



Municipality of West Elgin

Agenda

Court of Revision

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

January 22, 2026, 4:00 p.m.

Council Chambers

160 Main Street

West Lorne

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

Zoom Link: <https://us02web.zoom.us/j/81255978767?pwd=rl2XPfFhha2bbvZL7AmAXqC2gu0gTA.1>
Pages

1. Call to Order

Chair Ryan Statham to Call meeting to order for the Government Drain No. 1 North.

2. Welcome Dutton Dunwich Member to Court of Revision

Deputy Mayor Ken Loveland appointed to Court of Revision.

3. Disclosure of Pecuniary Interest

4. Government Drain No. 1 North

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Brandon Widner, Spriet Associates Engineering Ltd. to present Schedule of Assessment for Govt. Drain No. 1 North.

4.1 Appeals Received

No appeals received at Municipal Office, prior to January 12 deadline.

4.2 Comment from Landowners

4.3 Comment from Members of Court of Revision

5. Decision

Recommendation:

That the Court of Revision approve the Schedule of Assessment for the Government Drain No. 1 North, as outlined in the report prepared by Spriet Associates Engineering Limited, dated November 11, 2025.

6. Adjournment

Recommendation:

That the Court of Revision for the Government Drain No. 1 North hereby adjourn at _____ pm, to reconvene as Council.



The Municipality of West Elgin

22413 Hoskins Line, Rodney, Ontario N0L 2C0

December 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 **Government Drain No. 1 North**, on December 18, 2025, 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 **Government Drain No. 1 North**.

The meeting will take place on Thursday, January 22, 2026, at 4:00pm, to be held at 160 Main Street, West Lorne ON (West Elgin Council Chambers), with option to attend virtually. You must contact the clerk for the zoom link at clerk@westelgin.net, if you wish to participate virtually.

Attached is a copy of the Provisional By-law, 2025-6

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

GOVERNMENT. DRAIN NO. 1 NORTH

Municipality of West Elgin



**SPRIET
ASSOCIATES**

ENGINEERS & ARCHITECTS

155 York Street

London, Ontario N6A 1A8

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Email: mail@spriet.on.ca

www.spriet.on.ca

Our Job No. 223310

November 11, 2025

London, Ontario
November 11, 2025

GOVERNMENT DRAIN NO. 1 NORTH

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 the Government No. 1 North Municipal Drain serving parts of Lots 22 and 23, Lot Gore, Lot 24, Lots Y and Z, Concessions 3 and 4, Lots 19 to 24, Concessions 7 to 9 in the Municipality of West Elgin, and Lots 1 and 2, Concessions 3 and 4, Lots 1 to 4, Concession Gore, Concession 5 N of A and Concession A in the Municipality of Dutton Dunwich. The total watershed area contains approximately 2,042 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 and Road Authority, being the MTO.

HISTORY

The Government Drain No. 1 was last reconstructed pursuant to a report submitted by J.R. Spriet, P. Eng., dated July 31, 1980, and consisted of the cleanout of the open drain from its outlet in Lot 23, Concession 3 upstream for 1,500 lineal meters. The work also included a new culvert.

Prior to this, a report was submitted by A.J. DeVos, P. Eng., dated September 22, 1976, which called for the cleanout of 2,756 lineal meters of open drain from Concession 7, Lot 24 in the Municipality of West Elgin to its head in Lot 1, Concession A in the Municipality of Dutton Dunwich.

Further to the above, a review of the history of the reports on the Government No. 1 Drain indicated that there are several reports dating back as far as 1909 on the drain in the Municipality of West Elgin, all of which were reconstructed portions of the drain. No single report in recent years provided for reconstruction of the entire drain.



EXISTING DRAINAGE CONDITIONS

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

- that the landowners along the course of the drain indicated that the drain was in need of a cleanout as it was no longer functioning adequately. They indicated that the drain currently has standing water at various depths along the drain
- that the Drainage Superintendent for the Municipality of West Elgin and the landowners near the drains indicated that the drain should be extended to Stalker Line to allow the maintenance of the channel in this region as it is prone to debris and beaver dams

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

- that the drain requires a cleanout along its entire length
- that the two culverts along the course of the drain need replacement and/or lowering to allow the drain to be reconstructed at the proper grade
- that the triple culvert in the lands of D.L. Boyd (Roll No. 70-006) has failed and is significantly higher than the proposed design grade
- that the drain should be extended to Stalker Line to allow for maintenance of the channel in this area. Blockages in this area hold water upstream to a depth of one meter at times
- that the drain culvert under the Highway 401 requires a cleanout to allow the upstream portion to cleanout to design grade

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

The capacity of the system has been designed in accordance with the rational method to a design frequency of a 1 in 2-year storm. Design frequency is the frequency with which a given storm event is equalled on the average, once in a period of years. Thus a 2-year frequency event would be expected to be equalled or exceeded 50 times in 100 years.



RECOMMENDATIONS

We are therefore recommending the following:

- that the Government No. 1 North Drain be reconstructed along its entire length commencing in Lot 23, Concession 3 and run south-easterly along its original course, through the lands and roads in the Municipality of West Elgin and Dutton Dunwich to its head in Lot 1, Concession A. The total length of the cleanout will be 7,471 lineal meters
- that the drain be extended in Lot 23, Concession 3 downstream for approximately 570 lineal meters to the southerly limits of Stalker Line
- that the existing culverts in the lands of D.L. Boyd (Roll No. 70-066) be removed and replaced with a low grade crossing to allow access to lands to the east
- that a new culvert of 2000mm diameter CSP be installed on the property line between D. Douglas and M. Wickerson (Roll No. 3-032) and Vanderploeg Farms Ltd. (Roll No. 3-046)
- that the existing culvert under Highway 401 be cleaned out in conjunction with the other works
- that the drain be brushed along its entire course to improve the flow capacity of the drain

We have reviewed the existing Schedules of Assessment for the Government Drain No. 1 and found them to be out-of-date and unfair due to property splits, changes in land use, the watershed, and drainage conditions. Also, there is no single Schedule which provides for maintenance of the open drain.

ENVIRONMENTAL CONSIDERATIONS AND MITIGATION MEASURES

We are also recommending that the following erosion and sediment control measures be included as part of our reconstruction proposal to help mitigate any potential adverse impacts of the proposed drainage works on water quality and fishery habitat:

- timing of construction is to be only at times of low or no flow
- various sediment basins are to be constructed along the course of the drain at the locations specified on the plan and these basins are to be maintained by the Municipality of West Elgin
- a temporary flow check of silt fencing is to be installed for the duration of the construction at the bottom end of the ditch cleanout
- a cleanout of the ditch bottom only has been specified so that the existing bank vegetation is not disturbed. However, where the existing banks are unstable, or may become unstable, they are to be resloped and seeded as noted on the plans
- some existing washouts along the course of the drain are to be backfilled and protected with quarry stone rip-rap



ENVIRONMENTAL CONSIDERATIONS AND MITIGATION MEASURES (cont'd)

- some severe bends in the drain are to be protected from erosion with the installation of quarry stone rip-rap on the ditch bank as specified at the time of construction
- all work is to be completed from the north and west sides of the ditch where possible. Any natural vegetation, brush, trees, etc. that exist on the unaffected sides of the ditch, especially the south side, should be retained to provide shade and cover
- all new tile drain outlets are to be installed with quarry stone rip-rap protection

It is to be noted that both the existing and newly vegetated banks, as well as the existing natural and newly created buffer strips along each side of the ditch are permanent parts of the Government Drain No. 1 North and shall not be disturbed or destroyed.

SUMMARY OF PROPOSED WORK

The proposed work consists of approximately 8,451 lineal meters of open ditch cleanout including quarry stone rip-rap bank protection, bank seeding, and construction of farm and road culverts, low grade crossings, and sediment basins.

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. In accordance with Section 31 of the Drainage Act, a further allowance is provided for the value of the existing drains incorporated as part of this drainage works to those lands on which the existing drains are located.

Schedule 'B' - Cost Estimate. This schedule provides for a detailed cost estimate of the proposed work which is in the amount of \$348,500.00. 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. 223310, 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 \$4,647.00/ha. for open ditch work with excavated material levelled adjacent to drain. 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 open ditches, the allowance provides for the loss of land due to the construction provided for in the report. The amount granted is based on the value of the land, and the rate used was \$33,360.00/ha. When any buffer strip is incorporated and/or created, the allowance granted is for any land beyond a 1.8-meter width deemed to have always been part of the drain. For existing open ditches, the right-of-way to provide for the right to enter and restrictions imposed on those lands, is deemed to have already been granted.

