



Municipality of West Elgin

Agenda

Court of Revision

Pursuant to the Drainage Act, R.S.O. 1990

November 13, 2025, 3:30 p.m.

Council Chambers

160 Main Street

West Lorne

Meetings are held in-person at 160 Main Street, West Lorne and live streamed via zoom. Post-meeting recording available at www.westelgin.net, when available (pending no technical difficulties).

The official record of the Meeting shall consist solely of the approved Minutes.

For live stream access, please contact the Clerk (clerk@westelgin.net) no later than 2:00pm on the date of the meeting.

Pages

1. **Call to Order**

Recording Secretary to call meeting to order.

2. **Appoint Chair**

Recommendation:

That Court of Revision for the Mumford Drain hereby appoints _____ as chair.

3. **Disclosure of Pecuniary Interest**

4. **Adoption of Previous Court of Revision Minutes**

1

Recommendation:

That the Court of Revision hereby adopt the previous minutes of October 23, 2025, Mills Drain and Fleuren Drain Extension, as presented.

5. Mumford Drain - Notices Mailed October 24 2025

Mr. JM Spriet to present Schedule of Assessment for the Mumford Municipal Drain.

5.1 Written Appeals

5.2 Comment from Landowners

5.3 Comment from Members of the Court of Revision

6. Decision

Recommendation:

That the Court of Revision for the Mumford Drain hereby approve the Schedule of Assessment for the Mumford Drain, as outlined in the report prepared by Spriet Associates Engineering Limited, dated September 4, 2025.

7. Adjournment

Recommendation:

That the Court of Revision for the Mumford Drain hereby adjourn at _____ pm.



Municipality of West Elgin

Minutes

Court of Revision

October 23, 2025, 3:30 p.m.

Council Chambers

160 Main Street

West Lorne

Present: Richard Leatham
Taraesa Tellier
Bill Denning
Ryan Statham
Philip Sousa

Staff Present: Terri Towstiuc, Recording Secretary/Clerk
Robin Greenall, Chief Administrative Officer
Dave Charron, Manager of Infrastructure & Development

Also Present: JM Spriet, P. Eng., Spriet Associates Ltd.

1. Call to Order

Recording Secretary called the meeting to order at 3:35pm.

Moved: Ryan Statham

Seconded: Philip Sousa

That the Court of Revision for the Mills Drain and the Fleuren Drain Extension, hereby convenes at 3:35 pm.

Carried

2. Appoint Chair

Moved: Ryan Statham

Seconded: Taraesa Tellier

That Court of Revision for the Mills Drain and Fleuren Drain Extension hereby appoints Bill Denning as chair.

Carried

3. Disclosure of Pecuniary Interest

None.

4. Adoption of Previous Court of Revision Minutes

Moved: Richard Leatham

Seconded: Taraesa Tellier

That the Court of Revision hereby adopt the previous minutes of August 14, 2025, Dunborough Road drain, as presented.

Carried

5. Mills Drain, J.M. Spriet, Spriet Associates Engineering

Mr. Spriet reviewed the assessment of the Mills Drain, indicating that Mr. Simon would bear the full cost of the project.

5.1 Written Appeals

None received.

5.2 Comment from Landowners

Joe Kovacs addressed the Court, asking about the scope of the work, where the enclosure would end. Mr. Spriet reviewed the request, and it was reiterated that Mr. Simon would fund the entire project.

5.3 Comment from Members of the Court of Revision

None.

5.4 Decision

Moved: Richard Leatham

Seconded: Philip Sousa

That the Court of Revision hereby approve the Schedule of Assessment for the Mills Drain, as outlined in the report prepared by Spriet Associates Engineering Limited, dated September 3, 2025.

Carried

6. Fleuren Drain Extension, J.M. Spriet, Spriet Associate Engineering

Mr. Spriet reviewed the scope of the request, as an extension on the North Side of County Road 9, extension the original Fleuren Drain request.

6.1 Written Appeals

None.

6.2 Comment from Landowners

None.

6.3 Comment from Members of the Court of Revision

None.

6.4 Decision

Moved: Taraesa Tellier

Seconded: Ryan Statham

That the Court of Revision hereby approve the Schedule of Assessment for the Fleuren Drain Extension, as outlined in the report prepared by Spriet Associates Engineering Limited, dated September 3, 2025.

Carried

7. Adjournment

Moved: Ryan Statham

Seconded: Philip Sousa

That the Court of Revision for the Mills Drain and the Fleuren Drain Extension hereby adjourn at 3:44 pm.

Carried

Richard Leatham, Mayor

Terri Towstiuc, Clerk



The Municipality of West Elgin

22413 Hoskins Line, Rodney, Ontario N0L 2C0

October 24, 2025

Re: Notice of Court of Revision, Pursuant to the *Drainage Act*.

Subsequent to the Council of the Municipality of West Elgin considering Reconstruction of the **Mumford Drain**, in accordance with Section 78 of the *Drainage Act*, you as an owner of land affected, are requested to attend a Court of Revision with the Municipality's Drainage Superintendent, Tom Mohan, and John M. Spriet, P. Eng., to discuss the Schedule of Assessment of the **Mumford Drain**.

The meeting will take place on Thursday November 13th, at 3:30 pm at the West Elgin Council Chambers, 160 Main Street, West Lorne.

Attached is a copy of the Provisional By-law, 2025-57

If you do not attend the meeting, it will proceed in your absence. If you are affected by this proposed project, you will continue to receive notification as required by the Drainage Act.

Sincerely,

Terri Towstiuc
Manager of Community Services/Clerk

MUMFORD DRAIN
Municipality of West Elgin



SPRIET
ASSOCIATES
ENGINEERS & ARCHITECTS
155 York Street
London, Ontario N6A 1A8
Tel. (519) 672-4100
Fax (519) 433-9351
Email: mail@spriet.on.ca
www.spriet.on.ca

London, Ontario
September 4, 2025

MUMFORD DRAIN
Municipality of West Elgin

To the Mayor and Council of
the Municipality of West Elgin

Mayor and Council:

We are pleased to present our report on the reconstruction of parts of the Mumford Municipal Drain serving parts of Lots 17 to 20, Concessions 12 and 13, in the Municipality of West Elgin. The total watershed area contains approximately 109 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 some of the affected landowners.

HISTORY

The Mumford Drain was originally last reconstructed pursuant to a report submitted by W. Cnossen, P. Eng., dated September 10, 1993, and consisted of the improvements of certain areas of the drain. These areas were:

- a new drain crossing under County Road 3
- the supply and installation of a new 300mm to 450mm diameter tile drain east of Graham Road, for a total length of 428 lineal meters
- a new road crossing under Graham Road
- the supply and installation of catchbasins throughout

EXISTING DRAINAGE CONDITIONS

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



EXISTING DRAINAGE CONDITIONS (cont'd)

- that the residential landowners along Graham Road indicated that they experience frequent flooding along the rear of their properties during larger storm events. They produced a video and photos of the flooding
- the Drainage Superintendent indicated that the remaining drain, downstream of Graham Road, although functional, had not been improved in a very long time

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

- that the drain is undersized based on current standards
- that, although a portion of the drain was improved upstream of Graham Road, the drain downstream of Graham Road consists of two tile drains, with one being a 350mm diameter drain installed in 1927 and the other a 400mm diameter drain installed in 1963. We further note that some portions of these drains have been repaired under maintenance, but no change in size has occurred
- that the road crossing under Graham Road is set lower than the outlet drain causing this crossing to be partially full of water at all times
- that the road crossing under County Road 3 has approximately 140mm of backfill on it, which affects the performance of the drain
- that a portion of the drain in the lands of A. & J. Jaboukji (Roll No. 50-106-15) have trees planted overtop which will require removal for maintenance and any construction

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 request.

DESIGN CONSIDERATIONS

The Drainage Coefficient method contained in the "GUIDE FOR ENGINEERS", Publication 852 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 38mm per 24 hours.

