>
<b>HUGHES - BUIS BRANCH</b>					
11	14 & 15	9-031 (Buis Farms Ltd.)	\$ 1,080.00	\$ 880.00	\$ 1,960.00
11	Pt. 15	9-031-01 (S. Hughes)	290.00	230.00	520.00
Total Allowances			\$ 1,370.00	\$ 1,110.00	\$ 2,480.00
<b>TOTAL ALLOWANCES ON THE HUGHES - BUIS BRANCH</b>					<b>\$ 2,480.00</b>
<b>DAVIS BRANCH</b>					
10	14	7-229 (K. & R. Davis Farms)	\$ 40.00	\$ 30.00	\$ 70.00
10	15	7-230 (K. & R. Davis Farms)	1,010.00	820.00	1,830.00
Total Allowances			\$ 1,050.00	\$ 850.00	\$ 1,900.00
<b>TOTAL ALLOWANCES ON THE DAVIS BRANCH</b>					<b>\$ 1,900.00</b>

**POWERS DRAIN No.1  
Municipality of Central Elgin**

CONCESSION	LOT	ROLL NUMBER (Owner)	Section 29 Right-of-Way	Section 30 Damages	TOTALS
<b>FOSTER BRANCH</b>					
10	16	7-232 (The Foster Mathews Farm)	\$ 40.00	\$ 30.00	\$ 70.00
10	16	7-231 (K. & P. Ryersee)	270.00	220.00	490.00
Total Allowances			\$ 310.00	\$ 250.00	\$ 560.00
<b>TOTAL ALLOWANCES ON THE FOSTER BRANCH</b>					<b>\$ <u>560.00</u></b>
<b>TOTAL ALLOWANCES ON THE POWERS DRAIN No.1</b>					<b>\$ <u>26,150.00</u></b>

**POWERS DRAIN No.1****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**

6 meters of 525mm dia., H.D.P.E. plastic sewer pipe including rodent gate,  
quarry stone rip-rap protection around pipe and end of ditch  
(Approximately 8m<sup>3</sup> quarry stone req'd)

Supply	\$	800.00
Installation	\$	1,200.00

Installation of the following concrete tile, including supply and installation  
of geotextile around tile joints.

6 meters of 200mm dia. H.D.P.E. pipe	\$	400.00
340 meters of 450mm dia. H.D.P.E. pipe	\$	22,100.00
563 meters of 450mm dia. concrete tile	\$	19,700.00
485 meters of 525mm dia. concrete tile	\$	17,000.00
Supply of the above listed tile / pipe	\$	67,900.00

Strip, stockpile and relevel topsoil from tile trench and adjacent working area  
(4m wide) specified on drawings (approx. 1400m)

\$	8,500.00
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22 meters of 406mm dia., 7.9mm thickness smooth steel wall pipe

Supply	\$	3,900.00
Installation under Mapleton Line by Boring	\$	14,900.00
Grout Existing pipe	\$	1,500.00

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

\$	17,000.00
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Clearing of and grubbing of trees in drain path

\$	3,500.00
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Exposing and locating existing tile drains and utilities

\$	2,000.00
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Tile connections and contingencies

\$	10,000.00
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Allowances under Sections 29 & 30 of the Drainage Act

\$	17,430.00
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**POWERS DRAIN No.1**  
**Municipality of Central Elgin**

**TAYLOR BRANCH**

Installation of the following concrete tile, including supply and installation of geotextile around tile joints.

313 meters of 200mm dia. concrete tile	\$	7,800.00
Supply of the above listed tile	\$	6,300.00
Strip, stockpile and relevel topsoil from tile trench and adjacent working area (4m wide) specified on drawings (approx. 313m)	\$	1,900.00
Supply and install one 600mm x 600mm on-line ditch inlet catchbasin, including grates, berms, ditching, wyes and any required prefab fittings and removal of existing	\$	2,500.00
Exposing and locating existing tile drains and utilities	\$	600.00
Tile connections and contingencies	\$	1,000.00
Allowances under Sections 29 & 30 of the Drainage Act	\$	3,780.00

**HUGHES - BUIS BRANCH**

Installation of the following concrete tile, including supply and installation of geotextile around tile joints.

