

Bill No. 94
2024

By-law No.

A by-law to provide for Drainage Works in the
City of London (Construction of the Gold Seal &
Fournie Municipal Drains)

WHEREAS the Municipal Council of The Corporation of the City of London appointed Spriet Associates Ltd, pursuant to section 78 of the *Drainage Act*, R.S.O. 1990, c. D.17, to prepare a report on the construction of the Gold Seal and Fournie Municipal Drains ;

AND WHEREAS the Municipal Council of the Corporation of The City of London at it's meeting February 21, 2024 adopted the Consulting Engineers' report dated November 30th, 2023;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The reports dated November 30th, 2023, are hereby adopted and the undertaking and completion of the drainage works outlined in the report are hereby authorized.
2. The allowances in connection with this drainage works set out in Schedule "A", attached to this by-law, are hereby approved.
3. The assessments for future maintenance for this drainage works set out in Schedule "D" of this by-law are hereby approved and shall be levied upon the lands, including roads, listed in Schedule "D" of this by law.
4. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on [date] subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan
Mayor

Michael Schulthess
City Clerk

First Reading – insert date
Second Reading – insert date
Third Reading – insert date

SCHEDULE 'A' - ALLOWANCES

GOLD SEAL DRAIN 2023**City of London**

e with Section 30 of the Drainage Act, we determine the allowances payable to
to owners entitled thereto as follows:

<u>CON.</u>	<u>LOT</u>	<u>ROLL NUMBER (Owner)</u>	<u>Section 30 Damages</u>	<u>TOTALS</u>
ENBTRW	½E½ 56	80-060-021-01(806584 Ontario Ltd.)	\$ 200.00	\$ 200.00
ENBTR	Pt.E½ 56	80-060-033 PART 1 (1068788 Ontario Ltd.)	200.00	200.00
ENBTR	Pt.E½ 56	80-060-033 PART 2 (1068788 Ontario Ltd.)	150.00	150.00
Total Allowances			----- \$ 550.00	----- \$ 550.00
			-----	-----

TOTAL ALLOWANCES ON THE MAIN DRAIN-CLOSED PORTION

\$ 550.00

SCHEDULE 'B' - COST ESTIMATE

GOLD SEAL DRAIN 2023**City of London**

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

CONSTRUCTION

Locate and expose existing tile	\$	1,010.00
Contingencies	\$	350.00
Allowances under Section 30 of the Drainage Act	\$	550.00

ADMINISTRATION

Net Harmonized Sales Tax	\$	660.00
Survey, Plan and Final Report	\$	15,500.00
Expenses	\$	230.00
Review of Construction Drawings	\$	2,000.00
Supervision and Updating Final Construction Details	\$	<u>3,000.00</u>