We would like to point out that there have been indications of sandy 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" OMAFRA Publication 852.



RECOMMENDATIONS

We are therefore recommending the following:

- that the Mumford Drain be reconstructed, commencing at the open drain on the property line between the lands of P. Parezanovic (Roll No. 50-142) and Bonnefield Farmland Ontario Inc. (Roll No. 50-144) and run north-easterly through the Bonnefield lands, across County Road 3, and continue easterly through the lands of V. & S. Lapadat (Roll No. 50-079) and G. & V. Lapadat (Roll No. 50-079-08), and across Graham Road. The drain will then continue in a northerly direction, parallel to Graham Road, through the lands of M. Ott (Roll No. 50-106) and A. & J. Jaboukji (Roll No.'s 50-106-10 and 50-106-15) and then turn east through the Jaboukji lands into the lands of M. Parezanovic & Parezanovic Farms Inc. (Roll No. 50-110). The drain will then continue in a northerly direction, parallel to the residential lots, to its head at the existing catchbasin for a total length of 1,145 lineal meters
- that the road crossing under Country Road No. 3 be replaced by jack and bore to minimize disruptions to the road
- that the drain on the east side of Graham Road be installed with sealed H.D.P.E. pipe through the residential lands to prevent the incursion of tree roots
- that the drain at the east side of Graham Road be cross connected with the existing 1993 drain to allow both drains to work in conjunction
- that catchbasins be installed along the course of the drain to alleviate surface water flows and ponding
- that the existing drain, from the outlet at the open ditch to Sta. 0+710 be officially abandoned from Municipal status pursuant to Section 19 of the Drainage Act

Due to the indications of poor soil conditions our design includes the wrapping of tile joints with geotextile and a contingency allowance for crushed stone bedding wrapped with geotextile where and if necessary.

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 Mumford 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 1,145 lineal meters of 600mm (24") to 750mm (30") 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 \$441,000.00. 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. 223252 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 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. through cropped lands. 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.



ASSESSMENT DEFINITIONS (cont'd)

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 and Special Benefits 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 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 County of Elgin being the increased cost to the drainage work for boring a 900mm diameter smooth wall steel pipe across their right-of-way on the Main Drain due to the construction and operation of County Road 3. 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:



SPECIAL ASSESSMENT (cont'd)

Drain	Cost of Work	Less Equivalent Drain Cost (Fixed)	Plus Administration Cost	Plus Interest & Net H.S.T.	Special Assessment
Main Drain					
900mm pipe	\$44,700.00	\$8,530.00	\$16,000.00	\$1,570.00	\$53,740.00

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.

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 Mumford Drain constructed under this report, including the existing 450mm diameter drain through the residential lots, shall be maintained by the Municipality of West 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.

The above existing portions of the drain shall be maintained in accordance with the grades and dimensions set out in the plans and specifications contained in the reports of W. Cnossen, P. Eng., dated September 10, 1993.



MAINTENANCE (cont'd)

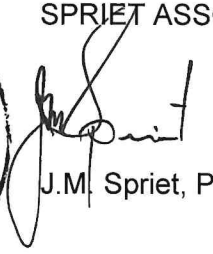
Repairs or improvements to any road culvert or bridge or sub-surface road crossing required by the performance of this work and for future repair and/or replacement, shall be the responsibility of the applicable Road Authority, entirely at their cost.

Respectfully submitted,

SPRIET ASSOCIATES LONDON LIMITED



JMS:bv


J.M. Spriet, P.Eng.



SCHEDULE 'A' - ALLOWANCES

MUMFORD DRAIN**Municipality of West 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
MAIN DRAIN					
12	W Pt. 18	50-079 (V. & S. Lapadat)	\$ 980.00	\$ 800.00	\$ 1,780.00
12	E Pt. 18	50-079-08 (G. & V. Lapadat)	2,310.00	1,880.00	4,190.00
12	W. Pt. 19	50-106-15 (A. & J. Jaboukji)	570.00	460.00	1,030.00
12	W. Pt. 19	50-106-10 (A. & J. Jaboukji)	180.00	150.00	330.00
12	W. Pt. 19	50-106 (M. Ott)	550.00	590.00	1,140.00
12	Pt. 19	50-110 (Parezanovic Farms Inc.)	1,250.00	1,020.00	2,270.00
13	S Pt. 18	50-144 (Bondefield Farmland Ontario II Inc.)	1,130.00	920.00	2,050.00
Total Allowances			\$ 6,970.00	\$ 5,820.00	\$ 12,790.00
TOTAL ALLOWANCES ON THE MAIN DRAIN			\$ 12,790.00		

MUMFORD DRAIN**Municipality of West 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 750mm dia., H.D.P.E. plastic sewer pipe including rodent gate,
quarry stone rip-rap protection around pipe and end of ditch
(Approximately 10m³ quarry stone req'd)

Supply	\$	1,800.00
Installation	\$	2,500.00

Installation of the following H.D.P.E. pipe and concrete field tile, including supply and installation
of geotextile around tile joints and supply & installation of backfill and bedding

63 meters of 200mm dia. H.D.P.E. pipe lead	\$	3,800.00
19 meters of 300mm dia. H.D.P.E. pipe lead	\$	1,100.00
407 meters of 600mm dia. H.D.P.E. pipe	\$	40,700.00
499 meters of 675mm dia. Concrete Tile	\$	20,000.00
169 meters of 750mm dia. Concrete Tile	\$	6,800.00
Supply of the above listed tile / pipe	\$	123,500.00

Supply & delivery of 19mm crushed stone (Approx. 135 tonnes req'd)	\$	6,800.00
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Strip, stockpile and releve topsoil from tile trench and adjacent working area (4m wide) specified on drawings (approx. 1081m)	\$	6,500.00
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36 meters of 914mm dia., 12.7mm thickness smooth wall steel pipe		
Supply	\$	15,300.00
Installation under Highway No. 3 by boring	\$	23,400.00
Grouting of existing	\$	6,000.00

Supply and install two 900mm x 1200mm ditch inlet catchbasins, one 1200mm x 1200mm std catchbasin, one 900mm x 1200mm std catchbasin with birdcage grate, three 900mm x 1200mm junction boxes, one 600mm x 600mm offset std basin including berms, one 1200mm x 1500mm ditch inlet catchbasin including berms, ditching, geotextile, prefabricated fittings, connecting into existing junction boxes, removal and disposal of existing catchbasin and headwall	\$	41,270.00
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Removal of trees in drain path, and restoration of disturbed ground	\$	15,000.00
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Restoration of Lawn areas with topsoil and seed, regrade to orig. conditions (Approx. 2000m ²)	\$	12,900.00
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Restoration of gravel driveway consisting of, 150mm Gran 'A' and 350mm Gran 'B'	\$	2,500.00
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Videoring of Existing tiles (Sta. 0+211 - Sta. 0+710)	\$	6,900.00
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Exposing and locating existing tile drains and utilities	\$	2,500.00
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Tile connections and contingencies	\$	15,400.00
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Allowances under Sections 29 & 30 of the Drainage Act	\$	12,790.00
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MUMFORD DRAIN
Municipality of West Elgin

ADMINISTRATION

Interest and Net Harmonized Sales Tax	\$ 12,260.00
Survey, Plan and Final Report	\$ 50,600.00
Expenses	\$ 1,940.00
Supervision and Final Inspection	\$ <u>8,740.00</u>
TOTAL ESTIMATED COST	\$ <u>441,000.00</u>