LOSS OF ACCESS: Section 33 of the Drainage Act provides an allowance to the owners for compensation as an allowance for loss of access to an owner instead of providing for the construction, replacement, enlargement, or other improvement of a crossing.

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 Ministry of Transportation being the increased cost to the drainage work for cleaning the concrete culvert across their road allowance on the Main Drain, due to the construction and operation of Highway 401. 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
Main Drain	\$25,900.00	\$1,000.00	\$14,900.00	\$1,000.00	\$40,800.00

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 entire Government No. 1 North Drain located within the Municipality of West Elgin shall be maintained by the Municipality of West Elgin and the entire portion of the Government No. 1 Drain located within the Municipality of Dutton Dunwich shall be maintained by the Municipality of Dutton Dunwich 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.

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:


J.M. Spriet, P.Eng.



SCHEDULE 'A' - ALLOWANCES

GOVERNMENT DRAIN NO.1 NORTH

Municipality of West Elgin

In accordance with Sections 29, 30 and 33 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	Section 33 Loss of Access	TOTALS
Municipality of West Elgin						
MAIN DRAIN						
3	Pt. 23	70-040-01 (Bonfield Farmland Ontario II Inc.)	\$ 7,870.00	\$ 5,490.00		\$ 13,360.00
3	Pt. GORE	70-041 (Brian McGill Farms Ltd.)	3,350.00	5,760.00		9,110.00
3	Pt. 24	70-043 (B. McGill)	2,850.00	4,910.00		7,760.00
4	Pt. GORE	70-066 (D. & L. Boyd)	2,420.00	4,170.00		6,590.00
4	Pt. 24	70-068 (Pioneer Hay Sales Ltd.)	1,820.00	3,130.00		4,950.00
4	Pt. 24	70-067-01 (A. Krebs)	3,410.00	5,880.00		9,290.00
7	Pt. 22 & 23	70-106 (J. Gangle & B. Gangle-Hroch)	3,030.00	5,210.00		8,240.00
7	Pt. 23	70-108 (J. Krebs)	1,310.00	2,260.00		3,570.00
7	Pt. 22 - 24	70-113 (Larch Lane Farms Ltd.)	390.00	670.00		1,060.00
7	Pt. 24	70-112 (A. & P. Veldman)	2,560.00	4,410.00		6,970.00
Total Allowances			\$ 29,010.00	\$ 41,890.00		\$ 70,900.00

TOTAL ALLOWANCES ON THE MUNICIPALITY OF WEST ELGIN **\$ 70,900.00**

Municipality of Dutton Dunwich

Gore	Pt. 1	3-032 (D. Douglas & M. Wickerson)	\$ 1,330.00	\$ 2,290.00	\$ 12,500.00	\$ 16,120.00
5 N of A	1	3-045 (D. Reid)	790.00	1,360.00		2,150.00
5 N of A	1	3-047 (S. Dries)	2,720.00	4,680.00		7,400.00
5 N of A	1 & 2	3-046 (Vanderploeg Farms Ltd.)	410.00	700.00		1,110.00
A	Pt. 1	3-084 (D. Reid)	870.00	1,500.00		2,370.00
Total Allowances			\$ 6,120.00	\$ 10,530.00	\$ 12,500.00	\$ 29,150.00

TOTAL ALLOWANCES ON THE MUNICIPALITY OF DUTTON DUNWICH **\$ 29,150.00**

TOTAL ALLOWANCES ON THE MAIN DRAIN **\$ 100,050.00**

SCHEDULE 'B' - COST ESTIMATE
GOVERNMENT DRAIN NO.1 NORTH
Municipality of West Elgin

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

MAIN DRAIN

Clearing & grubbing of ditch bank (Approx. 7686m)	\$ 28,500.00
7686 meters of open ditch cleanout	\$ 22,000.00
Levelling excavated material where specified.	\$ 13,100.00
Seeding of ditch banks and buffer strips (Approx. 22500m ²)	\$ 3,700.00
Sta. 2+210 Supply and install Low grade crossing 4m width - complete with cable concrete including removal and disposal of existing pipes	\$ 13,500.00
Sta. 5+875 - Sta. 5+891 Supply & delivery of 16m - 2000mm dia, 2.8mm thick, 125mm x 25mm cor. Installation of pipe including supply and installation of bedding and backfill materials and disposal of any unacceptable materials including couplers	\$ 11,900.00 \$ 7,900.00
Supply and installation of quarry stone riprap (Approx. 18m ³ Q.S. required)	\$ 2,900.00
Cleanout of existing road/lane culverts as specified on drawings	\$ 10,500.00
18m - 300mm H.D.P.E pipe and gate valve for pond outflow	\$ 2,500.00
Sta. 6+197 - Sta 6+259 Cleaning through existing 2.8m concrete culvert under Highway 401	\$ 24,900.00
Contingencies	\$ 30,900.00
Allowances under Sections 29 & 30 of the Drainage Act	\$ 112,550.00

ADMINISTRATION

Interest and Net Harmonized Sales Tax	\$ 6,730.00
Survey, Plan and Final Report	\$ 48,900.00
Expenses	\$ 940.00
Supervision and Final Inspection	\$ <u>7,080.00</u>
TOTAL ESTIMATED COST	\$ <u><u>348,500.00</u></u>

SCHEDULE 'C' - ASSESSMENT FOR CONSTRUCTION

GOVERNMENT DRAIN NO.1 NORTH

Municipality of West Elgin

Job No. 223310

November 11, 2025

* = Non-agricultural

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
Municipality of West Elgin						
MAIN DRAIN						
3	Pt. 23	3.00	70-040-01 (Bonnefield Farmland Ontario II Inc.)	\$ 4,280.00	\$ 1.00	\$ 4,281.00
3	Pt. 23	20.20	70-040 (D. Cammaert)		27.00	27.00
3	Pt. GORE	38.00	70-041 (Brian McGill Farms Ltd.)	16,670.00	153.00	16,823.00
3	Pt. GORE	30.40	70-042 (Pioneer Hay Sales Ltd.)		126.00	126.00
3	Pt. 24	20.20	70-043 (B. McGill)	14,200.00	190.00	14,390.00
3	Pt. 24	18.00	70-044 (J. Jamieson)		169.00	169.00
3	Pt. 24 & Y	13.00	70-045 (A. & R. Tait)		95.00	95.00
3	Pt. 24 & Y	3.90	70-047 (B. McGill)		49.00	49.00
3	Pt. Y & Z	10.10	70-049 (B. McGill)		128.00	128.00
4	Pt. 22 & 23	23.70	70-062 (D. & P. McCallum)		437.00	437.00
* 4	Pt. 23	0.20	70-065-01 (S. Gilchrist)		5.00	5.00
* 4	Pt. 23	0.32	70-065-10 (K. Seward & C. Paterson)		8.00	8.00
4	Pt. 23	10.10	70-063 (R. Pugh & B. Van Schaik)		144.00	144.00
4	Pt. 23 & GORE	58.70	70-064 (H. & K. Minnema)		1,312.00	1,312.00
4	Pt. 23 & GORE	42.00	70-065 (H. & K. Minnema)		996.00	996.00
4	Pt. GORE	20.20	70-066 (D. & L. Boyd)	17,186.00	328.00	17,514.00
4	Pt. GORE	20.20	70-067 (J. & G. Krebs)		444.00	444.00
4	Pt. 24	39.30	70-068 (Pioneer Hay Sales Ltd.)	7,830.00	572.00	8,402.00
4	Pt. 24	39.70	70-067-01 (A. Krebs)	17,010.00	865.00	17,875.00
* 4	Pt. 24	0.83	70-067-03 (M. Krebs)		21.00	21.00
* 4	Pt. 24	1.16	70-068-02 (D. Demarinis)		14.00	14.00
4	Pt. Y	52.60	70-070 (J. Lettner)		1,225.00	1,225.00
4	Pt. Y & Z	68.80	70-069 (J. Lettner)		813.00	813.00
4	Pt. Z	40.00	70-071 (J. & H. Lettner)		923.00	923.00
* 4	Pt. Z	0.48	70-071-04 (L. Kwan)		12.00	12.00
7	Pt. 19	0.10	70-096 (H. & A. Dieker)		-25.00	-25.00
7	Pt. 19	18.60	70-098 (E. Jensen)		464.00	464.00
7	Pt. 20	38.00	70-099 (A. Dalrymple-Alford)		987.00	987.00
7	Pt. 20	37.20	70-100 (Jen-Veld Farms Inc.)		972.00	972.00
7	Pt. 20	18.60	70-101 (N. & B. Savic)		472.00	472.00
7	Pt. 21	56.90	70-102 (A. Krebs)		1,408.00	1,408.00
7	Pt. 21	18.10	70-103 (S. & J. Krebs)		473.00	473.00
* 7	Pt. 21	0.72	70-103-03 (A. Hamm)		19.00	19.00
* 7	Pt. 21	0.85	70-103-02 (J. Carmichael & K. Littlejohn)		22.00	22.00
7	Pt. 21	17.60	70-103-01 (A. Krebs)		460.00	460.00
7	Pt. 22	15.40	70-105 (B. & L. Smith)		482.00	482.00
7	Pt. 22 & 23	40.50	70-106 (J. Gangle & B. Gangle-Hroch)	15,590.00	1,247.00	16,837.00
7	Pt. 22 & 23	29.00	70-107 (M. Mulhern & K. Emerson)		880.00	880.00