200 meters of 200mm dia. concrete tile	\$	10,000.00
Supply of the above listed pipe	\$	4,000.00
Strip, stockpile and relevel topsoil from tile trench and adjacent working area (4m wide) specified on drawings (approx. 200m)	\$	1,200.00
Supply and install one 600mm x 600mm on-line ditch inlet catchbasin and one 600mm x 600mm on-line catch basin, including grates, berms, ditching, ext.	\$	5,000.00
Restoration of Gravel Driveway with 150mm of Granular 'A'	\$	1,500.00
Restoration of lawn areas including seeding using existing redistributed topsoil,	\$	1,900.00
Removal and trees and stumps as noted on drawings	\$	2,400.00
Exposing and locating existing tile drains and utilities	\$	500.00
Tile connections and contingencies	\$	2,000.00
Allowances under Sections 29 & 30 of the Drainage Act	\$	2,480.00

**POWERS DRAIN No.1**  
**Municipality of Central Elgin**

**DAVIS BRANCH**

Installation of the following concrete tile, including supply and installation of geotextile around tile joints.

158 meters of 200mm dia. H.D.P.E. pipe	\$	7,900.00
Supply of the above listed pipe	\$	3,200.00

Strip, stockpile and relevel topsoil from tile trench and adjacent working area (4m wide) specified on drawings (approx. 162m)	\$	1,000.00
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Supply and install one 200mm Hickenbottom, including ditching ext.	\$	1,500.00
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Clearing and grubbing of trees in drain path	\$	3,900.00
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Exposing and locating existing tile drains and utilities	\$	400.00
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Tile connections and contingencies	\$	1,500.00
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Allowances under Sections 29 & 30 of the Drainage Act	\$	1,900.00
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**FOSTER BRANCH**

Installation of the following concrete tile, including supply and installation of geotextile around tile joints.

46 meters of 200mm dia. H.D.P.E.	\$	2,500.00
Supply of the above listed pipe	\$	1,200.00

Strip, stockpile and relevel topsoil from tile trench and adjacent working area (4m wide) specified on drawings (approx. 46m)	\$	300.00
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Supply and install 200mm hickenbottom	\$	1,500.00
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Clearing and grubbing of trees in drain path	\$	1,000.00
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Exposing and locating existing tile drains and utilities	\$	300.00
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Tile connections and contingencies	\$	1,000.00
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Allowances under Sections 29 & 30 of the Drainage Act	\$	560.00
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**POWERS DRAIN No.1**  
**Municipality of Central Elgin****ADMINISTRATION**

Interest and Net Harmonized Sales Tax	\$ 7,900.00
Survey, Plan and Final Report	\$ 39,900.00
Expenses	\$ 1,250.00
Supervision and Final Inspection	\$ <u>8,600.00</u>
<b>TOTAL ESTIMATED COST</b>	<b>\$ <u><u>350,000.00</u></u></b>

## SCHEDULE 'C' - ASSESSMENT FOR CONSTRUCTION

## POWERS DRAIN No.1

## Municipality of Central Elgin

Job No. 226045

April 17, 2026

\* = Non-agricultural

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
<b>MAIN DRAIN</b>						
10	14	5.60	7-229 (K. & R. Davis Farms) **Non-Grantable**	\$	\$ 11,583.00 730.00	\$ 11,583.00 730.00
10	15	27.40	7-230 (K. & R. Davis Farms) **Non-Grantable**	63,440.00 2,820.00	28,925.00 2,130.00	92,365.00 4,950.00
10	16	7.50	7-232 (The Foster Mathews Farm) **Non-Grantable**	21,080.00 1,620.00	2,916.00 310.00	23,996.00 1,930.00
10	16	10.30	7-231 (K. & P. Ryerse) **Non-Grantable**	26,170.00 2,930.00	2,068.00 230.00	28,238.00 3,160.00
11	14	1.40	9-030 (A. Taylor) **Non-Grantable**		3,369.00 210.00	3,369.00 210.00
11	14 & 15	13.80	9-031 (Buis Farms Ltd.) **Non-Grantable**	1,500.00	30,169.00 1,850.00	31,669.00 1,850.00
* 11	Pt. 15	1.38	9-031-01 (S. Hughes)		3,995.00	3,995.00
TOTAL ASSESSMENT ON LANDS				\$ 119,560.00	\$ 88,485.00	\$ 208,045.00
Mapleton Line		1.50	Municipality of Central Elgin	\$ 4,850.00	\$ 12,625.00	\$ 17,475.00
TOTAL ASSESSMENT ON ROADS				\$ 4,850.00	\$ 12,625.00	\$ 17,475.00
<b>SPECIAL ASSESSMENT</b> against the Municipality of Central Elgin for the increased cost of boring a 406mm dia. Smooth Wall Steel Pipe under Mapleton Line						\$ 23,680.00
<b>TOTAL ASSESSMENT ON THE MAIN DRAIN</b>						<b>\$ 249,200.00</b>
<b>TAYLOR BRANCH</b>						
11	14	1.40	9-030 (A. Taylor)	\$ 2,820.00	\$ 5,681.00	\$ 8,501.00
11	14 & 15	13.80	9-031 (Buis Farms Ltd.)	7,050.00	4,869.00	11,919.00
TOTAL ASSESSMENT ON LANDS				\$ 9,870.00	\$ 10,550.00	\$ 20,420.00
Mapleton Line		0.20	Municipality of Central Elgin	\$ 7,050.00	\$ 730.00	\$ 7,780.00
TOTAL ASSESSMENT ON ROADS				\$ 7,050.00	\$ 730.00	\$ 7,780.00
<b>TOTAL ASSESSMENT ON THE TAYLOR BRANCH</b>						<b>\$ 28,200.00</b>