SCHEDULE 'C' - ASSESSMENT FOR CONSTRUCTION

MUMFORD DRAIN

Municipality of West Elgin

Job No. 223252

Sept 4, 2025

* = Non-agricultural

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
MAIN DRAIN						
12	W Pt. 18	11.60	50-079 (V. & S. Lapadat)	\$ 16,260.00	\$ 3,596.00	\$ 19,856.00
12	E Pt. 18	16.40	50-079-08 (G. & V. Lapadat)	38,260.00	9,330.00	47,590.00
*	12	S Pt. 18	0.29	50-080 (P. Pfeifer)	177.00	177.00
*	12	S Pt. 18	0.18	50-080-02 (L. La Plante)	127.00	127.00
*	12	S Pt. 18	0.18	50-080-04 (M. Zoller)	133.00	133.00
*	12	S Pt. 18	0.18	50-080-06 (W. & K. Cook)	139.00	139.00
*	12	S Pt. 18	0.18	50-080-08 (E. & M. Grigore)	145.00	145.00
*	12	S Pt. 18	0.08	50-081 (M. Docherty)	65.00	65.00
*	12	S Pt. 18	0.07	50-082 (M. Docherty)	60.00	60.00
*	12	W. Pt. 19	0.28	50-093 (L. Kennedy)	470.00	470.00
*	12	W. Pt. 19	0.84	50-100 (T. & L. McCallum)	1,410.00	1,410.00
*	12	W. Pt. 19	0.25	50-101 (R. Street & R. Burns)	448.00	448.00
*	12	W. Pt. 19	1.62	50-110-02 (D. & D. Staddon)	2,976.00	2,976.00
*	12	W. Pt. 19	1.45	50-110-01 (S. & M. Smyth)	2,641.00	2,641.00
*	12	W. Pt. 19	0.40	50-104 (B. & B. Rattray)	1,522.00	1,522.00
*	12	W. Pt. 19	0.47	50-105 (N. & H. Hamilton)	1,656.00	1,656.00
*	12	W. Pt. 19	0.22	50-105-01 (K. Roos)	872.00	872.00
*	12	W. Pt. 19	0.23	50-105-03 (W. & F. Graham)	750.00	962.00
*	12	W. Pt. 19	0.21	50-105-05 (J. & B. Rowe)	9,000.00	940.00
*	12	W. Pt. 19	0.28	50-105-07 (D. & C. Pinnell)	9,000.00	1,124.00
*	12	W. Pt. 19	0.28	50-106-30 (Y. Rueda & J. Beer)	9,000.00	1,053.00
*	12	W. Pt. 19	0.21	50-106-19 (Y. Rueda & J. Beer)	9,000.00	740.00
*	12	W. Pt. 19	0.21	50-106-20 (R. McDougall & H. Bouw)	7,500.00	698.00
*	12	W. Pt. 19	0.19	50-106-15 (A. & J. Jaboukji)	7,000.00	550.00
*	12	W. Pt. 19	0.19	50-106-10 (A. & J. Jaboukji)	7,000.00	422.00
*	12	W. Pt. 19	0.92	50-106 (M. Ott)	12,480.00	1,493.00
*	12	W. Pt. 19	0.28	50-107-10 (M. Ott)		454.00
*	12	W. Pt. 19	0.25	50-107 (C. Miller & M. Ott)		406.00
*	12	W. Pt. 19	0.15	50-108 (5005 Holdings Inc.)		487.00
*	12	W. Pt. 19	0.14	50-108-02 (L. & D. Walker)		228.00
*	12	W. Pt. 19	0.17	50-109 (S. & T. Mohan)		276.00
*	12	W. Pt. 19	0.24	50-109-05 (D. & L. Manzine)		389.00
*	12	W. Pt. 19	0.14	50-109-10 (C. & K. Emery)		228.00
*	12	W. Pt. 19	0.30	50-111 (D. Evison & A. Moonen)		1,058.00
*	12	W. Pt. 19	0.16	50-111-01 (Ontario Aboriginal Housing Corp.)		559.00
12	Pt. 19	12.60	50-110 (Parezanovic Farms Inc.)	16,841.00	26,041.00	42,882.00
12	NE Pt. 19	1.20	50-112-01 (S. & A. Speers)		1,454.00	1,454.00
12	Pt. 19 & 20	21.40	50-113-01 (Parezanovic Farms Inc)		41,285.00	41,285.00
12	N Pt. 20	14.80	50-115 (Vanderploeg Farms Ltd)		29,403.00	29,403.00
12	NE Pt. 20	7.50	50-117 (J. & K. Machado)		8,392.00	8,392.00

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

MUMFORD DRAIN
Municipality of West Elgin

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
12	E Pt. 20	5.10	50-117-01 (Bonnefield Farmland Ontario II Inc.)	\$	\$ 5,706.00	\$ 5,706.00
13	Pt. 17 & 18	0.40	50-142 (P. Parezanovic)		89.00	89.00
13	S Pt. 18	1.20	50-144 (Bonnefield Farmland Ontario II Inc.)	16,240.00	134.00	16,374.00
* 13	Pt. 18	0.13	50-144-10 (J. & L. Forgues)		58.00	58.00
* 13	Pt. 19	0.02	50-159 (R. & B. Palmer)		33.00	33.00
* 13	Pt. 19	0.11	50-160 (D. Skalozub)		178.00	178.00
* 13	Pt. 19	0.13	50-161-06 (R. Rivais)		211.00	211.00
* 13	Pt. 19	0.41	50-161-03 (A. Ouseph & J. George)		514.00	514.00
TOTAL ASSESSMENT ON LANDS				\$ 158,331.00	\$ 151,332.00	\$ 309,663.00
* County Road 3		2.78	County of Elgin	\$ 9,310.00	\$ 4,083.00	\$ 13,393.00
* County Road 76		1.91	County of Elgin	29,230.00	14,371.00	43,601.00
* Staddon Line		0.08	Municipality of West Elgin	20,000.00	603.00	20,603.00
TOTAL ASSESSMENT ON ROADS				\$ 58,540.00	\$ 19,057.00	\$ 77,597.00
SPECIAL ASSESSMENT against County of Elgin for the increased cost of installing a 914mm (36") dia. Smooth Wall Steel Pipe under Highway No. 3 by boring						\$ <u>53,740.00</u>
TOTAL ASSESSMENT ON THE MUMFORD DRAIN						\$ <u>441,000.00</u>

SCHEDULE 'D' - ASSESSMENT FOR MAINTENANCE

MUMFORD DRAIN

Municipality of West Elgin

Job No. 223252

Sept 4, 2025

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
MAIN DRAIN				
12	W Pt. 18	11.60	50-079 (V. & S. Lapadat)	4.21 %
12	E Pt. 18	16.40	50-079-08 (G. & V. Lapadat)	10.21
12	S Pt. 18	0.29	50-080 (P. Pfeifer)	0.06
12	S Pt. 18	0.18	50-080-02 (L. La Plante)	0.05
12	S Pt. 18	0.18	50-080-04 (M. Zoller)	0.05
12	S Pt. 18	0.18	50-080-06 (W. & K. Cook)	0.05
12	S Pt. 18	0.18	50-080-08 (E. & M. Grigore)	0.05
12	S Pt. 18	0.08	50-081 (M. Docherty)	0.02
12	S Pt. 18	0.07	50-082 (M. Docherty)	0.02
12	W. Pt. 19	0.28	50-093 (L. Kennedy)	0.17
12	W. Pt. 19	0.84	50-100 (T. & L. McCallum)	0.51
12	W. Pt. 19	0.25	50-101 (R. Street & R. Burns)	0.16
12	W. Pt. 19	1.62	50-110-02 (D. & D. Staddon)	1.07
12	W. Pt. 19	1.45	50-110-01 (S. & M. Smyth)	0.95
12	W. Pt. 19	0.40	50-104 (B. & B. Rattray)	0.55
12	W. Pt. 19	0.47	50-105 (N. & H. Hamilton)	0.59
12	W. Pt. 19	0.22	50-105-01 (K. Roos)	0.31
12	W. Pt. 19	0.23	50-105-03 (W. & F. Graham)	0.48
12	W. Pt. 19	0.21	50-105-05 (J. & B. Rowe)	1.95
12	W. Pt. 19	0.28	50-105-07 (D. & C. Pinnell)	2.02
12	W. Pt. 19	0.28	50-106-30 (Y. Rueda & J. Beer)	1.99
12	W. Pt. 19	0.21	50-106-19 (Y. Rueda & J. Beer)	1.88
12	W. Pt. 19	0.21	50-106-20 (R. McDougall & H. Bouw)	1.60
12	W. Pt. 19	0.19	50-106-15 (A. & J. Jaboukji)	1.45
12	W. Pt. 19	0.19	50-106-10 (A. & J. Jaboukji)	1.41
12	W. Pt. 19	0.92	50-106 (M. Ott)	2.77
12	W. Pt. 19	0.28	50-107-10 (M. Ott)	0.16
12	W. Pt. 19	0.25	50-107 (C. Miller & M. Ott)	0.15
12	W. Pt. 19	0.15	50-108 (5005 Holdings Inc.)	0.17
12	W. Pt. 19	0.14	50-108-02 (L. & D. Walker)	0.08
12	W. Pt. 19	0.17	50-109 (S. & T. Mohan)	0.10
12	W. Pt. 19	0.24	50-109-05 (D. & L. Manzine)	0.14
12	W. Pt. 19	0.14	50-109-10 (C. & K. Emery)	0.08
12	W. Pt. 19	0.30	50-111 (D. Evison & A. Moonen)	0.38
12	W. Pt. 19	0.16	50-111-01 (Ontario Aboriginal Housing Corp.)	0.20
12	Pt. 19	12.60	50-110 (Parezanovic Farms Inc.)	12.36
12	NE Pt. 19	1.20	50-112-01 (S. & A. Speers)	0.52
12	Pt. 19 & 20	21.40	50-113-01 (Parezanovic Farms Inc)	14.81
12	N Pt. 20	14.80	50-115 (Vanderploeg Farms Ltd)	10.55
12	NE Pt. 20	7.50	50-117 (J. & K. Machado)	3.01