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

GOVERNMENT DRAIN NO.1 NORTH
Municipality of West Elgin

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
Municipality of West Elgin						
MAIN DRAIN (cont'd)						
7	Pt. 23	5.00	70-109 (R. & D. Stewart)	\$	\$ 162.00	\$ 162.00
* 7	Pt. 23	0.10	70-110 (T. Towers)		4.00	4.00
7	Pt. 23	20.20	70-108 (J. Krebs)	6,760.00	786.00	7,546.00
7	Pt. 23	9.50	70-111 (Jen-Veld Farms Inc.)		391.00	391.00
* 7	Pt. 23	0.26	70-111-03 (K. Lawrence)		12.00	12.00
7	Pt. 22 - 24	43.00	70-113 (Larch Lane Farms Ltd.)	2,520.00	2,060.00	4,580.00
7	Pt. 24	39.50	70-112 (A. & P. Veldman)	13,680.00	1,887.00	15,567.00
* 7	Pt. 24	0.75	70-112-03 (J. Kamp)		20.00	20.00
* 7	Pt. 24	0.23	70-112-01 (J. Kamp)		6.00	6.00
* 7	Pt. 24	3.32	70-111-01 (D. Edwards)		147.00	147.00
8	Pt. 19	7.30	60-036 (J. Watterworth)		167.00	167.00
8	Pt. 20	10.10	60-042 (K. Goetghebeur)		183.00	183.00
8	Pt. 20	9.40	60-043 (P. Veldman-Teunissen)		187.00	187.00
* 8	Pt. 20	0.66	60-043-01 (C. Zelenak)		17.00	17.00
8	Pt. 20	12.80	60-047 (Van Vugt Farms Ltd.)		335.00	335.00
* 8	Pt. 20	0.22	60-044 (B. & R. Myers)		6.00	6.00
* 8	Pt. 21	3.30	60-049 (M. Robinson)		86.00	86.00
8	Pt. 21	11.30	60-048 (R. & E. Van Vugt)		148.00	148.00
8	Pt. 21 & 22	23.00	60-049-01 (Carl McLeod & Sons Ltd.)		661.00	661.00
* 8	Pt. 22	5.60	60-049-02 (J. & M. Thornicroft)		88.00	88.00
8	Pt. 22	26.00	60-051 (Carl McLeod & Sons Ltd.)		841.00	841.00
8	Pt. 23	19.60	60-053 (Larch Lane Farms Ltd.)		865.00	865.00
8	Pt. 23	19.70	60-054 (K. & P. Dieleman)		870.00	870.00
8	Pt. 23	42.50	60-053-01 (T. Evans)		971.00	971.00
* 8	Pt. 23	0.49	60-053-05 (L. Dolan)		22.00	22.00
* 8	Pt. 23	0.40	60-054-05 (C. Farquharson & J. Stevenson)		17.00	17.00
8	Pt. 24	37.00	60-056 (R. & M. Small)		1,633.00	1,633.00
8	Pt. 24	20.10	60-057 (Larch Lane Farms Ltd.)		887.00	887.00
8	Pt. 24	19.50	60-058 (R. Small)		861.00	861.00
* 8	Pt. 24	0.44	60-056-01 (T. Baker & L. Marshall)		54.00	54.00
9	Pt. 23	30.80	60-121 (Larch Lane Farms Ltd.)		1,359.00	1,359.00
9	Pt. 24	5.40	60-124 (G. & B.-A. Galbraith)		238.00	238.00
9	Pt. 24	6.90	60-125 (R. & M. Small)		304.00	304.00
* R.O.W.		3.20	80-108 (Orford Sand & Gravel Ltd.)		142.00	142.00
* R.O.W.		3.20	80-107 (Chesapeake & Ohio Railway Co.)		142.00	142.00
TOTAL ASSESSMENT ON LANDS				=====		
				\$ 115,726.00	\$ 33,477.00	\$ 149,203.00
				=====		

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

**GOVERNMENT DRAIN NO.1 NORTH
Municipality of West Elgin**

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
Municipality of West Elgin						
MAIN DRAIN (cont'd)						
*	Dunborough Road 50%	4.40	Elgin County	\$ 890.00	\$ 643.00	\$ 1,533.00
*	Pioneer Line	7.20	Elgin County		371.00	371.00
*	Highway 401	34.20	Ministry of Transportation		3,454.00	3,454.00
*	Queens Line	5.70	Municipality of West Elgin		525.00	525.00
*	Argyle Line	5.50	Municipality of West Elgin	2,940.00	272.00	3,212.00
*	Downie Line	6.40	Municipality of West Elgin	500.00	502.00	1,002.00
TOTAL ASSESSMENT ON ROADS				\$ 4,330.00	\$ 5,767.00	\$ 10,097.00
TOTAL ASSESSMENT ON THE MUNICIPALITY OF WEST ELGIN				\$ 159,300.00		

Municipality of Dutton Dunwich**MAIN DRAIN (cont'd)**

3	1	14.60	4-080 (D. & I. Johnston)	\$	\$ 185.00	\$ 185.00
4	Pt. 1	17.40	3-001 (H., M., & S. Minnema)		370.00	370.00
4	Pt. 1	9.80	3-002 (G. Frederick)		158.00	158.00
4	Pt. 1	10.10	3-003 (R. Dymock)		155.00	155.00
4	Pt. 1	41.70	3-004 (D. & K. Vanoverbeke)		1,650.00	1,650.00
4	Pt. 2	10.50	3-005 (D. & L. McCallum)		170.00	170.00
4	Pt. 2	20.20	3-006 (D. McCallum)		654.00	654.00
4	Pt. 2	19.12	3-007 (E. & A. Johnson)		718.00	718.00
4	Pt. 2	0.42	3-007-50 (R. & M. Welter)		302.00	302.00
Gore	Pt. 1	18.40	3-032 (D. Douglas & M. Wickerson)	4300.00	1,098.00	5,398.00
Gore	Pt. 1	20.20	3-033 (L. Hennigs)		1,321.00	1,321.00
Gore	2	39.20	3-034 (B. & L. Nesic)		2,245.00	2,245.00
Gore	3	38.20	3-035 (A. Klassen & W. Thiessen)		2,701.00	2,701.00
* Gore	Pt. 3	0.74	3-036-03 (K. McCallum & R. Clayworth)		36.00	36.00
Gore	3	41.40	3-036-01 (McCallum Brothers Farms Ltd.)		2,928.00	2,928.00
Gore	4	10.50	3-036 (K. McCallum & McCallum Brothers Farms Ltd.)		473.00	473.00
5 N of A	1	15.60	3-045 (D. Reid)	2560.00	1,942.00	4,502.00
5 N of A	1	19.90	3-047 (S. Dries)	11880.00	2,934.00	14,814.00
* N of A	Pt. 1	0.30	3-047-02 (M. Lahti & K. Dries)		44.00	44.00
5 N of A	1	19.90	3-048 (K. & J. Dieleman)		2,477.00	2,477.00
* N of A	Pt. 1	0.38	3-048-03 (C. Lamb)		48.00	48.00
5 N of A	1 & 2	57.60	3-046 (Vanderploeg Farms Ltd.)	15005.00	5,832.00	20,837.00
* N of A	Pt. 2	0.51	3-045-01 (Ministry of Transportation)		63.00	63.00

