

APPENDIX A

C.B. SMITH No. 2 DRAIN REASSESSMENT 2024

City of London



**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

C.B. SMITH No. 2 DRAIN REASSESSMENT 2024

City of London

To the Mayor and Council of
The City of London

Mayor and Council:

We are pleased to present our report on the reassessment of the C.B. Smith No. 2 Municipal Drain serving parts of Lots 62 to 66, Concession ENBTR and parts of Lots 20 to 24, Concessions 4 to 6 (geographic Westminster) in the City of London. The total watershed area contains approximately 354 hectares.

AUTHORIZATION

This report was prepared pursuant to Section 76 of the Drainage Act. Instructions were received from your Municipality with respect to a motion of Council.

HISTORY

The C.B. Smith No. 2 Drain presently consists of open drains – the Main Drain and Branches A, B, and C. It was originally constructed as the C.B. Smith Award Drain under an Award by J.A. Bell dated October 17, 1914. The drain was reconstructed and the Award Drain was incorporated as part of the municipal drain pursuant to the C.B. Smith Outlet Drain report by F.A. Bell dated May 2, 1938. The Drain consisted of the Main Drain open ditch from the Dingman Creek to what is now known as Branch A and included Branches A and B. These Branches and the lower portion of the Main Drain from the junction with Branch A, to the outlet were reconstructed pursuant to a report by S.G. Chipman, dated January 14, 1950. This report also included the construction of Branch C and the extension of the Main Drain upstream to the east limits of the south half of Lot 23.

Branch A and the Main Drain downstream of Branch A (see attached plan), were last reconstructed pursuant to a report by Graham Berman and Associates Ltd., dated May 29, 1968.

FINDINGS AND RECOMMENDATIONS

We have reviewed the existing Schedules of Assessment and found them to be out of date and unfair due to the following:

- the construction of Highway 402 and access ramps to Wonderland Road at the outlet end of the Main Drain. The ditch now crosses through large culverts under Highway 402 and the access ramp
- Westminster Drive has been realigned and Wonderland Road has been reconstructed into a major arterial road
- Highway 401 has been reconstructed and has increased run-off
- a Hydro One right-of-way now crosses the Main Drain in Lot 24, Concession 5



FINDINGS AND RECOMMENDATIONS (cont'd)

- various development has taken place in the watershed including property splits and reconfiguration

Therefore, a new Schedule of Assessment should be provided.

SCHEDULES

Two schedules are attached hereto and form part of this report, being Schedule 'A' - Cost Estimate and Schedule 'B' - Assessment for Maintenance.

Schedule 'A' - Cost Estimate. This schedule provides for a detailed cost estimate for engineering, administrative costs, interest, and net HST.

Schedule 'B' - 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 over the lands and roads which are involved as well as the administrative cost shown in Schedule A.

Drawing No. 1, Job No. 223151 and specifications form part of this report. They show and describe in detail the location and extent of the existing drains and the lands which are affected.

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 assessments are known as benefit, outlet liability and special benefit as set out under Sections 22 and 23 of the Act.

SECTION 22

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 water, or any other advantages relating to the betterment of lands, roads, buildings, or other structures.

Special Benefit is assessed to lands for which some additional work or feature has been included in the construction repair or improvement of a drainage works. The costs of such work are separated and assessed independently from the regular work.

SECTION 23

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" is typically used to calculate the assessments shown on Schedule 'C'- Assessment for Construction. This entails breaking down the costs of the drain into sections along its route where warranted and then extracting Special Assessments and Special Benefit Assessments from each section.

The remainder is then separated into Benefit and Outlet Assessments. The Benefit 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 is 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 are assessed for outlet at lower rates than cleared lands. Also, roads and residential properties are 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 benefit and outlet as shown in detail on Schedule 'B' – Assessment for Maintenance.

MAINTENANCE

The C.B. Smith Drain No.2, including the Main Drain, Branches A, B & C, shall be maintained by the City of London at the expense of all upstream lands and roads assessed in Schedule 'B' - Assessment for Maintenance and in the same relative proportions until such time as the assessment is changed under the Drainage Act.

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 1950 and 1968 reports.

Repairs or improvements to any road culvert or bridge or sub-surface road crossing shall be the responsibility of the applicable Road Authority, entirely at their cost.

The existing farm culverts on the drain shall be maintained by the owners of the affected property, entirely at their cost.

