



Municipality of West Elgin

Agenda

Court of Revision

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

December 8, 2025, 9:00 a.m.

Electronic Participation Meeting via Zoom

Meeting to be held virtually via Zoom.

Zoom Link: <https://us02web.zoom.us/j/84856573673?pwd=iiTaXSYADQrlCvy3jhUaEV1NHxnfUe.1>
Pages

1. Call to Order

Clerk to call meeting to order.

2. Appoint Chair

Recommendation:

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

3. Adoption of Agenda

Recommendation:

That the Court of Revision of the Hookaway Drain hereby adopt the agenda, as
presented.

4. Disclosure of Pecuniary Interest

5. Adoption of Previous Court of Revision Minutes

Recommendation:

That the Court of Revision hereby adopt the previous minutes of November 13,
2025, Mumford Drain, as presented.

6. Hookaway Drain - Notices Mailed November 17, 2025

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

6.1 Written Appeals

None Received at the Municipal Office prior to November 28, 2025.

6.2 Comment from Landowners

6.3 Comment from Members of Court of Revision

7. Decision

Recommendation:

That the Court of Revision approve the Schedule of Assessment for the Hookaway Drain, as outlined in the report prepared by Spriet Associates Engineering Limited, dated October 20, 2025.

8. Adjournment

That the Court of Revision for the ____ Drain now closes at _____ a.m.

Recommendation:

That the Court of Revision for the Hookaway Drain hereby adjourn at _____ am.



Municipality of West Elgin

Minutes

Court of Revision

November 13, 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: Tom Mohan, Drainage Superintendent
Terri Towstiuc, Recording Secretary/Clerk
Robin Greenall, Chief Administrative Officer
Dave Charron, Manager of Infrastructure & Development

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

1. Call to Order

Recording Secretary to call meeting to order at 3:30.

2. Appoint Chair

Moved: Taraesa Tellier

Seconded: Philip Sousa

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

Carried

3. Disclosure of Pecuniary Interest

None.

4. Adoption of Previous Court of Revision Minutes

Moved: Philip Sousa

Seconded: Bill Denning

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

Carried

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

None Received.

5.2 Comment from Landowners

None.

5.3 Comment from Members of the Court of Revision

None.

6. Decision

Moved: Richard Leatham

Seconded: Philip Sousa

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.

Carried

7. Adjournment

Moved: Taraesa Tellier

Seconded: Philip Sousa

That the Court of Revision for the Mumford Drain hereby adjourn at 3:33 pm.

Carried

Ryan Statham, Chair

Terri Towstiuc, Recording Secretary



The Municipality of West Elgin

22413 Hoskins Line, Rodney, Ontario N0L 2C0

November 17, 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 **Hookaway 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 **Hookaway Drain**.

The meeting will take place on Monday, December 8th, at 9:00am to be held virtually via Zoom. You must contact the clerk for the zoom link at clerk@westelgin.net, if you wish to participate.

Attached is a copy of the Provisional By-law, 2025-61

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 Towstiuć
Manager of Community Services/Clerk

HOOKAWAY DRAIN
MUNICIPALITY OF WEST ELGIN



SPRIET
ASSOCIATES
ENGINEERS & ARCHITECTS
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London, Ontario N6A 1A8
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www.spriet.on.ca

Our Job No. 225112

October 20, 2025

HOOKAWAY 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 Hookaway Municipal Drain serving parts of Lots 14 to 16, Concessions 8 and 9 in the Municipality of West Elgin. The total watershed area contains approximately 68 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 petition signed by one of the affected landowners.

HISTORY

The Hookaway Drain was last reconstructed pursuant to a report submitted by W. Cnossen, P. Eng., dated Jan 12, 1988, and consisted of the reconstruction of the open drain from its outlet at Talbot Line, upstream to its head at Pioneer Line, for a total length of 6,750 lineal meters.