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

**GOVERNMENT DRAIN NO.1 NORTH
Municipality of West Elgin**

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
Municipality of Dutton Dunwich						
MAIN DRAIN (cont'd)						
5 N of A	2 & 3	56.70	3-052 (D. Reid)	\$	\$ 7,760.00	\$ 7,760.00
* N of A	Pt. 3	1.01	3-054 (D. Robinson)		197.00	197.00
5 N of A	3	17.30	3-053 (W. Welch)		2,348.00	2,348.00
5 N of A	4	8.10	3-065 (Ministry of Natural Resources)		396.00	396.00
A	Pt. 1	12.10	3-084 (D. Reid)	2820.00	2,367.00	5,187.00
A	Pt. 1	12.60	3-085 (D. Reid)		2,465.00	2,465.00
A	Pt. 1	8.80	3-086 (C. Fernandez & G. Giraldo)		1,722.00	1,722.00
A	2	32.10	3-098 (T. & L. Small)		6,085.00	6,085.00
A	3	40.10	3-101 (O. Zondag)		6,524.00	6,524.00
A	4	12.10	3-102 (M. & T. Donaldson)		1,184.00	1,184.00
* R.O.W.		5.60	8-162 (Entergrus Transmission Inc.)		1,095.00	1,095.00
* R.O.W.		5.30	8-163 (C. & O. Railway Co.)		1,037.00	1,037.00
TOTAL ASSESSMENT ON LANDS				\$ 36,565.00	\$ 61,684.00	\$ 98,249.00
* Dunborough Road 50%	4.40	Elgin County	\$ 24,320.00	\$ 644.00	\$ 24,964.00	
* Chalmers Line	1.20	Municipality of Dutton Dunwich		45.00	45.00	
* Aberdeen Line	3.20	Municipality of Dutton Dunwich		472.00	472.00	
* Highway 401	19.10	Ministry of Transportation	12,930.00	9,168.00	22,098.00	
* Pioneer Line	4.80	Elgin County		2,572.00	2,572.00	
TOTAL ASSESSMENT ON ROADS				\$ 37,250.00	\$ 12,901.00	\$ 50,151.00
SPECIAL ASSESSMENT against the Ministry of Transportation for the cost of cleaning through a 2.8m concrete culvert under Highway 401						
						\$ 40,800.00
TOTAL ASSESSMENT ON THE MUNICIPALITY OF DUTTON DUNWICH						\$ 189,200.00
TOTAL ASSESSMENT ON THE MAIN DRAIN						\$ 348,500.00

SCHEDULE 'D' - ASSESSMENT FOR MAINTENANCE

GOVERNMENT DRAIN NO.1 NORTH

Municipality of West Elgin

Job No. 223310

November 11, 2025

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
Municipality of West Elgin				
MAIN DRAIN				
3	Pt. 23	3.00	70-040-01 (Bonnefield Farmland Ontario II Inc.)	1.02 %
3	Pt. 23	20.20	70-040 (D. Cammaert)	0.01
3	Pt. GORE	38.00	70-041 (Brian McGill Farms Ltd.)	4.03
3	Pt. GORE	30.40	70-042 (Pioneer Hay Sales Ltd.)	0.06
3	Pt. 24	20.20	70-043 (B. McGill)	3.46
3	Pt. 24	18.00	70-044 (J. Jamieson)	0.08
3	Pt. 24 & Y	13.00	70-045 (A. & R. Tait)	0.05
3	Pt. 24 & Y	3.90	70-047 (B. McGill)	0.02
3	Pt. Y & Z	10.10	70-049 (B. McGill)	0.06
4	Pt. 22 & 23	23.70	70-062 (D. & P. McCallum)	0.21
4	Pt. 23	0.20	70-065-01 (S. Gilchrist)	0.00
4	Pt. 23	0.32	70-065-10 (K. Seward & C. Paterson)	0.00
4	Pt. 23	10.10	70-063 (R. Pugh & B. Van Schaik)	0.07
4	Pt. 23 & GORE	58.70	70-064 (H. & K. Minnema)	0.62
4	Pt. 23 & GORE	42.00	70-065 (H. & K. Minnema)	0.47
4	Pt. GORE	20.20	70-066 (D. & L. Boyd)	4.23
4	Pt. GORE	20.20	70-067 (J. & G. Krebs)	0.21
4	Pt. 24	39.30	70-068 (Pioneer Hay Sales Ltd.)	2.13
4	Pt. 24	39.70	70-067-01 (A. Krebs)	4.45
4	Pt. 24	0.83	70-067-03 (M. Krebs)	0.01
4	Pt. 24	1.16	70-068-02 (D. Demarinis)	0.01
4	Pt. Y	52.60	70-070 (J. Lettner)	0.58
4	Pt. Y & Z	68.80	70-069 (J. Lettner)	0.39
4	Pt. Z	40.00	70-071 (J. & H. Lettner)	0.44
4	Pt. Z	0.48	70-071-04 (L. Kwan)	0.01
7	Pt. 19	0.10	70-096 (H. & A. Dieker)	0.01
7	Pt. 19	18.60	70-098 (E. Jensen)	0.22
7	Pt. 20	38.00	70-099 (A. Dalrymple-Alford)	0.47
7	Pt. 20	37.20	70-100 (Jen-Veld Farms Inc.)	0.46
7	Pt. 20	18.60	70-101 (N. & B. Savic)	0.22
7	Pt. 21	56.90	70-102 (A. Krebs)	0.67
7	Pt. 21	18.10	70-103 (S. & J. Krebs)	0.22
7	Pt. 21	0.72	70-103-03 (A. Hamm)	0.01
7	Pt. 21	0.85	70-103-02 (J. Carmichael & K. Littlejohn)	0.01
7	Pt. 21	17.60	70-103-01 (A. Krebs)	0.22
7	Pt. 22	15.40	70-105 (B. & L. Smith)	0.23
7	Pt. 22 & 23	40.50	70-106 (J. Gangle & B. Gangle-Hroch)	4.29
7	Pt. 22 & 23	29.00	70-107 (M. Mulhern & K. Emerson)	0.42

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

GOVERNMENT DRAIN NO.1 NORTH
Municipality of West Elgin

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
Municipality of West Elgin				
MAIN DRAIN (cont'd)				
7	Pt. 23	5.00	70-109 (R. & D. Stewart)	0.08 %
7	Pt. 23	0.10	70-110 (T. Towers)	0.00
7	Pt. 23	20.20	70-108 (J. Krebs)	1.98
7	Pt. 23	9.50	70-111 (Jen-Veld Farms Inc.)	0.19
7	Pt. 23	0.26	70-111-03 (K. Lawrence)	0.01
7	Pt. 22 - 24	43.00	70-113 (Larch Lane Farms Ltd.)	1.58
7	Pt. 24	39.50	70-112 (A. & P. Veldman)	4.14
7	Pt. 24	0.75	70-112-03 (J. Kamp)	0.01
7	Pt. 24	0.23	70-112-01 (J. Kamp)	0.00
7	Pt. 24	3.32	70-111-01 (D. Edwards)	0.07
8	Pt. 19	7.30	60-036 (J. Watterworth)	0.08
8	Pt. 20	10.10	60-042 (K. Goetghebeur)	0.09
8	Pt. 20	9.40	60-043 (P. Veldman-Teunissen)	0.09
8	Pt. 20	0.66	60-043-01 (C. Zelenak)	0.01
8	Pt. 20	12.80	60-047 (Van Vugt Farms Ltd.)	0.16
8	Pt. 20	0.22	60-044 (B. & R. Myers)	0.00
8	Pt. 21	3.30	60-049 (M. Robinson)	0.04
8	Pt. 21	11.30	60-048 (R. & E. Van Vugt)	0.07
8	Pt. 21 & 22	23.00	60-049-01 (Carl McLeod & Sons Ltd.)	0.31
8	Pt. 22	5.60	60-049-02 (J. & M. Thornicroft)	0.04
8	Pt. 22	26.00	60-051 (Carl McLeod & Sons Ltd.)	0.40
8	Pt. 23	19.60	60-053 (Larch Lane Farms Ltd.)	0.41
8	Pt. 23	19.70	60-054 (K. & P. Dieleman)	0.41
8	Pt. 23	42.50	60-053-01 (T. Evans)	0.46
8	Pt. 23	0.49	60-053-05 (L. Dolan)	0.01
8	Pt. 23	0.40	60-054-05 (C. Farquharson & J. Stevenson)	0.01
8	Pt. 24	37.00	60-056 (R. & M. Small)	0.78
8	Pt. 24	20.10	60-057 (Larch Lane Farms Ltd.)	0.42
8	Pt. 24	19.50	60-058 (R. Small)	0.41
8	Pt. 24	0.44	60-056-01 (T. Baker & L. Marshall)	0.03
9	Pt. 23	30.80	60-121 (Larch Lane Farms Ltd.)	0.65
9	Pt. 24	5.40	60-124 (G. & B.-A. Galbraith)	0.11
9	Pt. 24	6.90	60-125 (R. & M. Small)	0.14
R.O.W.		3.20	80-108 (Orford Sand & Gravel Ltd.)	0.07
R.O.W.		3.20	80-107 (Chesapeake & Ohio Railway Co.)	0.07
TOTAL ASSESSMENT ON LANDS				===== 43.37 % =====