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

MUMFORD DRAIN
Municipality of West Elgin

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
12	E Pt. 20	5.10	50-117-01 (Bonfield Farmland Ontario II Inc.)	2.05 %
13	Pt. 17 & 18	0.40	50-142 (P. Parezanovic)	0.03
13	S Pt. 18	1.20	50-144 (Bonfield Farmland Ontario II Inc.)	2.96
13	Pt. 18	0.13	50-144-10 (J. & L. Forgues)	0.02
13	Pt. 19	0.02	50-159 (R. & B. Palmer)	0.01
13	Pt. 19	0.11	50-160 (D. Skalozub)	0.06
13	Pt. 19	0.13	50-161-06 (R. Rivals)	0.08
13	Pt. 19	0.41	50-161-03 (A. Ouseph & J. George)	0.18
				=====
TOTAL ASSESSMENT ON LANDS				82.68 %
				=====
County Road 3		2.78	County of Elgin	3.13 %
County Road 76		1.91	County of Elgin	10.39
Staddon Line		0.08	Municipality of West Elgin	3.80
				=====
TOTAL ASSESSMENT ON ROADS				17.32 %
				=====
TOTAL ASSESSMENT FOR MAINTENANCE OF THE MAIN DRAIN				<u>100.00 %</u>

SCHEDULE OF NET ASSESSMENT

MUMFORD DRAIN

Municipality of West Elgin

(FOR INFORMATION PURPOSES ONLY)

Job No. 223252

Sept 4, 2025

* = Non-agricultural

	ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
	50-079 (V. & S. Lapadat)	\$ 19,856.00	\$ 6,619.00	\$ 1,780.00	\$ 11,457.00
	50-079-08 (G. & V. Lapadat)	47,590.00	15,863.00	4,190.00	27,537.00
*	50-080 (P. Pfeifer)	177.00			177.00
*	50-080-02 (L. La Plante)	127.00			127.00
*	50-080-04 (M. Zoller)	133.00			133.00
*	50-080-06 (W. & K. Cook)	139.00			139.00
*	50-080-08 (E. & M. Grigore)	145.00			145.00
*	50-081 (M. Docherty)	65.00			65.00
*	50-082 (M. Docherty)	60.00			60.00
*	50-093 (L. Kennedy)	470.00			470.00
*	50-100 (T. & L. McCallum)	1,410.00			1,410.00
*	50-101 (R. Street & R. Burns)	448.00			448.00
*	50-110-02 (D. & D. Staddon)	2,976.00			2,976.00
*	50-110-01 (S. & M. Smyth)	2,641.00			2,641.00
*	50-104 (B. & B. Rattray)	1,522.00			1,522.00
*	50-105 (N. & H. Hamilton)	1,656.00			1,656.00
*	50-105-01 (K. Roos)	872.00			872.00
*	50-105-03 (W. & F. Graham)	1,712.00			1,712.00
*	50-105-05 (J. & B. Rowe)	9,940.00			9,940.00
*	50-105-07 (D. & C. Pinnell)	10,124.00			10,124.00
*	50-106-30 (Y. Rueda & J. Beer)	10,053.00			10,053.00
*	50-106-19 (Y. Rueda & J. Beer)	9,740.00			9,740.00
*	50-106-20 (R. McDougall & H. Bouw)	8,198.00			8,198.00
*	50-106-15 (A. & J. Jaboukji)	7,550.00		1,030.00	6,520.00
*	50-106-10 (A. & J. Jaboukji)	7,422.00		330.00	7,092.00
*	50-106 (M. Ott)	13,973.00		1,140.00	12,833.00
*	50-107-10 (M. Ott)	454.00			454.00
*	50-107 (C. Miller & M. Ott)	406.00			406.00
*	50-108 (5005 Holdings Inc.)	487.00			487.00
*	50-108-02 (L. & D. Walker)	228.00			228.00
*	50-109 (S. & T. Mohan)	276.00			276.00
*	50-109-05 (D. & L. Manzine)	389.00			389.00

SCHEDULE OF NET ASSESSMENT (cont'd)