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, West Elgin Ready Mix (Roll No. 60-066-04), recently purchased the property and requested that the open ditch be enclosed to better improve the functioning of the site

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

- that the existing open drain does intersect the property which affects the redevelopment of it. Further, the size of the upstream watershed is small enough to permit an enclosure



EXISTING DRAINAGE CONDITIONS (cont'd)

- that the McLarty Drain, constructed in 1929, will receive an extension if the open drain is enclosed

Preliminary design, cost estimates, and assessments were prepared and reviewed with the requestor. 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 "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 this drain 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 Hookaway Drain be reconstructed as a closed drain, commencing at the south side of Pioneer Line and running southerly through the lands of West Elgin Ready Mix (Roll No. 60-066-04) to its outlet on the Lot line between Lots 14 and 15. The total length of the enclosure will be approximately 438 lineal meters
- that the McLarty Drain, constructed under the 1929 report, be extended to the enclosed Hookaway Drain
- that the open ditch be backfilled in such manner that will allow surface flows from the upstream lands
- that catchbasins be installed along the course of the drain to alleviate surface water flows



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 Hookaway 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 474 lineal meters of 300mm (12") to 600mm (24") diameter 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 Section 30 of the Drainage Act, allowances are provided for 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 \$171,000.00. 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. 225112 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 caused by the construction of the drain. The amount granted is based on \$3,613.00/ha. for 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. The right-of-way that currently exist for open drain has been deemed sufficient for enclosure.



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.

ASSESSMENT

A modified "Todgham Method" was used to calculate the assessments shown on Schedule 'D'- Assessment for Maintenance. This entailed breaking down the costs of the drain into sections along its route.

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 is to be assessed on a pro-rata basis against the lands and roads liable for assessment for benefit and outlet, as shown in detail below and on Schedule 'C' - Assessment for Construction.

We assess the entire cost of this report to sole benefitting landowner, West Elgin Ready Mix (Roll No. 60-066-04). It is to be noted that the cost of this report is not eligible for the Provincial Agricultural 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 Hookaway Drain shall be maintained by the Municipality of West Elgin at the expense of all upstream lands and roads assessed Schedule 'D' - Assessment for Maintenance and in the same relative proportions until such time as the assessment is changed under the Drainage Act.



MAINTENANCE (cont'd)

The portion of the extended McLarty Drain, constructed in 1929, that is extended under this report, be the sole responsibility of West Elgin Ready Mix (Roll No. 60-066-04), including future maintenance costs.



JMS:bv

Respectfully submitted,

SPRIET ASSOCIATES LONDON LIMITED

A handwritten signature in black ink, appearing to read "J.M. Spriet", written over the printed name.

J.M. Spriet, P.Eng.



SCHEDULE 'A' - ALLOWANCES

HOOKAWAY 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 30 Damages		TOTALS
MAIN DRAIN					
9	Pt. 15	60-066-04 (West Elgin Ready Mix)	\$	2,370.00	\$ 2,370.00
			=====		
Total Allowances			\$	2,370.00	\$ 2,370.00
			=====		
TOTAL ALLOWANCES ON THE HOOKAWAY DRAIN				\$	<u>2,370.00</u>

HOOKAWAY 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

Clearing and grubbing of existing ditch	\$ 2,500.00
Backfilling of existing open ditch using on-site materials from ditch banks	\$ 20,000.00
6 meters of 600mm dia., H.D.P.E. plastic sewer pipe including rodent gate, quarry stone rip-rap protection around pipe and end of ditch (Approximately 8m ³ quarry stone req'd)	
Supply	\$ 1,300.00
Installation	\$ 1,000.00
Installation of the following concrete tile, including supply and installation of geotextile around tile joins and supply and installation of bedding and backfill material	
36 meters of 300mm dia. H.D.P.E. sewer pipe	\$ 3,200.00
432 meters of 600mm dia. H.D.P.E. sewer pipe	\$ 38,900.00
Supply of the above listed tile and pipe	\$ 55,300.00
Supply and install one 900mm x 1200mm ditch inlet catchbasin and one 900mm x 1200mm flat-top catchbasin including grates and grading	\$ 6,000.00
Supply and install two 6m - 300mm Dia. and one 12m - 300mm Dia. H.D.P.E. leads	\$ 1,500.00
Strip, stockpile and relevel topsoil from tile trench and adjacent working area (4m wide) specified on drawings (approx. 438m)	\$ 3,000.00
Exposing and locating existing tile drains and utilities	\$ 1,300.00
Tile connections and contingencies	\$ 6,700.00
Allowances under Sections 30 of the Drainage Act	\$ 2,370.00