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

**GOVERNMENT DRAIN NO.1 NORTH
Municipality of West Elgin**

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
Municipality of West Elgin				
MAIN DRAIN (cont'd)				
	Dunborough Road 50%	4.40	Elgin County	0.47 %
	Pioneer Line	7.20	Elgin County	0.18
	Highway 401	34.20	Ministry of Transportation	1.56
	Queens Line	5.70	Municipality of West Elgin	0.25
	Argyle Line	5.50	Municipality of West Elgin	0.83
	Downie Line	6.40	Municipality of West Elgin	0.36
				=====
TOTAL ASSESSMENT ON ROADS				3.63 %
				=====
TOTAL ASSESSMENT FOR MAINTENANCE IN THE MUNICIPALITY OF WEST ELGIN				<u>47.00 %</u>

Municipality of Dutton Dunwich**MAIN DRAIN (cont'd)**

3		1	14.60	4-080 (D. & I. Johnston)	0.09 %
4	Pt.	1	17.40	3-001 (H., M., & S. Minnema)	0.18
4	Pt.	1	9.80	3-002 (G. Frederick)	0.08
4	Pt.	1	10.10	3-003 (R. Dymock)	0.07
4	Pt.	1	41.70	3-004 (D. & K. Vanoverbeke)	0.78
4	Pt.	2	10.50	3-005 (D. & L. McCallum)	0.08
4	Pt.	2	20.20	3-006 (D. McCallum)	0.31
4	Pt.	2	19.12	3-007 (E. & A. Johnson)	0.34
4	Pt.	2	0.42	3-007-50 (R. & M. Welter)	0.14
Gore	Pt.	1	18.40	3-032 (D. Douglas & M. Wickerson)	1.54
Gore	Pt.	1	20.20	3-033 (L. Hennigs)	0.63
Gore		2	39.20	3-034 (B. & L. Nesic)	1.07
Gore		3	38.20	3-035 (A. Klassen & W. Thiessen)	1.28
Gore	Pt.	3	0.74	3-036-03 (K. McCallum & R. Clayworth)	0.02
Gore		3	41.40	3-036-01 (McCallum Brothers Farms Ltd.)	1.39
Gore		4	10.50	3-036 (K. McCallum & McCallum Brothers Farms Ltd.)	0.22
5 N of A		1	15.60	3-045 (D. Reid)	1.53
5 N of A		1	19.90	3-047 (S. Dries)	4.21
5 N of A	Pt.	1	0.30	3-047-02 (M. Lahti & K. Dries)	0.02
5 N of A		1	19.90	3-048 (K. & J. Dieleman)	1.18
5 N of A	Pt.	1	0.38	3-048-03 (C. Lamb)	0.02
5 N of A	1 &	2	57.60	3-046 (Vanderploeg Farms Ltd.)	6.33
5 N of A	Pt.	2	0.51	3-045-01 (Ministry of Transportation)	0.03

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

**GOVERNMENT DRAIN NO.1 NORTH
Municipality of West Elgin**

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
Municipality of Dutton Dunwich				
MAIN DRAIN (cont'd)				
5 N of A	2 &	3 56.70	3-052 (D. Reid)	3.68 %
5 N of A	Pt.	3 1.01	3-054 (D. Robinson)	0.09
5 N of A		3 17.30	3-053 (W. Welch)	1.11
5 N of A		4 8.10	3-065 (Ministry of Natural Resources)	0.19
A	Pt.	1 12.10	3-084 (D. Reid)	1.79
A	Pt.	1 12.60	3-085 (D. Reid)	1.17
A	Pt.	1 8.80	3-086 (C. Fernandez & G. Giraldo)	0.82
A		2 32.10	3-098 (T. & L. Small)	2.89
A		3 40.10	3-101 (O. Zondag)	3.10
A		4 12.10	3-102 (M. & T. Donaldson)	0.56
R.O.W.		5.60	8-162 (Entergrus Transmission Inc.)	0.52
R.O.W.		5.30	8-163 (C. & O. Railway Co.)	0.49
				=====
TOTAL ASSESSMENT ON LANDS				37.94 %
				=====
Dunborough Road 50%		4.40	Elgin County	6.13 %
Chalmers Line		1.20	Municipality of Dutton Dunwich	0.02
Aberdeen Line		3.20	Municipality of Dutton Dunwich	0.22
Highway 401		19.10	Ministry of Transportation	7.47
Pioneer Line		4.80	Elgin County	1.22
				=====
TOTAL ASSESSMENT ON ROADS				15.06 %
				=====
TOTAL ASSESSMENT FOR MAINTENANCE IN THE MUNICIPALITY OF DUTTON DUNWICH				<u>53.00 %</u>
TOTAL ASSESSMENT FOR MAINTENANCE FOR THE MAIN DRAIN				<u><u>100.00 %</u></u>

SCHEDULE OF NET ASSESSMENT

GOVERNMENT DRAIN NO.1 NORTH

Municipality of West Elgin

(FOR INFORMATION PURPOSES ONLY)

Job No. 223310

November 11, 2025

* = Non-agricultural

ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
Municipality of West Elgin				
70-040-01 (Bonnefield Farmland Ontario II Inc.)	\$ 4,281.00	\$ 1,427.00	\$ 13,360.00	\$ -10,506.00
70-040 (D. Cammaert)	27.00	9.00		18.00
70-041 (Brian McGill Farms Ltd.)	16,823.00	5,608.00	9,110.00	2,105.00
70-042 (Pioneer Hay Sales Ltd.)	126.00	42.00		84.00
70-043 (B. McGill)	14,390.00	4,797.00	7,760.00	1,833.00
70-044 (J. Jamieson)	169.00	56.00		113.00
70-045 (A. & R. Tait)	95.00	32.00		63.00
70-047 (B. McGill)	49.00	16.00		33.00
70-049 (B. McGill)	128.00	43.00		85.00
70-062 (D. & P. McCallum)	437.00	146.00		291.00
* 70-065-01 (S. Gilchrist)	5.00			5.00
* 70-065-10 (K. Seward & C. Paterson)	8.00			8.00
70-063 (R. Pugh & B. Van Schaik)	144.00	48.00		96.00
70-064 (H. & K. Minnema)	1,312.00	437.00		875.00
70-065 (H. & K. Minnema)	996.00	332.00		664.00
70-066 (D. & L. Boyd)	17,514.00	5,838.00	6,590.00	5,086.00
70-067 (J. & G. Krebs)	444.00	148.00		296.00
70-068 (Pioneer Hay Sales Ltd.)	8,402.00	2,801.00	4,950.00	651.00
70-067-01 (A. Krebs)	17,875.00	5,958.00	9,290.00	2,627.00
* 70-067-03 (M. Krebs)	21.00			21.00
* 70-068-02 (D. Demarinis)	14.00			14.00
70-070 (J. Lettner)	1,225.00	408.00		817.00
70-069 (J. Lettner)	813.00	271.00		542.00
70-071 (J. & H. Lettner)	923.00	308.00		615.00
* 70-071-04 (L. Kwan)	12.00			12.00
70-096 (H. & A. Dieker)	-25.00	-8.00		-17.00
70-098 (E. Jensen)	464.00	155.00		309.00
70-099 (A. Dalrymple-Alford)	987.00	329.00		658.00
70-100 (Jen-Veld Farms Inc.)	972.00	324.00		648.00
70-101 (N. & B. Savic)	472.00	157.00		315.00
70-102 (A. Krebs)	1,408.00	469.00		939.00
70-103 (S. & J. Krebs)	473.00	158.00		315.00
* 70-103-03 (A. Hamm)	19.00			19.00