TOTAL ESTIMATED COST \$ 23,300.00

GOLD SEAL DRAIN 1998
City of London

October 14, 1998
Revised by Section 65 (3)
November 30, 2023

CON.	LOT	HECTARES AFFECTED	ED	ROLL No. (OWNER)	SPECIAL BENEFIT	BENEFIT	OUTLET	TOTAL
MAIN DRAIN-CLOSED PORTION								
ENBTR	Pt.S½ 53	2.4		80-060-024(J. & M. Ferguson)	\$	\$ 2,910.00	43.00	2,953.00
ENBTR	E¼ 53	5.2		80-060-025(1068788 Ontario Ltd.)		750.00	76.00	826.00
ENBTR	NWPt. 53	6.0		80-060-016(1000182402 Ontario Inc.)		11,990.00	487.00	12,477.00
ENBTR	SWPt. 54	8.9		80-060-01601(806433 Ontario Ltd.)		6,720.00	1,612.00	8,332.00
ENBTR	NWPt. 54	1.2		80-060-019(1068788 Ontario Ltd.)			146.00	146.00
ENBTR	Pt.N½ 54	10.1		80-060-021-01(806584 Ontario Ltd.)		6,270.00	2,245.00	8,515.00
ENBTR	E¼ 54	12.1		80-060-021-01(806584 Ontario Ltd.)			987.00	987.00
ENBTR	WPt. 55	4.7		80-060-019(1068788 Ontario Ltd.)			1,318.00	1,318.00
ENBTR	W½E½ 55	20.2		80-060-021-01(806584 Ontario Ltd.)		11,580.00	5,923.00	17,503.00
ENBTR	E¼ 55	14.1		80-060-022(J. & M. Ferguson)			2,350.00	2,350.00
* ENBTR	Pt.W½ 56	0.55		80-060-035(Cameron Grane & Riggers Inc.)			501.00	501.00
ENBTR	Pt.W½ 56	0.8		80-060-03505 PART 1 (756950 Ontario Ltd			364.00	364.00
ENBTR	Pt.W½ 56	1.6		80-060-03505 PART 2 (756950 Ontario Ltd.)			727.00	727.00
ENBTR	Pt.E½ 56	32.2		80-060-033 PART 1 (1068788 Ontario Ltd.		14,240.00	13,579.00	27,819.00
ENBTR	Pt.E½ 56	0.8		80-060-033 PART 2 (1068788 Ontario Ltd.)			337.00	337.00
ENBTR	SEPt. 57	15.6		80-060-030(G. Axford)		650.00	9,639.00	10,289.00
ENBTR	NEPt. 57	6.3		80-060-031(M. Lorenzutti & F. Damico)			4,762.00	4,762.00
TOTAL ASSESSMENT ON LANDS					\$	\$ 55,110.00	\$ 45,096.00	\$ 100,206.00
Glanworth Drive	4.5	City of London			\$	\$ 2,270.00	7,383.00	9,653.00
Tempo Road	0.7	City of London				1,510.00	1,148.00	2,658.00
TOTAL ASSESSMENT ON ROADS					\$	\$ 3,780.00	\$ 8,531.00	\$ 12,311.00
SPECIAL ASSESSMENT against the City of London for the increased cost of boring a 406mm (16") smooth wall pipe under Glanworth Drive on the Main Drain								\$ 6,480.00
SPECIAL ASSESSMENT against Union Gas for the administration and construction costs of locating their gas line on Glanworth Drive and any modifications to the drainage works if required								\$ 300.00
TOTAL ASSESSMENT ON THE MAIN DRAIN-CLOSED PORTION								\$ 119,297.00

GOLD SEAL DRAIN 1998
City of London

Job No. 97226

October 14, 1998
Revised by Section 65
November 30, 2023

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
MAIN DRAIN-OPEN PORTION				
City of London		(Former Township of Westminster)		
* ENBTR	WPt. 49	0.3	80-060-003(1188165 Ontario Ltd.)	0.02 %
* ENBTR	Pt.W½ 50	1.4	80-060-004(CRM Properties Inc.)	0.09
* ENBTR	Pt.W½ 50	1.7	80-060-00402(Laidlaw Carriers Bulk GP Inc.)	0.11
* ENBTR	Pt.W½ 50	5.9	80-060-00410(Laidlaw Carriers Bulk GP Inc.)	1.48
* ENBTR	Pt.W½ 50	1.8	80-060-00401(Badger Daylighting Inc.)	1.31
ENBTR	Pt.W½ 50	5.4	80-060-00403(C. & K. Wodrich)	0.33
ENBTR	SPt. 51	16.8	80-060-008(R. & I. Orr)	3.47
* ENBTR	SPt. 51	0.1	80-060-008(R. & I. Orr)	0.01
ENBTR	NWPt. 51	17.4	80-060-010(J. & R. Baker)	5.47
ENBTR	Pt.51&Pt. 52	25.4	80-060-011(J. Burtwistle)	9.70
ENBTR	NW¼ 52	6.1	80-060-013(1068788 Ontario Ltd.)	0.74
ENBTR	NE¼ 52	16.2	80-060-024(J. & M. Ferguson)	5.14
ENBTR	SW¼ 53	1.2	80-060-015(S. Peake)	0.15
ENBTR	Pt.S½ 53	8.1	80-060-024(J. & M. Ferguson)	1.69
ENBTR	E¼ 53	13.7	80-060-025(1068788 Ontario Ltd.)	5.04
ENBTR	NWPt. 53	6.0	80-060-016(1000182402 Ontario Inc.)	2.05
ENBTR	SWPt. 54	8.9	80-060-01601(806433 Ontario Ltd.)	3.04
ENBTR	NWPt. 54	1.2	80-060-019(1068788 Ontario Ltd.)	0.20
ENBTR	Pt.N½ 54	10.1	80-060-021-01(806584 Ontario Ltd.)	3.45
ENBTR	E¼ 54	12.1	80-060-021-01(806584 Ontario Ltd.)	4.13
ENBTR	WPt. 55	4.7	80-060-019(1068788 Ontario Ltd.)	1.25
ENBTR	W½E½ 55	20.2	80-060-021-01(806584 Ontario Ltd.)	6.90
ENBTR	E¼ 55	14.1	80-060-022(J. & M. Ferguson)	4.82
* ENBTR	Pt.W½ 56	0.55	80-060-035(Cameron Grane & Riggers Inc.)	0.29
ENBTR	Pt.W½ 56	0.8	80-060-03505 PART 1 (756950 Ontario Ltd.)	0.27
ENBTR	Pt.W½ 56	1.6	80-060-03505 PART 2 (756950 Ontario Ltd.)	0.56
ENBTR	Pt.E½ 56	32.2	80-060-033 PART 1 (1068788 Ontario Ltd.)	10.75
ENBTR	Pt.E½ 56	0.8	80-060-033 PART 2 (1068788 Ontario Ltd.)	0.28
ENBTR	SEPt. 57	15.6	80-060-030(G. Axford)	4.35
ENBTR	NEPt. 57	6.3	80-060-031(M. Lorenzutti & F. Damico)	2.15
WNBTR	Pt.NE¼ 49	13.6	80-060-176(Oegema Grains Ltd.)	2.77
* WNBTR	Pt.NE¼ 49	1.0	80-060-17610(Oegema Grains Ltd.)	0.01
WNBTR	S½ 50	17.4	80-060-175(Thomas Brothers Produce Inc.)	3.34
WNBTR	N½ 50	17.0	80-060-174(Thomas Brothers Produce Inc.)	1.95
WNBTR	SEPt. 51	20.2	80-060-173(Thomas Brothers Produce Inc.)	0.89
TOTAL ASSESSMENT ON LANDS				88.20 %
Colonel Talbot Rd.		2.8	City of London	1.90 %
Orr Drive		2.5	City of London	1.03
Tempo Road		0.7	City of London	1.40
Glanworth Drive		4.5	City of London	5.80
TOTAL ASSESSMENT ON ROADS				10.13 %
TOTAL ASSESSMENT IN THE CITY OF LONDON				98.33 %