ADMINISTRATION

Interest and Net Harmonized Sales Tax	\$ 3,700.00
Survey, Plan and Final Report	\$ 18,900.00
Expenses	\$ 900.00
Supervision and Final Inspection	\$ 4,430.00
TOTAL ESTIMATED COST	\$ <u>171,000.00</u>

SCHEDULE 'C' - ASSESSMENT FOR CONSTRUCTION

HOOKAWAY DRAIN**Municipality of West Elgin**

Job No. 225112

October 20, 2025

** = Non-agricultural*

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
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MAIN DRAIN

We assess the entire cost of this report to the landowner West Elgin Ready Mix (Roll No. 60-066-04).

TOTAL ASSESSMENT ON THE HOOKAWAY DRAIN**\$ 171,000.00**

SCHEDULE 'D' - ASSESSMENT FOR MAINTENANCE

HOOKAWAY DRAIN

Municipality of West Elgin

Job No. 225112

October 20, 2025

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
MAIN DRAIN				
8	14	1.74	60-006 (Dewulf Family Farms Inc.)	1.2 %
8	15	8.35	60-007 (S. Dewulf)	5.7
8	15	4.66	60-010 (Thames Talbot Land Trust)	1.0
8	15	8.80	60-010-05 (2748537 Ontario Inc.)	3.7
8	Pt. 15	1.75	60-008 (W. Cornwall)	1.4
8	Pt. 15	0.14	60-009 (S. Walker)	0.2
8	16	13.34	60-011 (S. Dunn)	4.2
8	16	2.50	60-010-15 (M. Nicodemo)	0.5
8	16	6.13	60-014 (J. Kovacs)	1.3
8	Pt. 16	0.21	60-011-02 (G. Crouse)	0.2
9	15	6.42	60-065 (R. Hadash)	2.7
9	Pt. 15	4.82	60-066-04 (West Elgin Ready Mix)	63.3
9	Pt. 15	0.30	60-066-01 (B. Pulsifer)	0.4
9	Pt. 15	0.14	60-066 (G. McWilliam)	0.2
R.O.W.		1.66	80-107 (Chesapeake & Ohio Railway)	2.7
R.O.W.		2.59	80-108 (1179374 Ontario Inc.)	4.3
R.O.W.		0.72	60-010-01 (2748537 Ontario Inc.)	0.9
R.O.W.		1.83	60-025-60 (Hydro One Networks)	2.0
TOTAL ASSESSMENT ON LANDS				=====
				95.9 %
Pioneer Line				=====
	1.92	Municipality of West Elgin		4.1 %
TOTAL ASSESSMENT ON ROADS				=====
				4.1 %
TOTAL ASSESSMENT FOR MAINTENANCE OF THE HOOKAWAY DRAIN				=====
				100.0 %