SCHEDULE OF NET ASSESSMENT (Cont'd)

GOVERNMENT DRAIN NO.1 NORTH
Municipality of West Elgin

* = Non-agricultural

	ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
Municipality of West Elgin					
*	70-103-02 (J. Carmichael & K. Littlejohn)	\$ 22.00	\$	\$	22.00
	70-103-01 (A. Krebs)	460.00	153.00		307.00
	70-105 (B. & L. Smith)	482.00	161.00		321.00
	70-106 (J. Gangle & B. Gangle-Hroch)	16,837.00	5,612.00	8,240.00	2,985.00
	70-107 (M. Mulhern & K. Emerson)	880.00	293.00		587.00
	70-109 (R. & D. Stewart)	162.00	54.00		108.00
*	70-110 (T. Towers)	4.00			4.00
	70-108 (J. Krebs)	7,546.00	2,515.00	3,570.00	1,461.00
	70-111 (Jen-Veld Farms Inc.)	391.00	130.00		261.00
*	70-111-03 (K. Lawrence)	12.00			12.00
	70-113 (Larch Lane Farms Ltd.)	4,580.00	1,527.00	1,060.00	1,993.00
	70-112 (A. & P. Veldman)	15,567.00	5,189.00	6,970.00	3,408.00
*	70-112-03 (J. Kamp)	20.00			20.00
*	70-112-01 (J. Kamp)	6.00			6.00
*	70-111-01 (D. Edwards)	147.00			147.00
	60-036 (J. Watterworth)	167.00	56.00		111.00
	60-042 (K. Goetghebeur)	183.00	61.00		122.00
	60-043 (P. Veldman-Teunissen)	187.00	62.00		125.00
*	60-043-01 (C. Zelenak)	17.00			17.00
	60-047 (Van Vugt Farms Ltd.)	335.00	112.00		223.00
*	60-044 (B. & R. Myers)	6.00			6.00
*	60-049 (M. Robinson)	86.00			86.00
	60-048 (R. & E. Van Vugt)	148.00	49.00		99.00
	60-049-01 (Carl McLeod & Sons Ltd.)	661.00	220.00		441.00
*	60-049-02 (J. & M. Thornicroft)	88.00			88.00
	60-051 (Carl McLeod & Sons Ltd.)	841.00	280.00		561.00
	60-053 (Larch Lane Farms Ltd.)	865.00	288.00		577.00
	60-054 (K. & P. Dieleman)	870.00	290.00		580.00
	60-053-01 (T. Evans)	971.00	324.00		647.00
*	60-053-05 (L. Dolan)	22.00			22.00
*	60-054-05 (C. Farquharson & J. Stevenson)	17.00			17.00
	60-056 (R. & M. Small)	1,633.00	544.00		1,089.00
	60-057 (Larch Lane Farms Ltd.)	887.00	296.00		591.00
	60-058 (R. Small)	861.00	287.00		574.00
*	60-056-01 (T. Baker & L. Marshall)	54.00			54.00

SCHEDULE OF NET ASSESSMENT (Cont'd)

GOVERNMENT DRAIN NO.1 NORTH**Municipality of West Elgin**

* = Non-agricultural

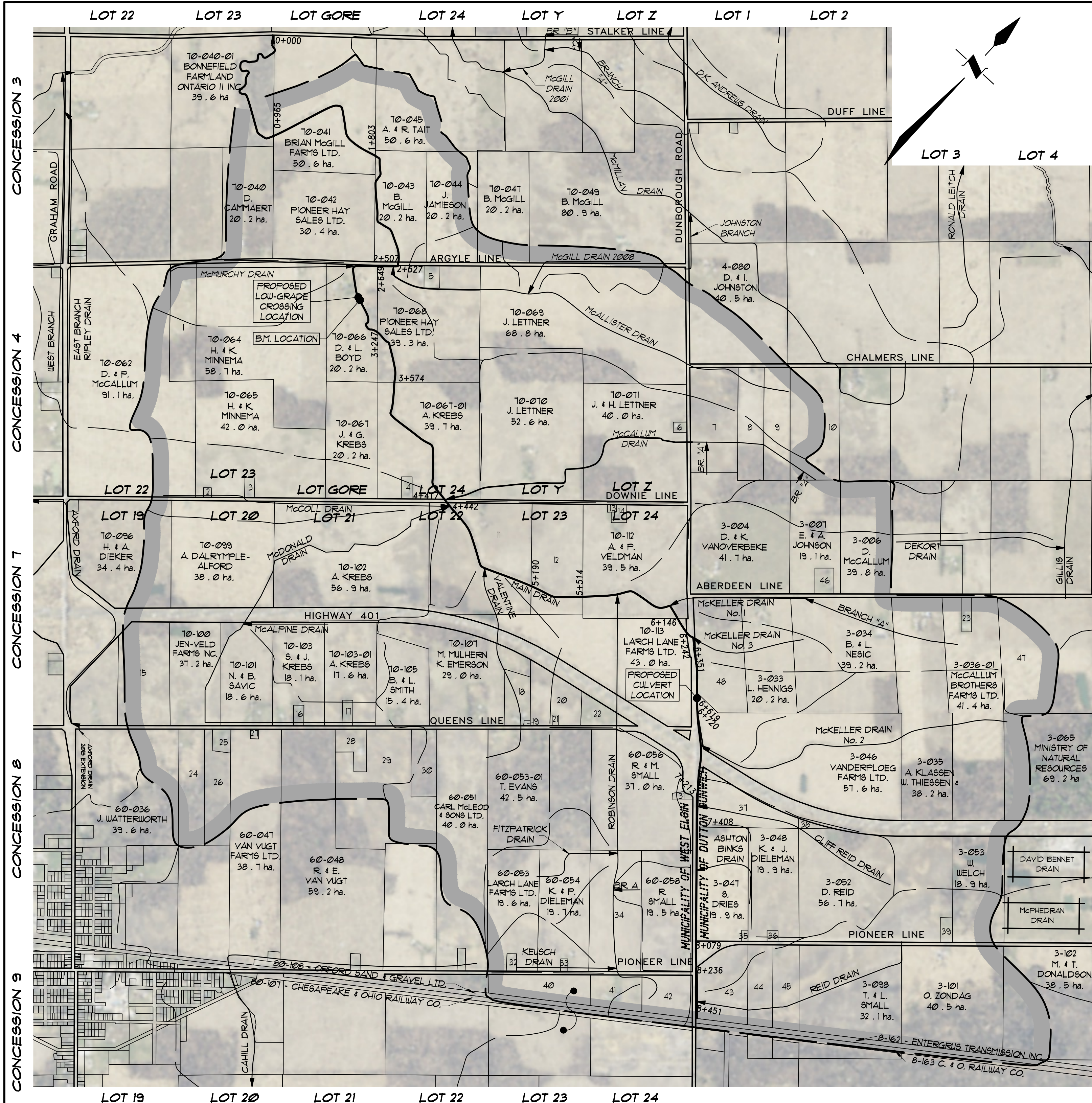
ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
Municipality of West Elgin				
60-121 (Larch Lane Farms Ltd.)	\$ 1,359.00	\$ 453.00	\$	906.00
60-124 (G. & B.-A. Galbraith)	238.00	79.00		159.00
60-125 (R. & M. Small)	304.00	101.00		203.00
* 80-108 (Orford Sand & Gravel Ltd.)	142.00			142.00
* 80-107 (Chesapeake & Ohio Railway Co.)	142.00			142.00
* Dunborough Road 50%	1,533.00			1,533.00
* Pioneer Line	371.00			371.00
* Highway 401	3,454.00			3,454.00
* Queens Line	525.00			525.00
* Argyle Line	3,212.00			3,212.00
* Downie Line	1,002.00			1,002.00
Municipality of Dutton Dunwich				
4-080 (D. & I. Johnston)	185.00	62.00		123.00
3-001 (H., M., & S. Minnema)	370.00	123.00		247.00
3-002 (G. Frederick)	158.00	53.00		105.00
3-003 (R. Dymock)	155.00	52.00		103.00
3-004 (D. & K. Vanoverbeke)	1,650.00	550.00		1,100.00
3-005 (D. & L. McCallum)	170.00	57.00		113.00
3-006 (D. McCallum)	654.00	218.00		436.00
3-007 (E. & A. Johnson)	718.00	239.00		479.00
3-007-50 (R. & M. Welter)	302.00	101.00		201.00
3-032 (D. Douglas & M. Wickerson)	5,398.00	1,799.00	16,120.00	-12,521.00
3-033 (L. Hennigs)	1,321.00	440.00		881.00
3-034 (B. & L. Nesic)	2,245.00	748.00		1,497.00
3-035 (A. Klassen & W. Thiessen)	2,701.00	900.00		1,801.00
* 3-036-03 (K. McCallum & R. Clayworth)	36.00			36.00
3-036-01 (McCallum Brothers Farms Ltd.)	2,928.00	976.00		1,952.00
3-036 (K. McCallum & McCallum Brothers Farms Ltd.)	473.00	158.00		315.00
3-045 (D. Reid)	4,502.00	1,501.00	2,150.00	851.00
3-047 (S. Dries)	14,814.00	4,938.00	7,400.00	2,476.00