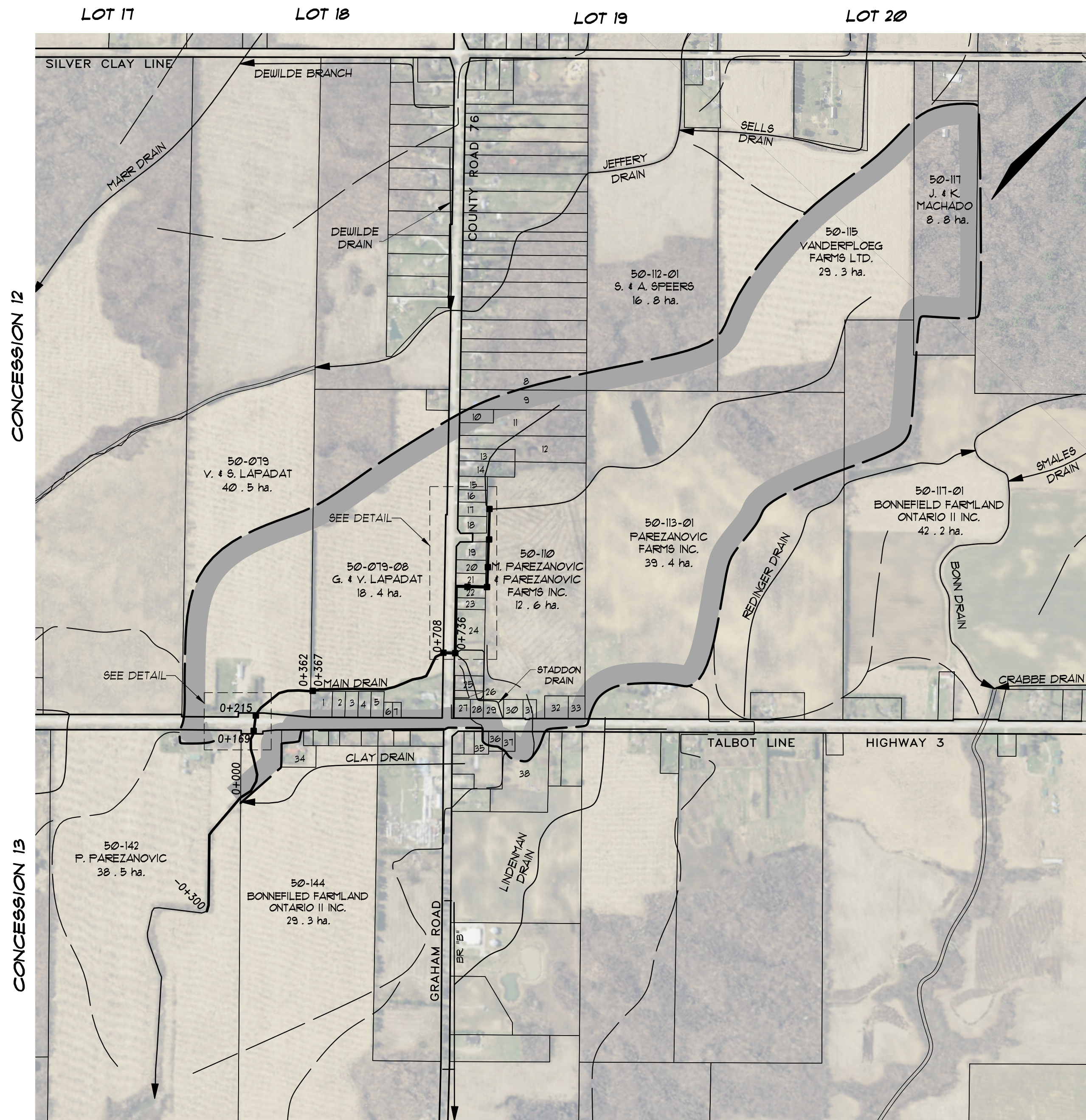
MUMFORD DRAIN

Municipality of West Elgin

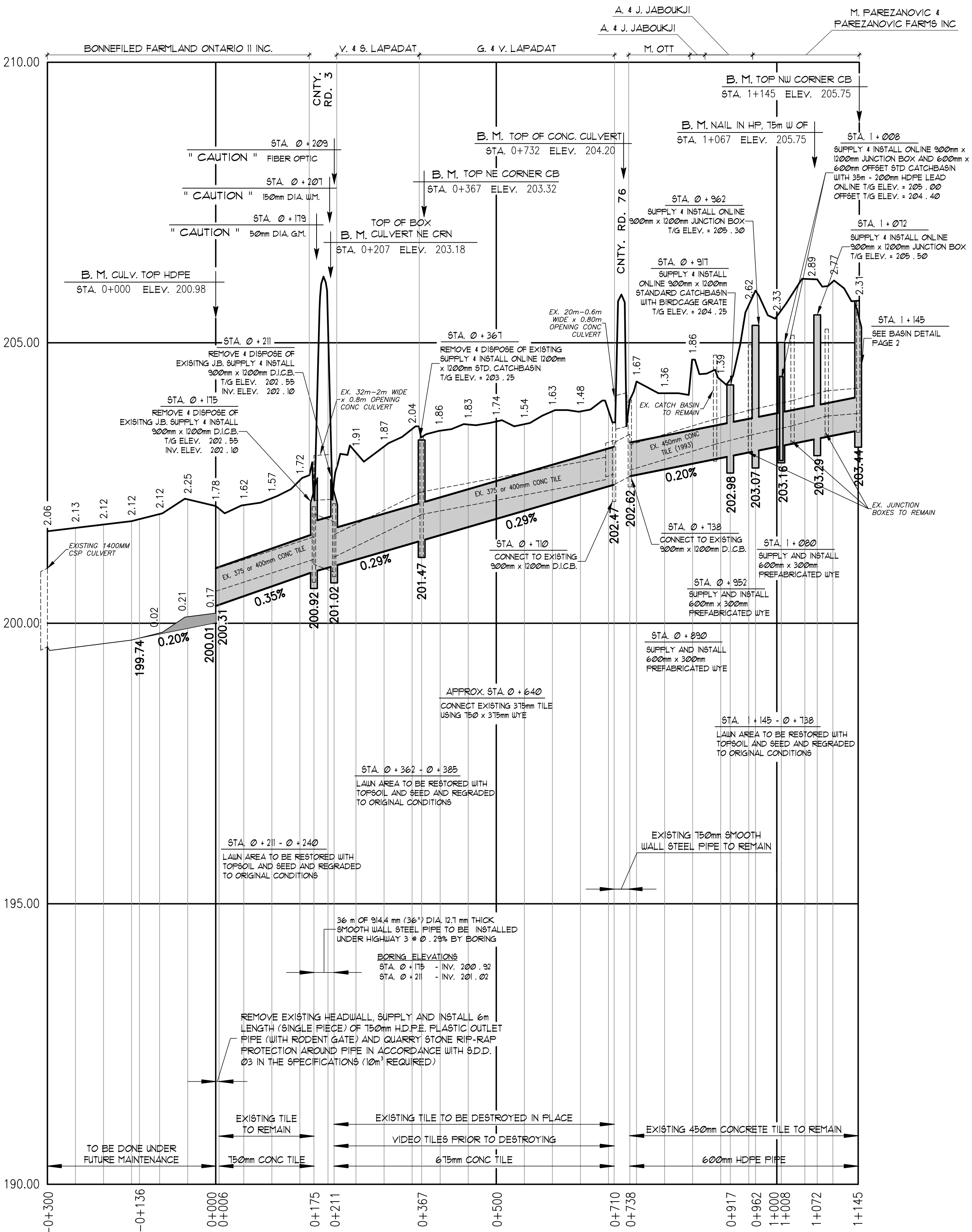
Job No. 223252

* = Non-agricultural

	ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
*	50-109-10 (C. & K. Emery)	\$ 228.00	\$	\$	228.00
*	50-111 (D. Evison & A. Moonen)	1,058.00			1,058.00
*	50-111-01 (Ontario Aboriginal Housing Corp.)	559.00			559.00
	50-110 (Parezanovic Farms Inc.)	42,882.00	14,294.00	2,270.00	26,318.00
	50-112-01 (S. & A. Speers)	1,454.00	485.00		969.00
	50-113-01 (Parezanovic Farms Inc)	41,285.00	13,762.00		27,523.00
	50-115 (Vanderploeg Farms Ltd)	29,403.00	9,801.00		19,602.00
	50-117 (J. & K. Machado)	8,392.00	2,797.00		5,595.00
	50-117-01 (Bonnefield Farmland Ontario II Inc.)	5,706.00	1,902.00		3,804.00
	50-142 (P. Parezanovic)	89.00	30.00		59.00
	50-144 (Bonnefield Farmland Ontario II Inc.)	16,374.00	5,458.00	2,050.00	8,866.00
*	50-144-10 (J. & L. Forgues)	58.00			58.00
*	50-159 (R. & B. Palmer)	33.00			33.00
*	50-160 (D. Skalozub)	178.00			178.00
*	50-161-06 (R. Rivais)	211.00			211.00
*	50-161-03 (A. Ouseph & J. George)	514.00			514.00
*	County Road 3	\$ 13,393.00	\$	\$	13,393.00
*	Special Assessment	53,740.00			53,740.00
*	County Road 76	43,601.00			43,601.00
*	Staddon Line	20,603.00			20,603.00
TOTALS		\$ 441,000.00	\$ 71,011.00	\$ 12,790.00	\$ 357,199.00