SCHEDULE OF NET ASSESSMENT

HOOKEWAY DRAIN

Municipality of West Elgin

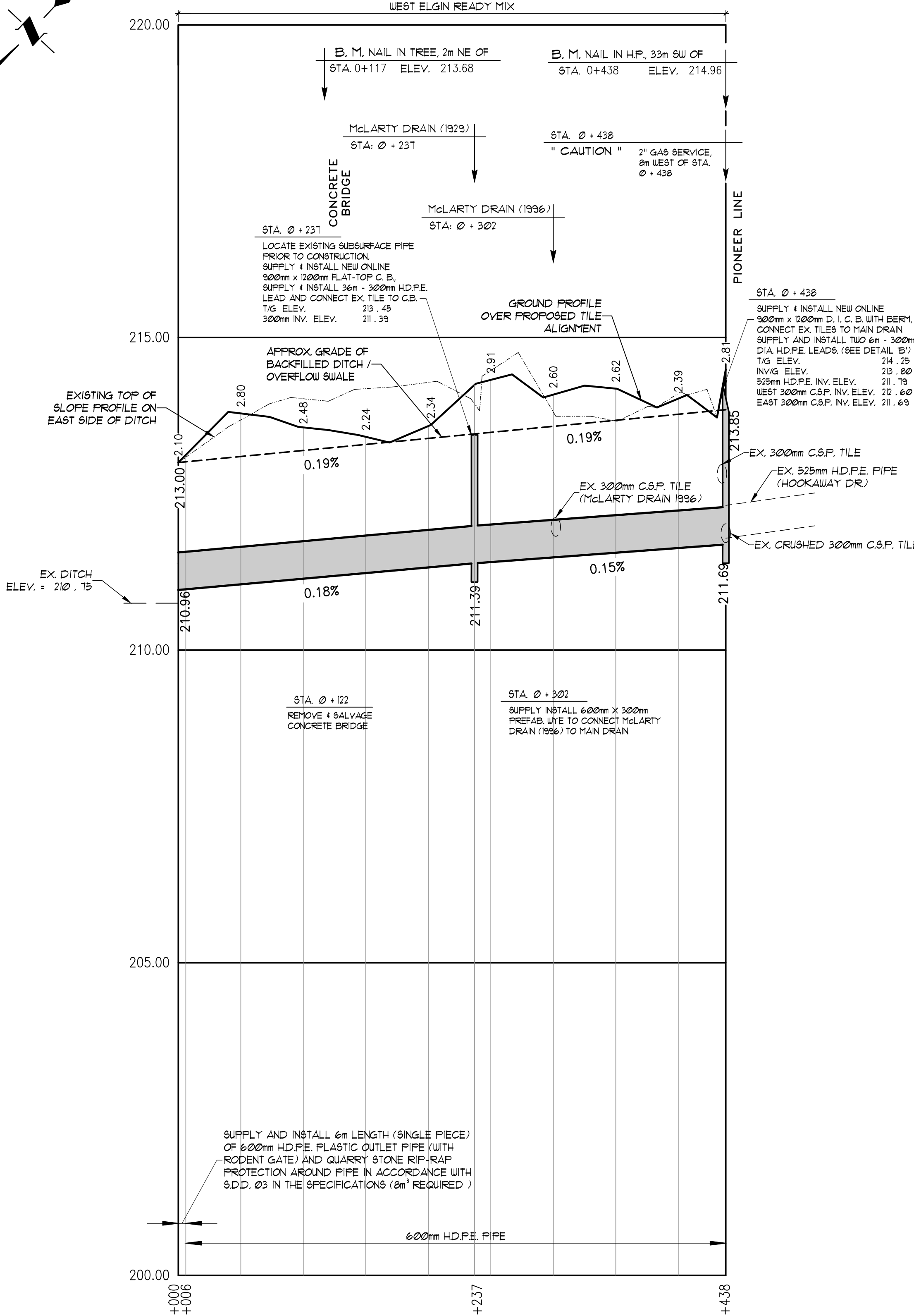
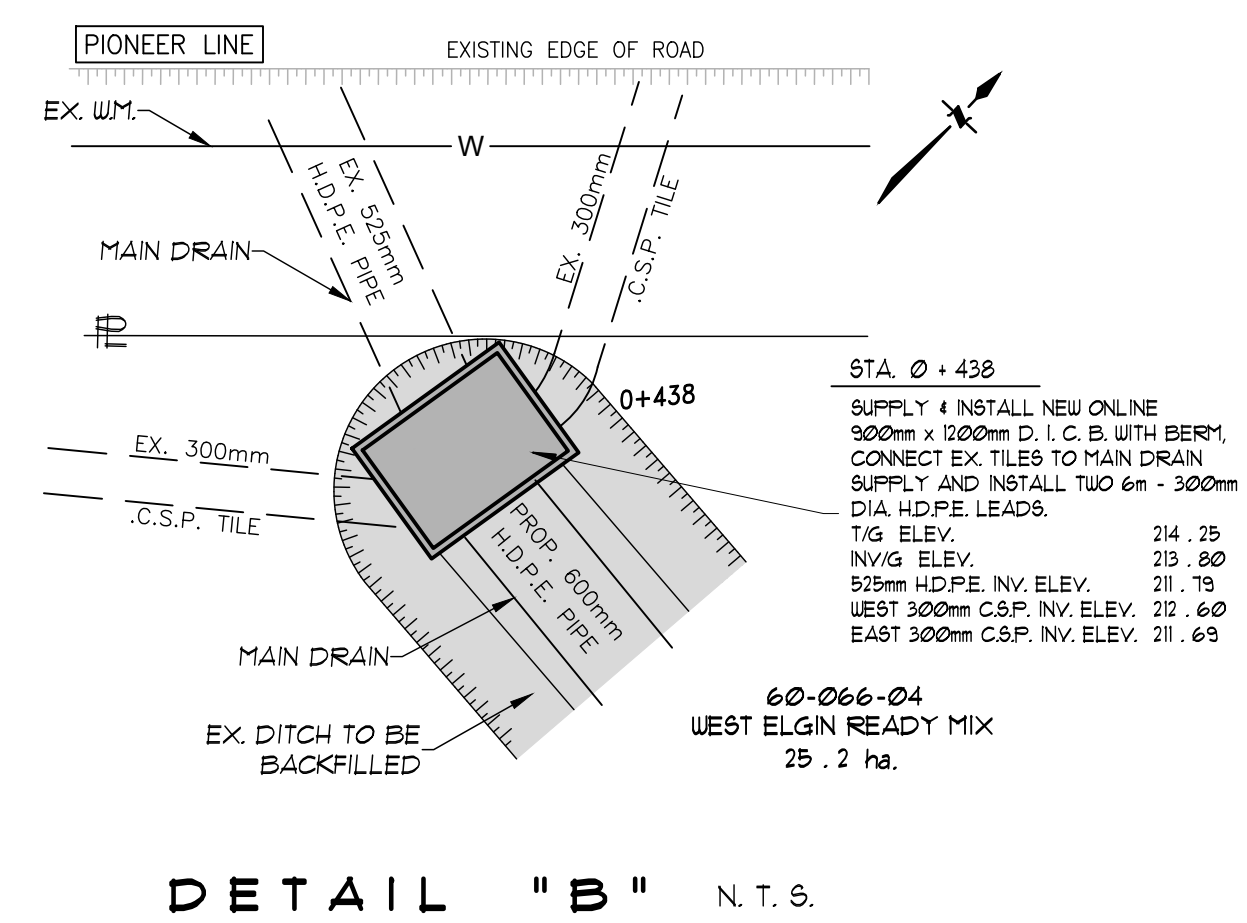
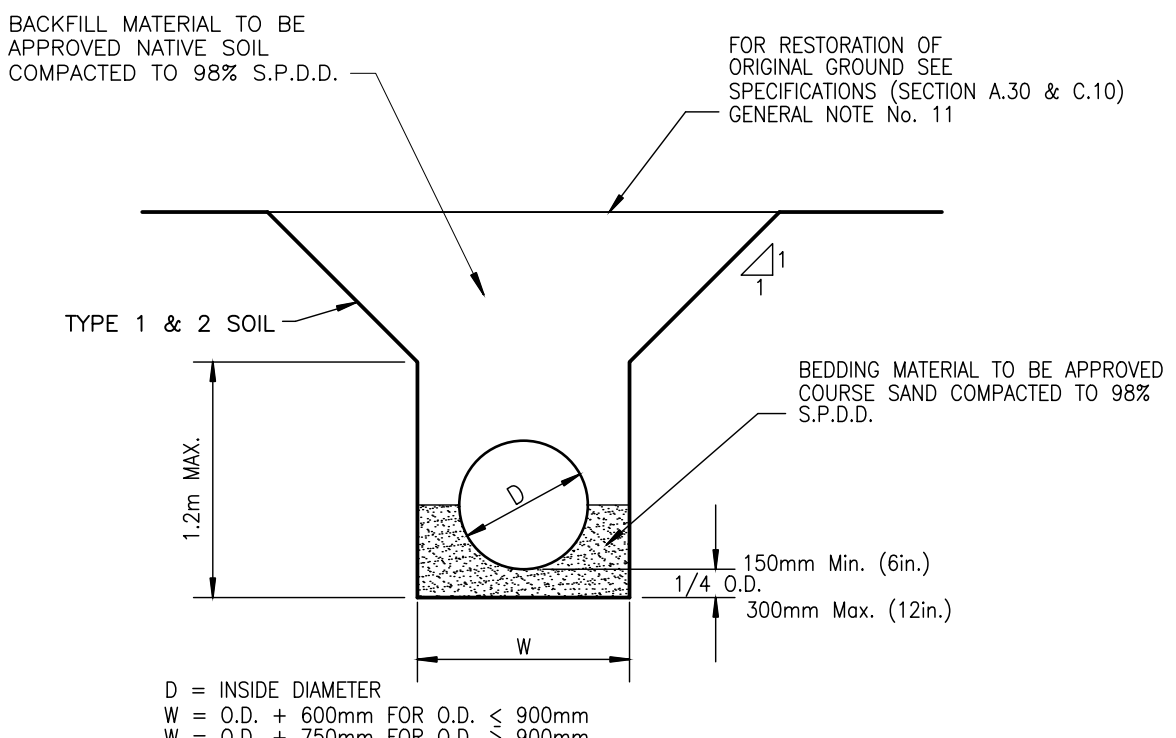
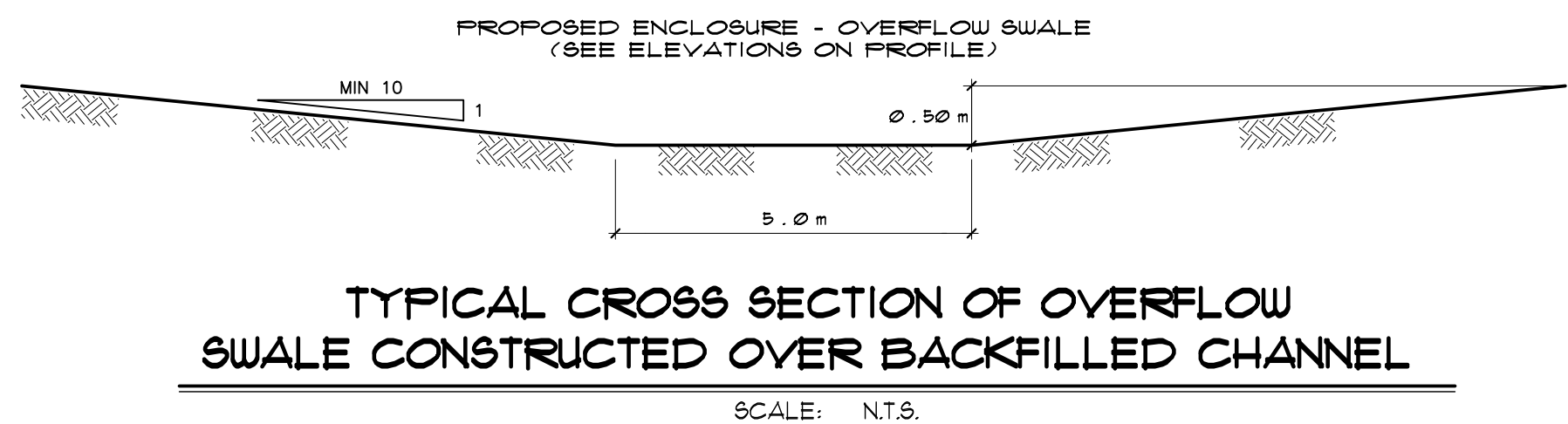