SCHEDULE OF NET ASSESSMENT (Cont'd)

GOVERNMENT DRAIN NO.1 NORTH
Municipality of West Elgin

* = Non-agricultural

	ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
Municipality of Dutton Dunwich					
*	3-047-02 (M. Lahti & K. Dries)	\$ 44.00	\$	\$	44.00
	3-048 (K. & J. Dieleman)	2,477.00	826.00		1,651.00
*	3-048-03 (C. Lamb)	48.00			48.00
	3-046 (Vanderploeg Farms Ltd.)	20,837.00	6,946.00	1,110.00	12,781.00
*	3-045-01 (Ministry of Transportation)	63.00			63.00
	3-052 (D. Reid)	7,760.00	2,587.00		5,173.00
*	3-054 (D. Robinson)	197.00			197.00
	3-053 (W. Welch)	2,348.00	783.00		1,565.00
	3-065 (Ministry of Natural Resources)	396.00	132.00		264.00
	3-084 (D. Reid)	5,187.00	1,729.00	2,370.00	1,088.00
	3-085 (D. Reid)	2,465.00	822.00		1,643.00
	3-086 (C. Fernandez & G. Giraldo)	1,722.00	574.00		1,148.00
	3-098 (T. & L. Small)	6,085.00	2,028.00		4,057.00
	3-101 (O. Zondag)	6,524.00	2,175.00		4,349.00
	3-102 (M. & T. Donaldson)	1,184.00	395.00		789.00
*	8-162 (Entergrus Transmission Inc.)	1,095.00			1,095.00
*	8-163 (C. & O. Railway Co.)	1,037.00			1,037.00
*	Dunborough Road 50%	24,964.00			24,964.00
*	Chalmers Line	45.00			45.00
*	Aberdeen Line	472.00			472.00
*	Highway 401	62,898.00			62,898.00
*	Pioneer Line	2,572.00			2,572.00
TOTALS		\$ 348,500.00	\$ 81,357.00	\$ 100,050.00	\$ 167,093.00



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:
OPEN PORTIONS - 10 meters (INCLUDING 3m BUFFER)
THE WORKING WIDTH FOR PURPOSES OF FUTURE MAINTENANCE SHALL BE THE SAME AS ABOVE
- 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.
- a) 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.

OPEN PORTIONS

- NEWLY EXPOSED DITCH BANKS ARE TO BE HAND SEEDING UPON COMPLETION OF CONSTRUCTION IN ACCORDANCE WITH "SECTION B.11" IN THE SPECIFICATIONS
- SILT FENCE TO BE PLACED ACROSS DITCH BOTTOM DOWNSTREAM DURING CONSTRUCTION TO PREVENT SILT FROM FLUSHING DOWNSTREAM, AND ARE TO BE MAINTAINED AS NECESSARY DURING CONSTRUCTION. SILT FENCE AND SILT TO BE REMOVED AND DISPOSED OF AFTER CONSTRUCTION.
- WORK TO BE COMPLETED FROM AND EXCAVATED MATERIAL TO BE DEPOSITED AND LEVELLED ON THE FOLLOWING SIDES OF THE DITCH IN ACCORDANCE WITH "SECTION B.5" IN THE SPECIFICATIONS:
STA. 0+000 TO STA. 4+411 - EAST SIDE AND LEVELED
STA. 4+411 TO STA. 6+351 - NORTH SIDE AND LEVELED
STA. 6+351 TO STA. 8+451 - EAST SIDE AND LEVELED

150mm GRANULAR "A" COMPACTED TO 98% PROCTOR DENSITY.

GRANULAR "B" COVER & BACKFILL MATERIAL TO BE PLACED AROUND AND BETWEEN BOTH PIPES IN 150mm LAYERS ON EACH SIDE SIMULTANEOUSLY AND COMPACTED TO 95% OF STANDARD PROCTOR DRY DENSITY.

19mm CRUSHED STONE BEDDING MATERIAL TO BE PLACED IN 150mm LAYERS ON EACH SIDE SIMULTANEOUSLY

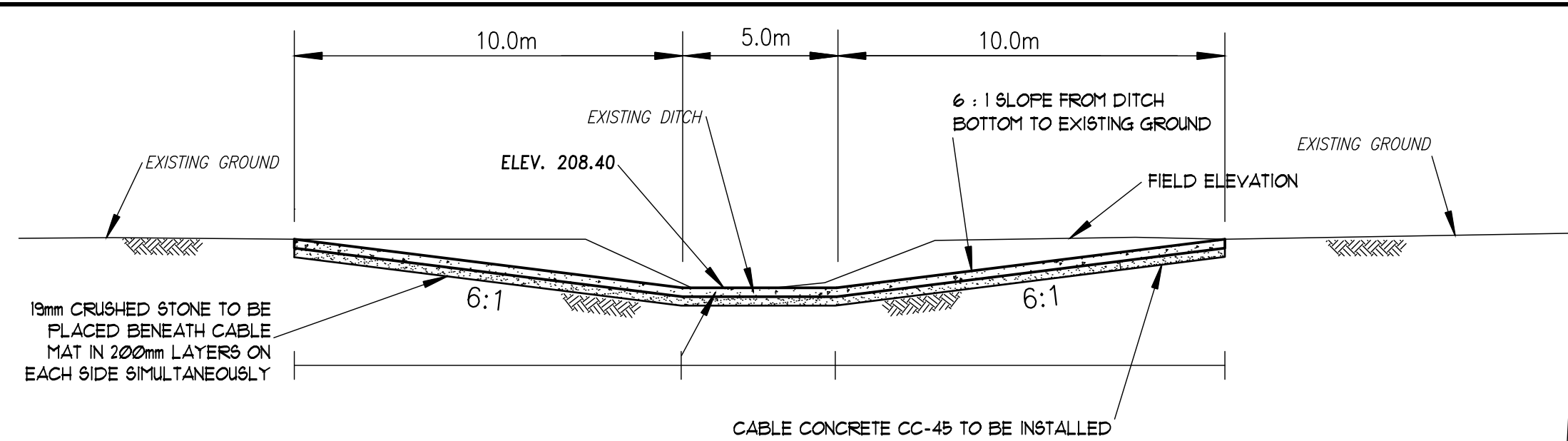
PIPE INVERT TO BE BURIED 0.20m MIN.
BEDDING TO BE SHAPED TO RECEIVE PIPE FOR A WIDTH OF 2000mm

QUARRY STONE RIP-RAP PROTECTION AT EACH END QUARRY STONE ON FILTER CLOTH SHALL BE PLACED AT 2:1 SLOPE AND SHALL EXTEND FROM THE TOP OF THE LANEWAY TO 450mm BELOW THE PIPE AND 600mm INTO UNDISTURBED SOIL ON EACH SIDE (16m² TOTAL)