ROLL No.	OWNERSHIP	HECTARES OWNED
1) 50-080	P. PFEIFER	0.29
2) 50-080-02	L. LA PLANTE	0.18
3) 50-080-04	M. ZOLLER	0.18
4) 50-080-06	W. & K. COOK	0.18
5) 50-080-08	E. & M. GRIGORE	0.18
6) 50-081	M. DOCHERTY	0.08
7) 50-082	M. DOCHERTY	0.07
8) 50-093	L. KENNEDY	1.34
9) 50-100	T. & L. McCALLUM	1.36
10) 50-101	R. STREET & R. BURNS	0.25
11) 50-110-02	D. & D. STADDON	1.62
12) 50-110-01	S. & M. SMYTH	1.45
13) 50-104	B. & H. RATTRAY	0.40
14) 50-105	N. & H. HAMILTON	0.47
15) 50-105-01	K. ROOS	0.22
16) 50-105-03	W. & F. GRAHAM	0.23
17) 50-105-05	J. & B. ROWE	0.21
18) 50-105-07	D. & C. PINNELL	0.28
19) 50-106-32	Y. RUEDA & J. BEER	0.28
20) 50-106-30	Y. RUEDA & J. BEER	0.21
21) 50-106-20	R. McDUGALL & H. BOUW	0.21
22) 50-106-15	A. & J. JABOUKJI	0.19
23) 50-106-10	A. & J. JABOUKJI	0.19
24) 50-106	M. OTT	0.92
25) 50-107-10	M. OTT	0.28
26) 50-107	C. MILLER & M. OTT	0.25
27) 50-108	5005 HOLDINGS INC.	0.15
28) 50-108-02	L. & D. WALKER	0.14
29) 50-109	S. & T. MOHAN	0.17
30) 50-109-05	D. & L. MANZINE	0.24
31) 50-109-10	C. & K. EMERY	0.14
32) 50-111	D. EVISON & A. MOONEN	0.30
33) 50-111-01	ONTARIO ABORIGINAL HOUSING CORP.	0.16
34) 50-144-10	J. & L. FORGUES	0.49
35) 50-159	R. & B. PALMER	0.18
36) 50-160	D. SKALOZUB	0.18
37) 50-161-06	R. RIVALS	0.13
38) 50-161-03	A. OUSEPH & J. GEORGE	1.93



MAIN DRAIN
SCALE: HOR. 1:5,000
VERT. 1:50

PLAN LEGEND	
	LIMIT OF WATERSHED AREA
	PROPOSED DRAINAGE WORKS
	EXTERIOR OR INTERIOR WATERSHED
	TO BE INCLUDED FOR FUTURE MAINTENANCE
	EXIST. MUNICIPAL DRAIN
	PRIVATE TILE OR SURFACE WATER RUN
	EXIST. WATERCOURSE OR PRIVATE DITCH
	10' x 20' ASSESSMENT ROLL NUMBER
	40' x 80' OWNERS NAME
	40' x 80' HECTARES OWNED

GENERAL NOTES

- OUR SPECIFICATIONS DATED JANUARY 2020 APPLY TO THIS PROJECT.
- THE WORKING WIDTH AVAILABLE TO THE CONTRACTOR TO CONSTRUCT THE NEW DRAINS SHALL CONSIST OF THOSE LANDS IMMEDIATELY ADJACENT TO THE DRAIN AND CONNECTIONS AND SHALL NOT EXCEED THE FOLLOWING AVERAGE WIDTHS:
CLOSED PORTIONS - 15 METERS THROUGH FARMLAND
CLOSED PORTIONS - 6 METERS THROUGH RESIDENTIAL LANDS, WITH 1m LOCATED WEST AND NORTH OF THE DRAIN
THE WORKING WIDTH FOR PURPOSES OF FUTURE MAINTENANCE SHALL BE 10m.
- ALL OWNERS ALONG THE COURSE OF THE DRAIN SHALL MAKE AN ACCESS ROUTE FROM THE NEAREST ROAD TO THE DRAIN LOCATION AVAILABLE TO THE CONTRACTOR THE AVERAGE WIDTH OF THIS ROUTE SHALL NOT EXCEED 8 METERS. THE ACCESS ROUTE SHALL ALSO APPLY FOR FUTURE MAINTENANCE PURPOSES.
- ALL UTILITIES TO BE LOCATED AND EXPOSED PRIOR TO CONSTRUCTION SO THAT THE NEW TILE GRADES CAN BE CONFIRMED. IF THERE IS A CONFLICT IN ELEVATION BETWEEN THE PROPOSED DRAIN AND THE UTILITY, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY.
b) CONTRACTOR TO NOTIFY ALL UTILITIES 12 HOURS PRIOR TO HIS SCHEDULED TIME FOR STARTING THE ABOVE WORK.
c) THE COST FOR THIS WORK SHALL BE INCLUDED IN THE ITEM ON THE EXTENT OF WORK AND NO EXTRA PAYMENT SHALL BE MADE TO THE CONTRACTOR, EXCEPT IF ROAD RESTORATION IS REQUIRED.
- ALL TREES, SCRUB, BRUSH, ETC. TO BE CLEARED AND GRUBBED IN ACCORDANCE WITH "SECTION B.3 AND C.4" SPECIFICATIONS.
- RIP-RAP TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH "SECTION A.28" IN THE SPECIFICATIONS.
- CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER, DRAINAGE SUPERINTENDENT, AND THE AFFECTED OWNERS. ALL PARTIES SHALL RECEIVE 48 HOURS NOTICE TO THE MEETING.
- CLOSED PORTIONS
- ALL CONCRETE AND PLASTIC PIPE TO CONFORM TO "SECTION C.1" IN THE SPECIFICATIONS.
a) SEWER PIPE TO BE CONCRETE, H.D.P.E., PLASTIC 320 MPA (BELL & SPIGOT WITH RUBBER GASKETS, CONFORMING TO C.S.A. 1026-08), PVC ULTRA RIB OR PVC SDR 35
b) CONCRETE TILE SHALL BE HEAVY DUTY
- EXISTING TILE DRAINS TO BE EXPOSED IN AS MANY LOCATIONS AS ARE NECESSARY TO CONFIRM THEIR EXACT LOCATION AND ELEVATION PRIOR TO CONSTRUCTION. EXACT LOCATION OF NEW TILE DRAINS THEN TO BE CONFIRMED BY DRAINAGE SUPERINTENDENT OR ENGINEER.
- a) INSTALLATION OF TILE AND TRENCH WIDTHS SHALL BE IN ACCORDANCE WITH "SECTION C - TILE DRAIN" IN THE SPECIFICATIONS.
b) ALL CONCRETE TILE AND TILE-PIPE JOINTS TO BE WRAPPED WITH GEOTEXTILE IN ACCORDANCE WITH "SECTION C.8" IN THE SPECIFICATIONS.
c) NO CONSTRUCTION EQUIPMENT OR FARM MACHINERY SHALL CROSS OVER THE MOUNDED BACKFILLED TILE TRENCHES UNTIL SUFFICIENT SETTLEMENT HAS OCCURRED.
d) STRIP AND STOCKPILE TOPSOIL FROM CONSTRUCTION AREA (4 METRE WIDE) FOR ENTIRE LENGTH OF NEW DRAIN (EXCEPT LANEWAYS & ROADS). EXCESS SPOIL TO BE LEVELLED AND TOPSOIL RELEVELLED OVER SPOIL, MOUNDED TRENCH AND REMAINING CONSTRUCTION AREA.
- a) THE CONTRACTOR SHALL ENSURE THAT ALL TRIBUTARY DRAINS ARE CONNECTED DURING TIME OF CONSTRUCTION. ANY MISSED TILE CONNECTIONS THAT ARE FOUND DURING THE WARRANTY PERIOD OF THE CONTRACT SHALL BE COMPLETED BY THE CONTRACTOR AND SHALL BE PAID THE AMOUNT SET OUT ON PAGE 2 OF THE "FORM OF TENDER". NO ADDITIONAL PAYMENT FOR MOBILIZATION WILL BE ALLOWED. THE CONTRACTOR IS NOT RESPONSIBLE FOR COMPLETING MISSED TILE CONNECTIONS THAT ARE FOUND AFTER THE WARRANTY PERIOD FOR THE CONTRACT HAS EXPIRED.
b) ALL TILE CONNECTIONS TO BE MADE WITH CORING MACHINE AND PLASTIC ADAPTOR OR PREFABRICATED FITTINGS.
c) THE CONTRACTOR SHALL SUPPLY THE ENGINEER WITH A LIST SHOWING STATIONS OF ALL TILE CONNECTIONS UPON COMPLETION OF CONSTRUCTION.