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

**POWERS DRAIN No.1  
Municipality of Central Elgin**

CON.	LO	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
<b>HUGHES - BUIS BRANCH</b>						
11	14 & 15	13.80	9-031 (Buis Farms Ltd.)	\$ 7,550.00	\$ 6,090.00	\$ 13,640.00
* 11	Pt. 15	1.38	9-031-01 (S. Hughes)	1,080.00	5,385.00	6,465.00
TOTAL ASSESSMENT ON LANDS				\$ 8,630.00	\$ 11,475.00	\$ 20,105.00
Mapleton Line		0.30	Municipality of Central Elgin	\$ 13,630.00	\$ 3,365.00	\$ 16,995.00
TOTAL ASSESSMENT ON ROADS				\$ 13,630.00	\$ 3,365.00	\$ 16,995.00
<b>TOTAL ASSESSMENT ON THE HUGHES - BUIS BRANCH</b>						<b>\$ <u>37,100.00</u></b>
<b>DAVIS BRANCH</b>						
10	14	5.60	7-229 (K. & R. Davis Farms)	\$ 3,440.00	\$ 7,596.00	\$ 11,036.00
10	15	27.40	7-230 (K. & R. Davis Farms)	5,930.00	1,899.00	7,829.00
TOTAL ASSESSMENT ON LANDS				\$ 9,370.00	\$ 9,495.00	\$ 18,865.00
Mapleton Line		0.30	Municipality of Central Elgin	\$ 5,930.00	\$ 705.00	\$ 6,635.00
TOTAL ASSESSMENT ON ROADS				\$ 5,930.00	\$ 705.00	\$ 6,635.00
<b>TOTAL ASSESSMENT ON THE DAVIS BRANCH</b>						<b>\$ <u>25,500.00</u></b>
<b>FOSTER BRANCH</b>						
10	16	1.80	7-232 (The Foster Mathews Farm)	\$ 3,280.00	\$ 3,600.00	\$ 6,880.00
10	16	0.20	7-231 (K. & P. Ryersee)	2,720.00	400.00	3,120.00
TOTAL ASSESSMENT ON LANDS				\$ 6,000.00	\$ 4,000.00	\$ 10,000.00
<b>TOTAL ASSESSMENT ON THE FOSTER BRANCH</b>						<b>\$ <u>10,000.00</u></b>
<b>TOTAL ASSESSMENT ON THE POWERS DRAIN No.1</b>						<b>\$ <u>350,000.00</u></b>