HALF SECTION

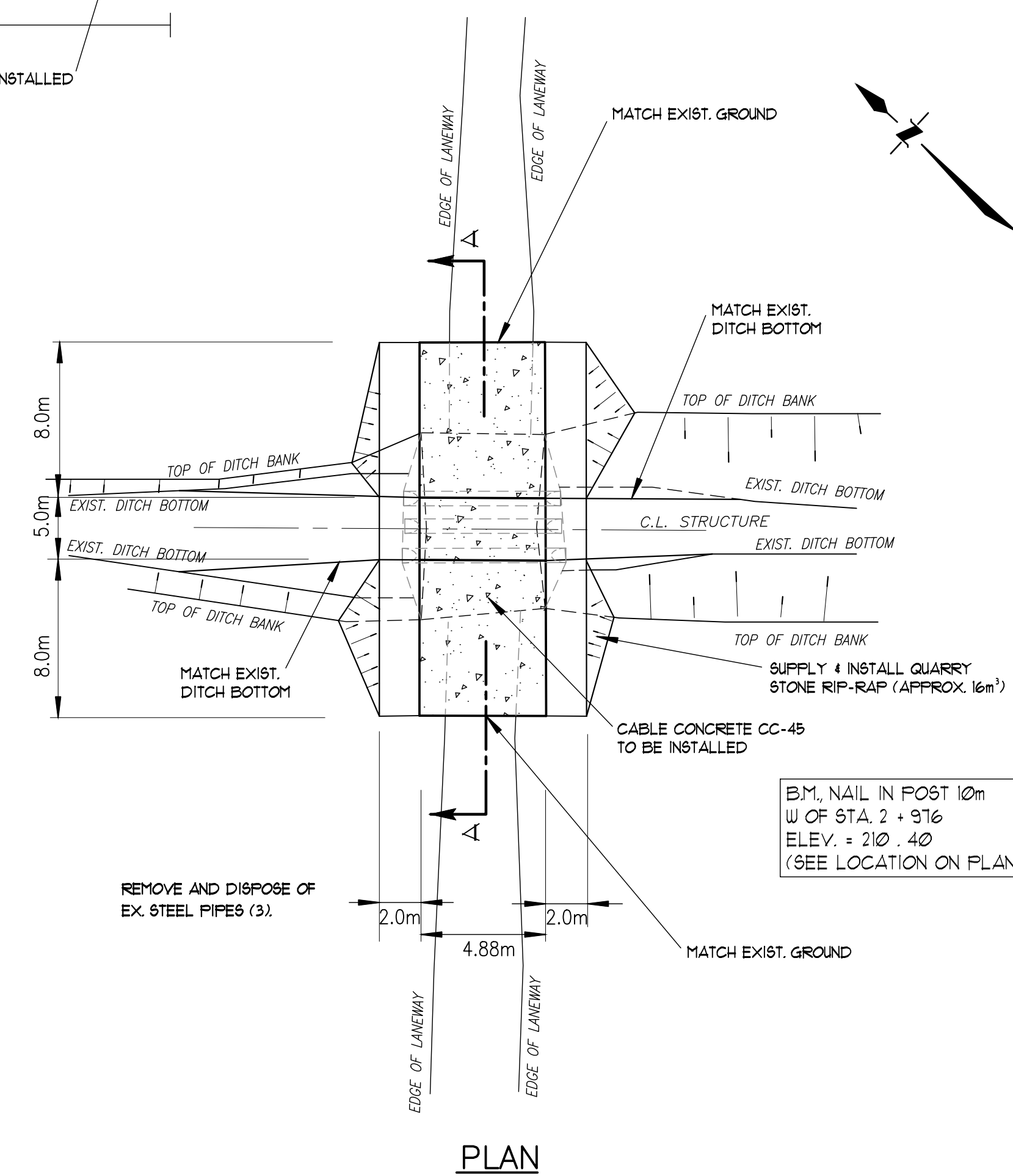
HALF ELEVATION

SCALE : 1 : 50



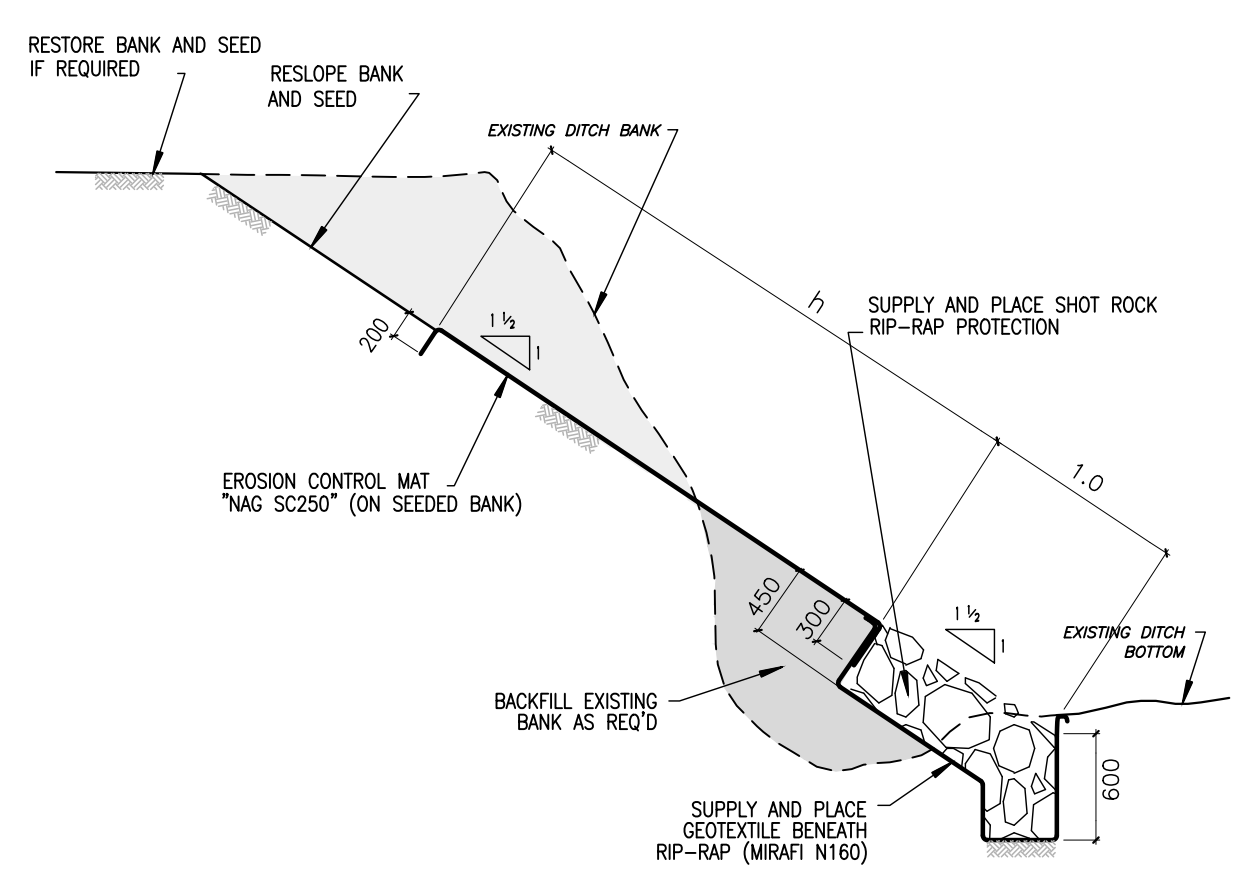
NOTES

- NATIVE SUB-GRADE TO BE INSPECTED BY ENGINEER AND IF REQUIRED BY GEOTECHNICAL ENGINEER UPON INSTRUCTION, CONTINGENCY FOR 150mm CRUSHED STONE BASE SHALL BE INSTALLED.
- SLOPE OF LOW GRADE CROSSING TO BE TESTED WITH OWNERS EQUIPMENT PRIOR TO POURING THE CONCRETE. THE ENGINEER MAY MAKE ADJUSTMENTS TO THE SLOPE AT THAT TIME.



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 - 025 ASSESSMENT ROLL NUMBER
- 10 - 025 OWNERS NAME
- 10 - 025 HECTARES OWNED



GOVERNMENT DRAIN No.1 NORTH

Municipality of West Elgin

Drainage Superintendent: **TOM MOHAN**
519 - 785 - 0560

Drawn By: **RL** Field Book: **G.F.S.** JOB No: **223310** Drawing No: **1 of 2**
Date: **NOV. 11, 2025**

PLAN, DETAILS, & NOTES
SPRIET ASSOCIATES
LONDON CONSULTING ENGINEERS
155 YORK STREET - LONDON (519) 672-4100 - NEA 148