Respectfully submitted,

SPRIET ASSOCIATES LONDON LIMITED

M.P. DeVos, P. Eng.

MPD:ms



SCHEDULE 'A' - COST ESTIMATE

C.B. SMITH No. 2 DRAIN REASSESSMENT 2024

City of London

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

ADMINISTRATION

Net Harmonized Sales Tax	\$	200.00
Plan, Assessment and Report	\$	10,430.00
Expenses	\$	<u>70.00</u>

TOTAL ESTIMATED COST **\$ 10,700.00**

SCHEDULE ' B ' - ASSESSMENT FOR MAINTENANCE

C.B. SMITH No. 2 DRAIN REASSESSMENT 2024

City of London

Job No. 223151

June 28, 2024

* = Non-agricultural

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
MAIN DRAIN						
<i>Geographic Westminster</i>						
* ENBTR	EPt.62	2.8	080-060-059 (C. Arroyas & N. Bernardo)	\$	\$ 30.00	\$ 30.00
ENBTR	SPt.63	4.7	080-060-079 (A & D. Arroyas)		27.00	27.00
ENBTR	NPt.63	7.6	080-060-081 (London Valley Inc.)		67.00	67.00
ENBTR	SPt.64	6.6	080-060-087 (V. White)		71.00	71.00
ENBTR	Pt.64&65	9.0	080-060-094 (M. & C. Crinklaw)	20.00	62.00	82.00
ENBTR	NEPt.65	6.8	080-060-093 (F. & S. Dicola)	110.00	32.00	142.00
ENBTR	NEPt.65	1.0	080-060-093-10 (City of London)	75.00	13.00	88.00
ENBTR	SEPt.66	6.3	080-060-095-20 (M. & C. Crinklaw)	260.00	14.00	274.00
4	SPt.23&24	12.0	080-040-091 (2822632 & 2822612 Ont. Inc.)		56.00	56.00
5	SPt.20&21	2.4	080-020-190 (Annaert Holdings Inc.)		41.00	41.00
5	PS½21	1.5	080-020-189 (2740055 Ontario Inc.)		23.00	23.00
5	N½22	5.6	080-040-085 (Lobban Farms Ltd.)		53.00	53.00
5	SPt.21&22	19.3	080-020-187 (R. & M. McDougall)		242.00	242.00
* 5	SPt.22	1.14	080-020-188 (City of London)		21.00	21.00
5	SW¼22	20.0	080-020-186 (JNF Group Inc.)	90.00	288.00	378.00
5	NEPt.23	11.6	080-040-087 (E. Lobban)		98.00	98.00
5	NWPt.23	10.1	080-040-088 (J. Lobban)	90.00	95.00	185.00
5	SEPt.23	20.2	080-020-185 (Elgin Side Farms Ltd.)	750.00	236.00	986.00
5	SWPt.23	19.4	080-020-184 (Elgin Side Farms Ltd.)	470.00	211.00	681.00
5	NPt.24	18.8	080-040-089 (W. & C. Brown)	930.00	150.00	1,080.00
* 5	SPt.24	1.3	080-020-182 (R. & L. Nyeboer)		18.00	18.00
* 5	SPt.24	0.79	080-020-182-05 (R. Mele)		9.00	9.00
5	SPt.24	3.9	080-020-183 (T. Thomas)		37.00	37.00
6	20	20.4	080-020-131-20 (City of London)		479.00	479.00
* 6	Pt.N½21	0.49	080-020-172 (City of London)		8.00	8.00
6	N½21	40.1	080-020-173(F. Goose)		628.00	628.00
6	NPt.S½21	9.9	080-020-171-10 (City of London)		155.00	155.00
6	NPt.S½21	4.4	080-020-171 (City of London)		69.00	69.00
6	S¼21	0.2	080-020-130 (City of London)		3.00	3.00
6	NEPt.22	4.5	080-020-176 (City of London)		70.00	70.00
6	NEPt.22	19.5	080-020-174 (City of London)		305.00	305.00
6	NWPt.22	1.9	080-020-178-01 (J. Santos)		58.00	58.00
6	NWPt.22	0.8	080-020-178-02 (G. & E. Sheil)		19.00	19.00
6	SPt.22&23	0.7	080-020-128 (K. Murphy)		11.00	11.00
6	NEPt.23	2.7	080-020-180 (Farhi Farming Corp.)		32.00	32.00
6	NWPt.23	3.3	080-020-181-01 (London Gateway Development Corp.)		36.00	36.00
* 6	NWPt.23	0.31	080-020-181-10 (D. Francis)		7.00	7.00
* Right-of-Way		14.9	030-280-154 (Hydro One)	370.00	124.00	494.00
TOTAL ASSESSMENT ON LANDS				\$ 3,165.00	\$ 3,898.00	\$ 7,063.00