## SCHEDULE 'D' - ASSESSMENT FOR MAINTENANCE

**POWERS DRAIN No.1****Municipality of Central Elgin**

Job No. 226045

April 17, 2026

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
<b>MAIN DRAIN</b>				
10		14 5.60	7-229 (K. & R. Davis Farms)	7.5 %
10		15 27.40	7-230 (K. & R. Davis Farms)	39.3
10		16 7.50	7-232 (The Foster Mathews Farm)	8.7
10		16 10.30	7-231 (K. & P. Ryersee)	9.8
11		14 1.40	9-030 (A. Taylor)	2.2
11	14 &	15 13.80	9-031 (Buis Farms Ltd.)	20.1
11	Pt.	15 1.38	9-031-01 (S. Hughes)	2.6
				=====
TOTAL ASSESSMENT ON LANDS				90.2 %
				=====
Mapleton Line		1.5	Municipality of Central Elgin	9.8 %
				=====
TOTAL ASSESSMENT ON ROADS				9.8 %
				=====
<b>TOTAL ASSESSMENT FOR MAINTENANCE ON THE MAIN DRAIN</b>				<b><u>100.0 %</u></b>
<b>TAYLOR BRANCH</b>				
11		14 1.40	9-030 (A. Taylor)	35.9 %
11	14 &	15 13.80	9-031 (Buis Farms Ltd.)	42.5
				=====
TOTAL ASSESSMENT ON LANDS				78.4 %
				=====
Mapleton Line		0.20	Municipality of Central Elgin	21.6 %
				=====
TOTAL ASSESSMENT ON ROADS				21.6 %
				=====
<b>TOTAL ASSESSMENT FOR MAINTENANCE ON THE TAYLOR BRANCH</b>				<b><u>100.0 %</u></b>

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

**POWERS DRAIN No.1  
Municipality of Central Elgin**

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
<b>HUGHES - BUIS BRANCH</b>				
11	14 & 15	13.80	9-031 (Buis Farms Ltd.)	38.0 %
11	Pt. 15	1.38	9-031-01 (S. Hughes)	22.8
				=====
TOTAL ASSESSMENT ON LANDS				60.8 %
				=====
Mapleton Line		0.30	Municipality of Central Elgin	39.2 %
				=====
TOTAL ASSESSMENT ON ROADS				39.2 %
				=====
<b>TOTAL ASSESSMENT FOR MAINTENANCE ON THE HUGHES BRANCH</b>				<b><u>100.0 %</u></b>
<b>DAVIS BRANCH</b>				
10	14	5.60	7-229 (K. & R. Davis Farms)	52.2 %
10	15	27.40	7-230 (K. & R. Davis Farms)	27.2
				=====
TOTAL ASSESSMENT ON LANDS				79.4 %
				=====
Mapleton Line		0.30	Municipality of Central Elgin	20.6 %
				=====
TOTAL ASSESSMENT ON ROADS				20.6 %
				=====
<b>TOTAL ASSESSMENT FOR MAINTENANCE ON THE DAVIS BRANCH</b>				<b><u>100.0 %</u></b>
<b>FOSTER BRANCH</b>				
10	16	1.80	7-232 (The Foster Mathews Farm)	74.9 %
10	16	0.20	7-231 (K. & P. Ryersee)	25.1
				=====
TOTAL ASSESSMENT ON LANDS				100.0 %
				=====
<b>TOTAL ASSESSMENT FOR MAINTENANCE ON THE FOSTER BRANCH</b>				<b><u>100.0 %</u></b>

SCHEDULE OF NET ASSESSMENT

**POWERS DRAIN No.1**

**Municipality of Central Elgin**

(FOR INFORMATION PURPOSES ONLY)

Job No. 226045

April 17, 2026

\* = *Non-agricultural*

ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
7-229 (K. & R. Davis Farms)	\$ 22,619.00	\$ 7,540.00	\$ 70.00	\$ 15,009.00
**Non-Grantable**	730.00			730.00
7-230 (K. & R. Davis Farms)	100,194.00	33,398.00	11,190.00	55,606.00
**Non-Grantable**	4,950.00			4,950.00
7-232 (The Foster Mathews Farm)	30,876.00	10,292.00	2,140.00	18,444.00
**Non-Grantable**	1,930.00			1,930.00
7-231 (K. & P. Ryersee)	31,358.00	10,453.00	6,420.00	14,485.00
**Non-Grantable**	3,160.00			3,160.00
9-030 (A. Taylor)	11,870.00	3,957.00	70.00	7,843.00
**Non-Grantable**	210.00			210.00
9-031 (Buis Farms Ltd.)	57,228.00	19,076.00	5,740.00	32,412.00
**Non-Grantable**	1,850.00			1,850.00
* 9-031-01 (S. Hughes)	10,460.00		520.00	9,940.00
* Mapleton Line	\$ 48,885.00			\$ 48,885.00
* Special Assessment	23,680.00			23,680.00
<b>TOTALS</b>	<b>\$ 350,000.00</b>	<b>\$ 84,716.00</b>	<b>\$ 26,150.00</b>	<b>\$ 239,134.00</b>