GOLD SEAL DRAIN 1998
City of London

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	PERCENTAGE OF MAINTENANCE COST
MAIN DRAIN-OPEN PORTION				
(Continued)				
Township of Southwold				
	County Road No. 18	0.8	County of Elgin	1.67 %

			TOTAL ASSESSMENT ON ROADS	1.67 %

			TOTAL ASSESSMENT IN TOWNSHIP OF SOUTHWOLD	1.67 %

			TOTAL ASSESSMENT FOR MAINTENANCE ON THE MAIN DRAIN-OPEN PORTION	<u>100.00 %</u>

NOTE:

All of the above lands, with the exception of those noted with an asterisk, are classified as agricultural.

SCHEDULE 'A' - ALLOWANCES

FOURNIE DRAIN 2023**City of London**

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

CON.	LOT	ROLL NUMBER (Owner)	Section 29 Right-of-Way	Section 30 Damages	TOTALS
MAIN DRAIN					
<i>Geographic Westminster</i>					
ENBTR	SW¼ 53	060-015(S. Peake)	\$ 930.00	\$ 100.00	\$ 1,030.00
ENBTR	Pt.54& 55	060-019(1068788 Ontario Ltd.)	370.00	3,660.00	4,030.00
ENBTR	PtS½ 54	060-016-01(806433 Ontario Ltd.)	40.00	210.00	250.00
Total Allowances			\$ 1,340.00	\$ 3,970.00	\$ 5,310.00
TOTAL ALLOWANCES ON THE FOURNIE DRAIN 2023					\$ 5,310.00

SCHEDULE 'B' - COST ESTIMATE

FOURNIE DRAIN 2023**City of London**

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

ALLOWANCES

Allowances under Sections 29 & 30 of the Drainage Act	\$ 5,310.00
---	-------------

CONSTRUCTION

Mobilization of equipment	\$ 2,000.00
---------------------------	-------------

Remobilization of equipment to open channel once seeding has established and backfill	\$ 2,000.00
---	-------------

Clearing and grubbing including disposal	\$ 3,000.00
--	-------------

Install and maintain sediment and erosion control measures	\$ 800.00
--	-----------

Construct temporary crossing using 900mm pipe or larger including removal during backfill	\$ 2,500.00
---	-------------

18.0 meters of 450mm aluminized C.S.P. 2.0mm thickness

Supply	\$ 1,800.00
--------	-------------

Construct access laneway/ramp including supply and compaction of Granular 'A'	\$ 2,200.00
---	-------------