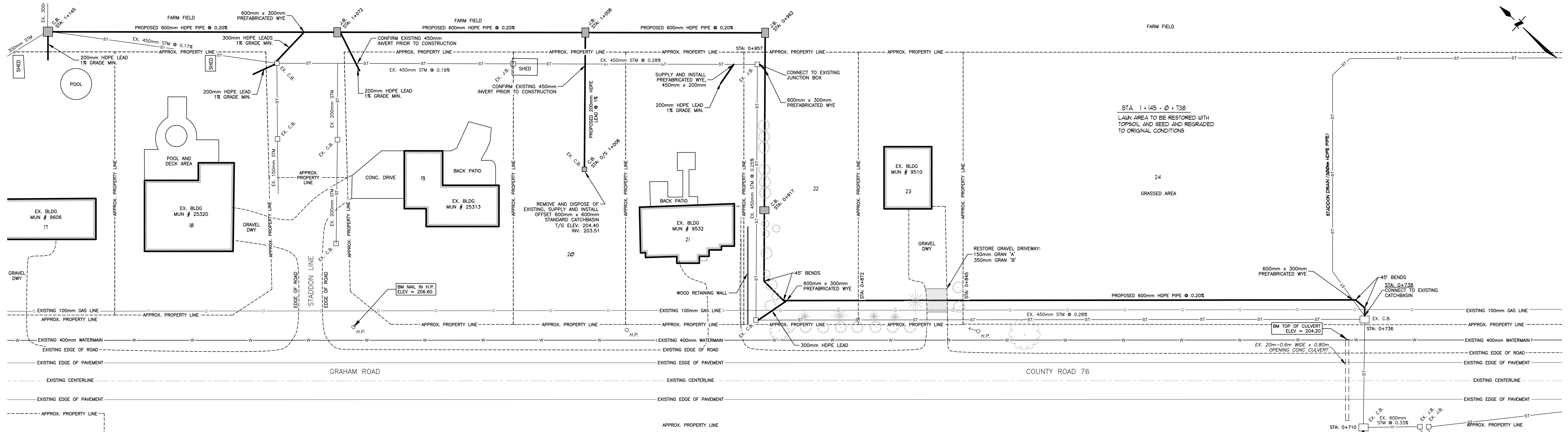
MUMFORD DRAIN

Municipality of West Elgin

Drainage Superintendent: TOM MOHAN 519 - 785 - 0560	No.	REVISIONS	DATE
Drawn By: MM Date: SEPT. 4, 2025	Field Book GFS	JOB No. 223252	Drawing No. 1 of 2