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

C.B. SMITH No. 2 DRAIN REASSESSMENT 2024**City of London**

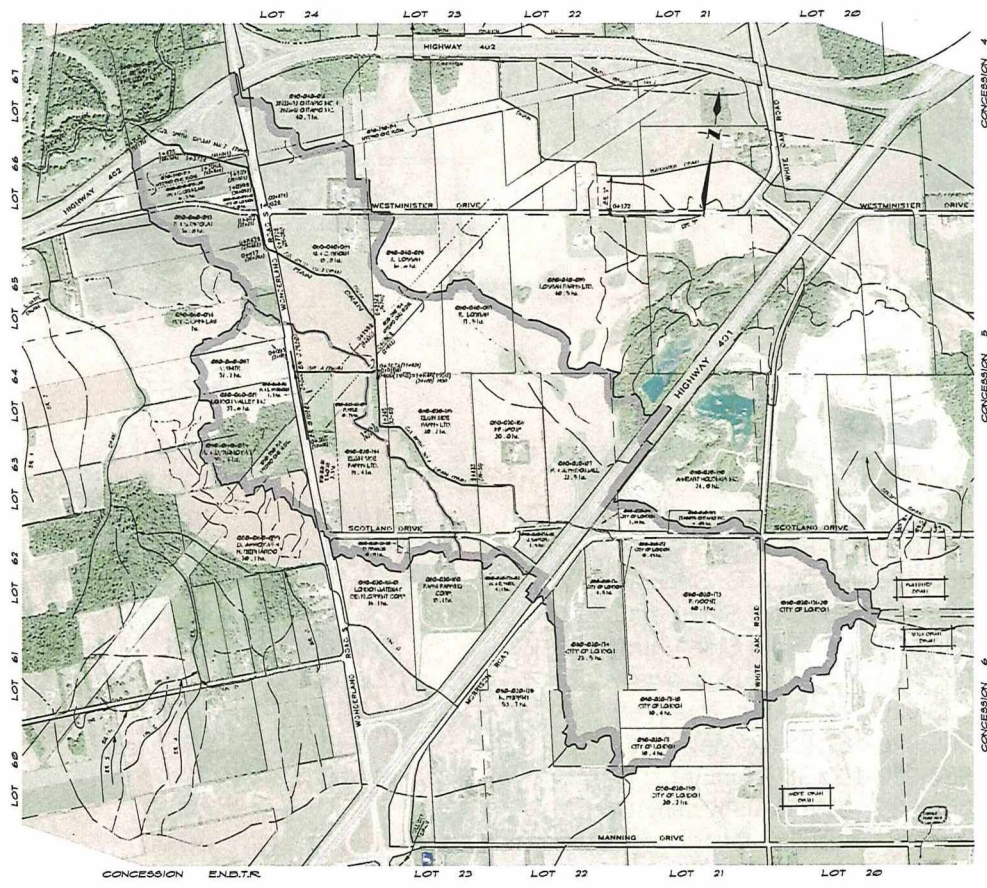
CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
MAIN DRAIN (cont'd)						
	Highway 401	8.3	Ministry of Transportation	\$	\$ 489.00	\$ 489.00
	Highway 402	10.7	Ministry of Transportation	435.00	77.00	512.00
	Wonderland Road	8.0	City of London	370.00	234.00	604.00
	White Oak Road	1.4	City of London		82.00	82.00
	Scotland Drive	6.5	City of London		356.00	356.00
	Westminster Drive	2.1	City of London	15.00	31.00	46.00
	Morrison Road	0.3	City of London		18.00	18.00
TOTAL ASSESSMENT ON ROADS				\$ 820.00	\$ 1,287.00	\$ 2,107.00