Strip, stockpile topsoil from new ditch area and area to be regraded and haul and deposit at existing ditch (8200 m ²)	\$ 10,250.00
--	--------------

212 meters of open ditch construction and cut adjacent area on west side of existing ditch (Approx. 7100 m ³ excavation)	\$ 52,500.00
---	--------------

Scarify ditch banks and apply Flexterra HP-FGM bonded fibre on ditch banks (approx. 2850 m ²)	\$ 14,250.00
---	--------------

Hand seeding of buffer strip (approx. 450 m ²)	\$ 900.00
--	-----------

Backfill existing ditch (Approximately 210m length - 3800 m ³)	\$ 39,550.00
--	--------------

Redistribution of topsoil on area outside of ditch and final grading upon completion (Approx. 6900 m ²)	\$ 10,350.00
---	--------------

Supply and place N.A.G. C350 Turf Reinforcement Mat on seeded bank with quarry stone rip-rap bank protection

(Approx. 160 m ² NAG C-350 TRM required)	\$ 6,400.00
---	-------------

(Approx. 77 m ³ quarry stone required)	\$ 21,180.00
---	--------------

Backfill washouts, supply and place quarry stone rip-rap protection (with filter blanket) on ditch slopes as rock chutes (Approx. 14.0 m³ quarry stone required)

	\$ 3,850.00
--	-------------

SCHEDULE 'B' - COST ESTIMATE (cont'd)

FOURNIE DRAIN 2023**City of London****CONSTRUCTION (cont'd)**

Haul excess excavated material to adjacent area as specified on drawings and level including grading (3400 m ³)	\$ 34,000.00
Contract security financing	\$ 2,960.00
Contingencies	\$ 9,000.00
Contingency for OLS to re-establish property bars	\$ 3,000.00

ADMINISTRATION

Net Harmonized Sales Tax	\$ 6,600.00
Survey, Plan and Final Report	\$ 61,000.00
Expenses	\$ 1,000.00
Review of Construction Drawings	\$ 13,600.00
Supervision and Updating Final Construction Details	\$ <u>35,000.00</u>