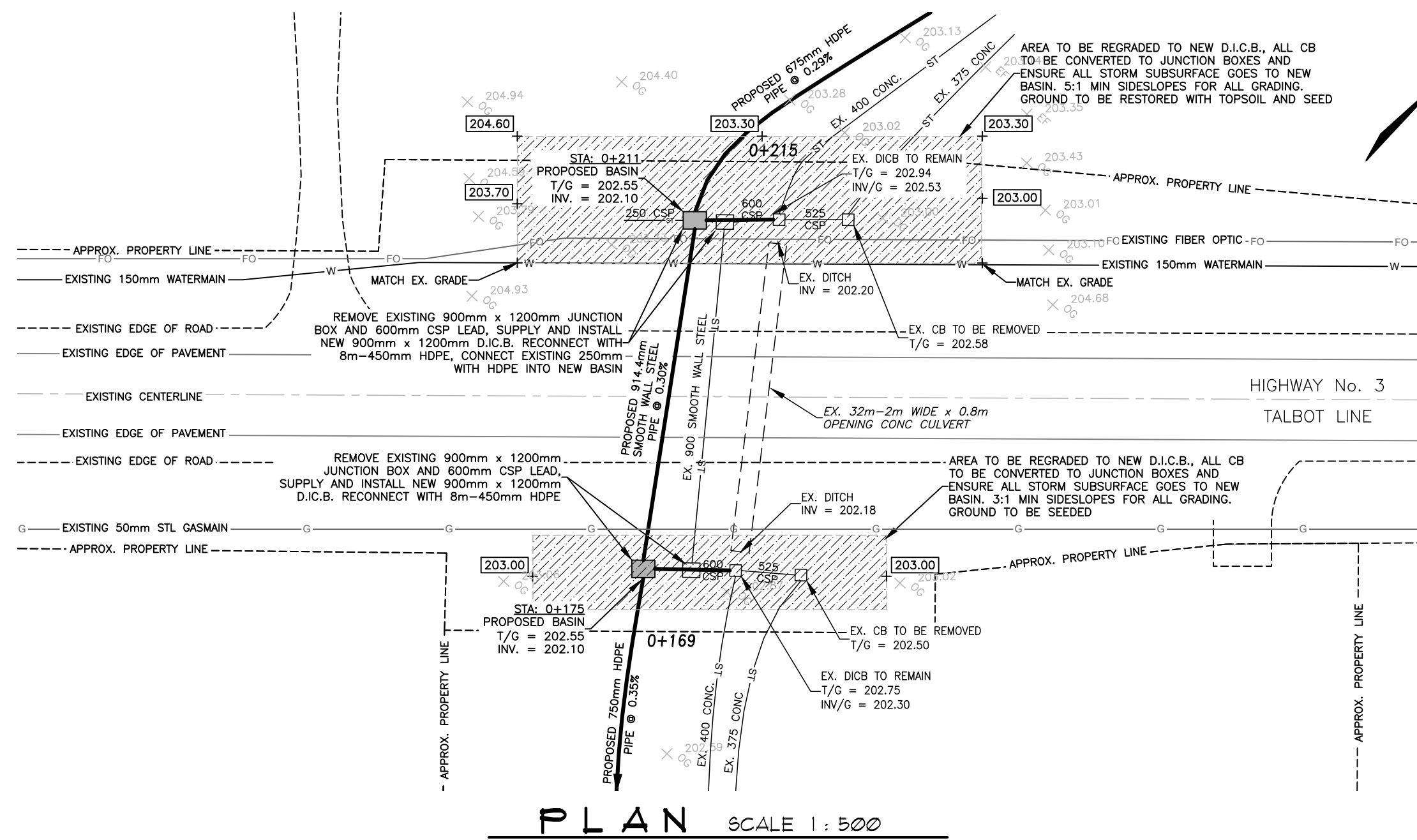
PLAN, PROFILE, & NOTES

SPRIET ASSOCIATES
LONDON
CONSULTING ENGINEERS
155 YORK STREET - LONDON
(519) 672-4100 - NEA 148

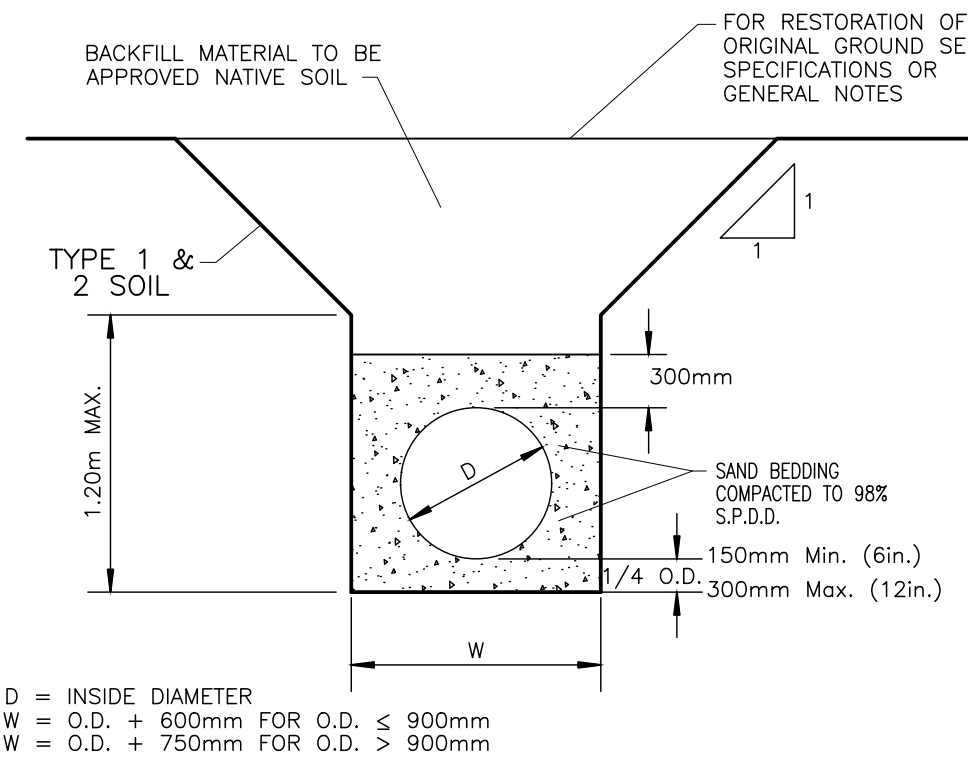


LOT LEGEND		
ROLL No.	OWNERSHIP	HECTARES OWNED
17) 50-105-05	J. & B. ROWE	0.21
18) 50-105-07	D. & C. PINNELL	0.28
19) 50-106-32	Y. RUEDA & J. BEER	0.28
20) 50-106-30	Y. RUEDA & J. BEER	0.21
21) 50-106-20	R. McDougall & H. BOUW	0.21
22) 50-106-15	A. & J. JABOUKJI	0.19
23) 50-106-10	A. & J. JABOUKJI	0.19
24) 50-106	M. OTT	0.92

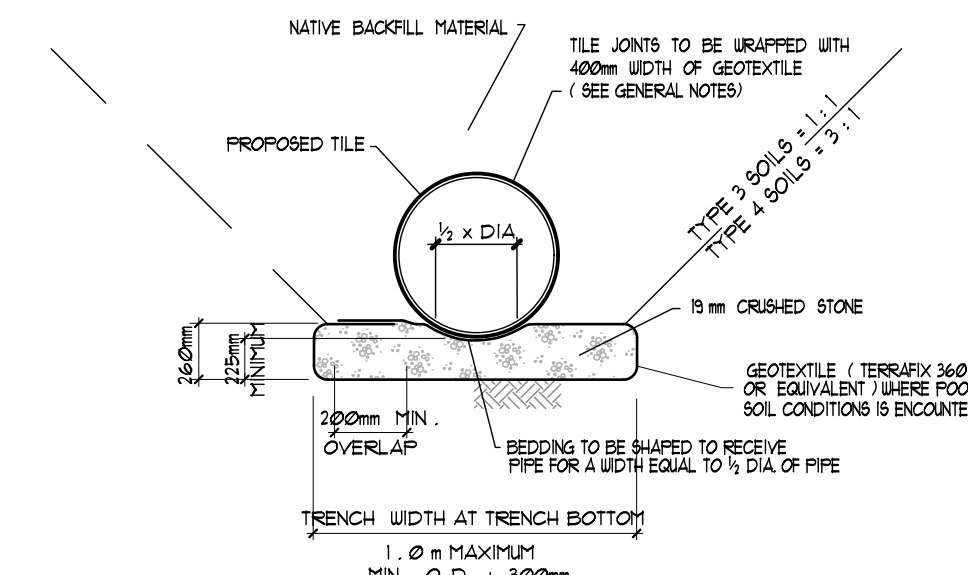
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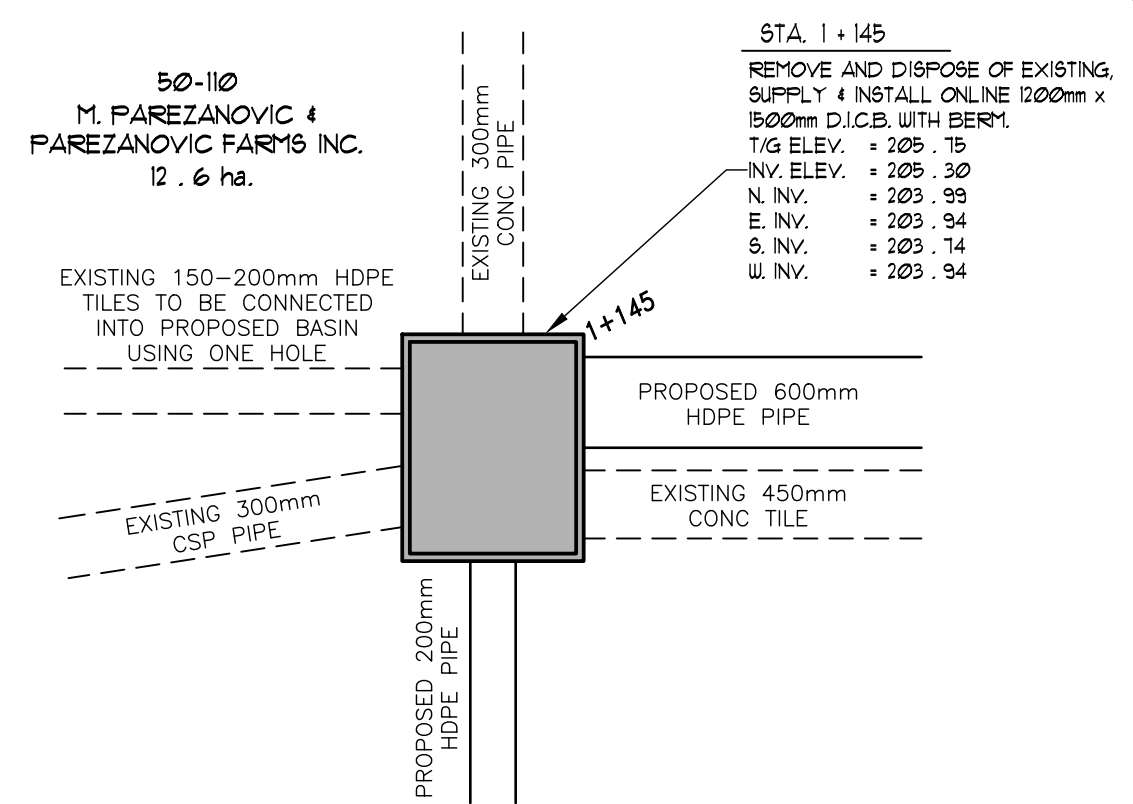
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BEDDING FOR PLASTIC SEWER PIPE
DETAIL "A"
N. T. S.



CRUSHED STONE BEDDING DETAIL
CONCRETE FIELD TILE
(CONTINGENCY)
DETAIL "C"
N. T. S.



DETAIL "B"

PLAN LEGEND	
[Symbol]	LIMIT OF WATERSHED AREA
[Symbol]	PROPOSED DRAINAGE WORKS
[Symbol]	EXTERIOR OR INTERIOR WATERSHED
[Symbol]	TO BE INCLUDED FOR FUTURE MAINTENANCE
[Symbol]	EXIST. MUNICIPAL DRAIN
[Symbol]	PRIVATE TILE OR SURFACE WATER RUN
[Symbol]	EXIST. WATERCOURSE OR PRIVATE DITCH

MUMFORD DRAIN

Municipality of West Elgin

Drainage Superintendent: TOM MOHAN 519 - 785 - 0560	No. _____	REVISIONS	DATE
Drawn By: MM	Field Book	JOB No.	Drawing No.
Date: SEPT. 4, 2025	GFS	223252	2 of 2

DETAILS

SPRIET ASSOCIATES
LONDON CONSULTING ENGINEERS LIMITED

155 YORK STREET - LONDON (519) 672-4100 - N6A 1A8