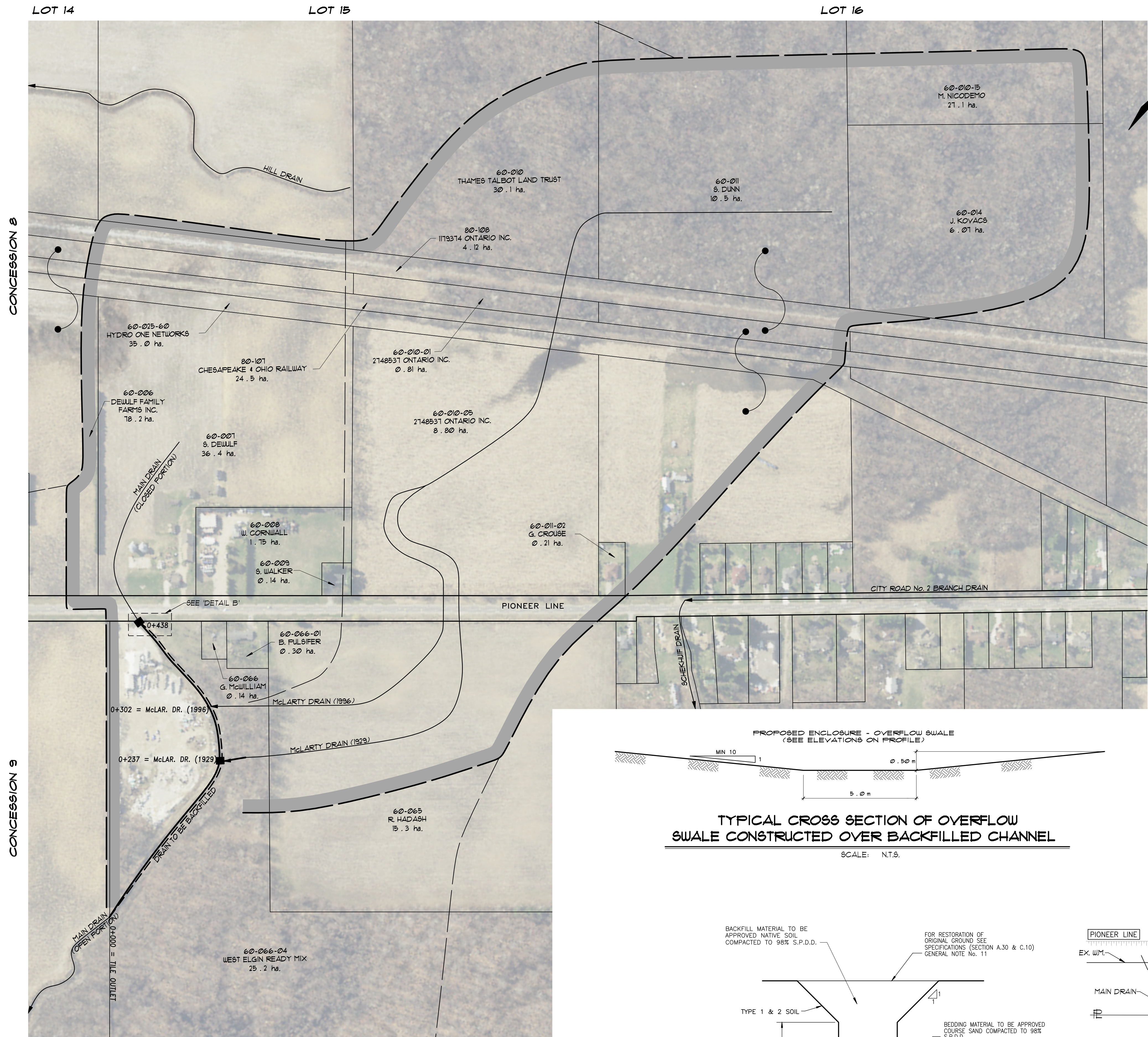
(FOR INFORMATION PURPOSES ONLY)

Job No. 225112

October 20, 2025

* = *Non-agricultural*

ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
60-006 (Dewulf Family Farms Inc.)	\$ 171,000.00	\$ 57,000.00	\$ 2,370.00	\$ 111,630.00
TOTALS	\$ 171,000.00	\$ 57,000.00	\$ 2,370.00	\$ 111,630.00



MAIN DRAIN

SCALE: HOR 1 : 2,500

VERT. 1 : 50

HOOKAWAY DRAIN

Municipality of West Elgin

Drainage Superintendent: TOM MOHAN

519 - 785 - 0560

Drawn By: RL

Date: OCT. 20, 2025

Field Book: G.F.S.

JOB No. 225112

Drawing No. 1 of 1

PLAN, PROFILE, & DETAIL

SPRIET ASSOCIATES

LONDON CONSULTING ENGINEERS

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