TOTAL ESTIMATED COST \$ 345,000.00

SCHEDULE 'C' - ASSESSMENT FOR FUTURE MAINTENANCE

FOURNIE DRAIN 2023

City of London

Job No. 220278

Original Schedule
Revised by Sect. 65February 6 1969
December 20, 2023

* = Non-agricultural

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
MAIN DRAIN - OPEN PORTION						
<i>Geographic Westminster</i>						
WNBTR	Pt. 57	1.2	060-156(London Valley IV Inc.)	\$	\$ 8.00	\$ 8.00
WNBTR	Pt. 57	0.59	060-158(D. & M. Coleman)		4.00	4.00
WNBTR	N½ 56	2.8	060-159(806433 Ontario Ltd.)		19.00	19.00
WNBTR	Pt.S½ 56	2.5	060-161(Dauntless ULC)		16.00	16.00
* WNBTR	Pt.S½ 56	0.22	060-160(R. & D. Backes)		1.00	1.00
WNBTR	55	23.4	060-162(C. & J. & J. M. Ferguson)		113.00	113.00
WNBTR	Pt 54	30.3	060-167-01(646808 Ontario Limited)			
WNBTR			combined with 050-181 & 050-167-01 in Midd. Cent.		146.00	146.00
* WNBTR	Pt 54	0.11	060-017(The Hastings Mill Inc.)		2.00	2.00
* WNBTR	Pt 54	0.10	060-168(Rose Chapel Inc)		2.00	2.00
* WNBTR	Pt53& 54	7.5	060-164(Stone Ridge Travel Centre Inc.)		41.00	41.00
WNBTR	WPt. 53	0.80	050-181 (646808 Ontario Ltd.) Midd. Cent.		4.00	4.00
WNBTR	53	27.3	060-166(J. & C. Burtwistle)	567.00	145.00	712.00
WNBTR	Pt. 53	19.3	North Part of 050-167-02(JNC AG Capital Inc.) Midd. Cent.		99.00	99.00
WNBTR	Pt. 52	3.2	South Part 050-167-02 & Part 050-167 Midd. Cent.		16.00	16.00
WNBTR	Pt. 52	2.0	050-179 (JNC AG Capital Inc.) Midd. Cent.		10.00	10.00
WNBTR	N½ 52	20.6	060-170(J. & E. Burtwistle)	683.00	104.00	787.00
WNBTR	PtN½ 52	1.0	060-169(1886966 Ont. Ltd)		9.00	9.00
WNBTR	S½ 52	25.5	060-171(C. & D. Carrothers)	870.00	123.00	993.00
WNBTR	N½ 51	31.0	060-172(S. Peake)	990.00	124.00	1,114.00
WNBTR	S½ 51	25.8	060-173(Thomas Brothers Produce Inc.)	855.00	78.00	933.00
ENBTR	NPt. 57	1.0	060-040(London Valley 11 Inc.)		7.00	7.00
* ENBTR	Pt.S½ 57	0.0	060-038(M. Catulli)			
ENBTR	Pt.S½ 57	11.1	060-039-01(2533430 Ontario Inc.)		74.00	74.00
ENBTR	Pt.S½ 57	3.0	060-039-02(Shogun Maitake Property)		20.00	20.00
ENBTR	Pt.S½ 57	1.0	060-030(G. Axford)		7.00	7.00
* ENBTR	NWPt. 56	8.0	060-037(2726064 Ontario Inc.)		52.00	52.00
* ENBTR	Pt. 56	11.9	060-036(Associated Materials Canada Ltd.)		78.00	78.00
* ENBTR	Pt. 56	4.37	060-034(All Makes Logistics Intermodal Freight Services Inc.)		34.00	34.00
* ENBTR	Pt. 56	1.88	060-035-05 PART 1(756950 Ontario Ltd.)		12.00	12.00
* ENBTR	Pt. 56	0.53	060-035-05 PART 2(756950 Ontario Ltd.)		3.00	3.00
* ENBTR	Pt. 56	1.71	060-035(Cameron Grane & Riggers)		31.00	31.00
* ENBTR	Pt.54& 55	3.3	060-018(IBEW Local 120 Bld. Corp.)		13.00	13.00
ENBTR	Pt.54& 55	36.6	060-019(1068788 Ontario Ltd.)	205.00	83.00	288.00
ENBTR	PtS½ 54	17.6	060-016-01(806433 Ontario Ltd.)	30.00	95.00	125.00
ENBTR	Pt.N½ 53	24.2	060-016 (1000182402 Ontario Inc.)	122.00	125.00	247.00
* ENBTR	NWPt 53	2.0	060-014(Henry Wall Holdings Inc.)		10.00	10.00

SCHEDULE 'C' - ASSESSMENT FOR FUTURE MAINTENANCE (Cont'd)

FOURNIE DRAIN 2023
City of London

* = Non-agricultural

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
MAIN DRAIN - OPEN PORTION (cont'd)						
<i>Geographic Westminster</i>						
ENBTR	SW¼ 53	17.7	060-015(S. Peake)		88.00	88.00
ENBTR	Pt.52& 53	2.0	060-024(J. & M. Ferguson)		10.00	10.00
* ENBTR	Pt 52	0.2	060-012(T. & H. Bramley)		3.00	3.00
ENBTR	NW¼ 52	14.0	060-013(1068788 Ont. Ltd.)		69.00	69.00
ENBTR	S½ 52	10.5	060-011(J. Burtwistle)		49.00	49.00
ENBTR	NPt. 51	6.1	060-010(J. & R. Baker)		28.00	28.00
ENBTR	SPt. 51	0.7	060-008(L. & I. Orr)		3.00	3.00
TOTAL ASSESSMENT ON LANDS				\$ 4,322.00	\$ 1,958.00	\$ 6,280.00
Orr Drive	0.6	City of London		\$	\$ 3.00	\$ 3.00
Littlewood Dr.	0.3	City of London			5.00	5.00
Old Littlewood Dr.	0.9	City of London			17.00	17.00
Col. Talbot Road	2.3	City of London			61.00	371.00
Col. Talbot Road	4.6	Ontario Ministry of Tansportation		310.00	122.00	122.00
Glanworth Drive	4.1	City of London			82.00	82.00
Burtwistle Lane	0.8	City of London			12.00	12.00
Tempo Road	5.7	City of London		133.00	112.00	245.00
Highway 401	50.0	Ontario Ministry of Tansportation		792.00	983.00	1,775.00
TOTAL ASSESSMENT ON ROADS				\$ 1,235.00	\$ 1,397.00	\$ 2,632.00
TOTAL ASSESSMENT ON THE FORUNIE DRAIN 1969						\$ 8,912.00

Properties in bold have been revised under Section 65 of the Drainage Act