TOTAL ASSESSMENT FOR THE MAINTENANCE ON THE MAIN DRAIN**\$ 9,170.00****BRANCHES A, B & C**

<i>Geographic Westminster</i>						
* ENBTR	EPt.62	2.8	080-060-059 (C. Arroyas & N. Bernardo)	\$	\$ 31.00	\$ 31.00
ENBTR	SPt.63	4.7	080-060-079 (A & D. Arroyas)		27.00	27.00
ENBTR	NPt.63	7.6	080-060-081 (London Valley Inc.)	15.00	68.00	83.00
ENBTR	SPt.64	6.6	080-060-087 (V. White)	10.00	72.00	82.00
ENBTR	Pt.64&65	3.7	080-060-094 (M. & C. Crinklaw)		37.00	37.00
5	SEPt.23	4.5	080-020-185 (Elgin Side Farms Ltd.)		49.00	49.00
5	SWPt.23	16.0	080-020-184 (Elgin Side Farms Ltd.)	15.00	155.00	170.00
5	NPt.24	4.6	080-040-089 (W. & C. Brown)	180.00	40.00	220.00
* 5	SPt.24	1.3	080-020-182 (R. & L. Nyeboer)	50.00	17.00	67.00
* 5	SPt.24	0.79	080-020-182-05 (R. Mele)	5.00	9.00	14.00
5	SPt.24	3.9	080-020-183 (T. Thomas)	10.00	38.00	48.00
6	NEPt.23	1.7	080-020-180 (Farhi Farming Corp.)		17.00	17.00
6	NWPt.23	3.3	080-020-181-01 (London Gateway Development Corp.)		36.00	36.00
* 6	NWPt.23	0.3	080-020-181-10 (D. Francis)		7.00	7.00
* Right-of-Way		7.2	030-280-154 (Hydro One)	130.00	71.00	201.00
TOTAL ASSESSMENT ON LANDS				\$ 415.00	\$ 674.00	\$ 1,089.00

Wonderland Road	3.4	City of London	\$ 235.00	\$ 149.00	\$ 384.00	
Scotland Drive	1.4	City of London		57.00	57.00	
TOTAL ASSESSMENT ON ROADS				\$ 235.00	\$ 206.00	\$ 441.00

TOTAL ASSESSMENT FOR THE MAINTENANCE ON BRANCHES A, B & C**\$ 1,530.00****TOTAL ASSESSMENT FOR THE MAINTENANCE ON THE C.B. SMITH No. 2 DRAIN****\$ 10,700.00**



GENERAL NOTES

1. THE PLAN DRAWN FROM DATA OBTAINED FROM THE CITY OF LONDON AND OTHER SOURCES IS INTENDED TO BE USED FOR INFORMATIONAL PURPOSES ONLY. THE CITY OF LONDON AND OTHER SOURCES ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED OR FOR THE RESULTS OF ANY INVESTIGATION OR REASSESSMENT CONDUCTED IN RELIANCE ON THE DATA PROVIDED.

2. THE ABOVE DRAWING SHALL BE PROVIDED TO THE CLIENTS AND EXTENSIONS SET OUT IN THE PLAN SPECIFICATIONS AND REVISIONS CONTAINED IN THE ARTICLES OF AGREEMENT AND THE REPORTS.

3. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES AND FOR THE COSTS THEREOF.

NOTE: ALL STATIONS ARE IN METRIC UNITS UNLESS SHOWN IN PARENTHESES (e.g. 1+000 (3280))

**C.B. SMITH No. 2 DRAIN
REASSESSMENT 2024
City of London**

PLAN LEGEND

[Symbol]	LINE OF WATERSHED
[Symbol]	BOUNDARY OF WATERSHED
[Symbol]	TO BE REASSESSMENT WATERSHED
[Symbol]	EXISTING WATERSHED
[Symbol]	WATERSHED TO BE DELETED
[Symbol]	WATERSHED TO BE ADDED
[Symbol]	WATERSHED TO BE MODIFIED
[Symbol]	WATERSHED TO BE DELETED AND REPLACED
[Symbol]	WATERSHED TO BE DELETED AND REPLACED WITH NEW WATERSHED

Client: JESSICA TRELIA	Project No.: 222-21
Contact: 819-661-7453 EXT. 5055	Drawn By: J.S.
City of London Logo	Checked By: J.S.
SPRIET ASSOCIATES LIMITED CONSULTING ENGINEERS	Scale: 1:1

PLAN SCALE 1:1,500