

Bill No. 355
2016

By-law No. DR-_____

A by-law to provide for a Drainage Works
in the City of London. (Construction of a
portion of the Bannister Municipal Drain).

WHEREAS the Municipal Council of The Corporation of the City of London appointed Spriet Associates London Ltd, pursuant to sections 4 and 78 of the *Drainage Act, R.S.O. 1990*, Chapter D. 17, to prepare a report on the construction of a portion of the Bannister Municipal Drain;

AND WHEREAS the Municipal Council of The Corporation of the City of London at its meeting on September 13, 2016 adopted the said Consulting Engineers' report dated May 30, 2016;

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

1. The report dated May 30, 2016 prepared by Spriet Associates London Limited, for the construction of the Bannister Municipal Drain - 2016 as described as parts of lots 19 to 22, Concession 4 to 6 (Westminster) in the City of London at an estimated cost of \$179,800.00 is hereby adopted and the undertaking and completion of the drainage works outlined in the said 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 cost estimates for the drainage works set out in Schedule "B" attached to this by-law are hereby approved.
4. The assessments for construction for this drainage works set out in Schedule 'C' attached to this by-law are hereby approved and shall be levied upon the lands, including roads, listed in Schedule "C" of this by-law.
5. The Corporation of the City of London may borrow on the credit of the Corporation the amount of \$179,800.00, being the amount necessary for the construction of this drainage works.
6. All of the assessments for this drainage works set out in Schedule "C" attached to this by law are payable in the year in which the assessments are imposed, and any outstanding assessments may be collected in the same manner and at the same time as other municipal taxes are collected.
7. This by-law comes into force on the day it is passed.

PASSED in Open Council on October 25, 2016.

Matt Brown
Mayor

Catherine Saunders
City Clerk

First Reading – September 13, 2016
Second Reading – September 13, 2016
Third Reading - October 25, 2016

SCHEDULE 'A' - ALLOWANCES
BANNISTER DRAIN 2016
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:

CONCESSION	LOT	ROLL NUMBER (Owner)	Section 29 Right-of-Way	Section 30 Damages	TOTALS
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BRANCH 1 (and Main Drain Deepening)

Geographic Westminster

5	Pt. N½ 21	080-040-084 (989726 Ontario Ltd.)	\$ 1,730.00	\$ 1,410.00	\$ 3,140.00
5	N½ 22	080-040-085 (Lobban Farms Ltd.)	1,050.00	1,060.00	2,110.00
4	Pt. E½S½ 22	080-040-097 (Cobrell Holdings Inc.)	2,180.00	3,060.00	5,240.00
Right-of-W		030-280-154(Hydro One Networks Inc.)	270.00	470.00	740.00
			=====		
Total Allowances			\$ 5,230.00	\$ 6,000.00	\$ 11,230.00
			=====		

TOTAL ALLOWANCES ON BRANCH 1 (and Main Drain Deepening) \$ 11,230.00

BRANCH 3

Geographic Westminster

5	N½ 22	080-040-085 (Lobban Farms Ltd.)	\$ 2,930.00	\$ 2,380.00	\$ 5,310.00
			=====		
Total Allowances			\$ 2,930.00	\$ 2,380.00	\$ 5,310.00
			=====		

TOTAL ALLOWANCES ON BRANCH 3 \$ 5,310.00

TOTAL ALLOWANCES ON THE BANNISTER DRAIN 2016 \$ 16,540.00

SCHEDULE 'B' - COST ESTIMATE

BANNISTER DRAIN 2016

City of London

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

BRANCH 1 (and Main Drain Deepening)

360 meters of open ditch reconstruction (Approx. 390 m ³)	\$	1,950.00
Seeding of ditch banks (approx. 1350 m ²)	\$	610.00
Levelling of excavated material	\$	1,000.00
Clearing & grubbing	\$	200.00
Supply & installation of the following helical corrugated aluminized steel pipe as new road culvert including supply and installation of quarry stone rip-rap protection around each end of pipe, removal & disposal of existing pipe culvert, supply & compaction of bedding and backfill materials, surface restoration		
13 m - 1800mm dia, 2.8mm thick, 125mm x 25mm cor. (12 m ³ q.s.)	Supply \$	5,160.00
Sta. 0+250 (Open Portion)	Installation \$	5,990.00
6.0 meters of 600mm dia., H.D.P.E. plastic sewer pipe including rodent gate	\$	850.00
Supply (Single Length)		
Supply and Install quarry stone rip-rap protection around pipe	\$	900.00
(Approximately 4m ³ quarry stone req'd)		
Installation of the following concrete field tile including supply & installation of geotextile around tile joints (approx. 800m req'd)		
337 meters of 300mm dia. concrete tile	\$	6,030.00
74 meters of 400mm dia. concrete tile	\$	1,550.00
23 meters of 450mm dia. concrete tile	\$	430.00
124 meters of 600mm dia. concrete tile	\$	2,600.00
Supply of the above listed tile	\$	13,190.00
Stripping, stockpiling topsoil and relevening upon completion (4m width)	\$	3,500.00
Contingency amount for increased cost due to poor soil conditions:		
Installation of tile on crushed stone bedding with excavator (275 meters)	\$	6,900.00
Supply & delivery of 19mm crushed (Approx. 160 tonnes req'd)	\$	3,450.00
15.0 meters of 300mm sewer pipe		
Supply	\$	420.00
Installation under laneway by open cut	\$	2,630.00
15.0 meters of 457mm (18") dia. 6.3mm thickness smooth wass steel pipe	\$	2,630.00
Supply	\$	6,300.00
Installation under Westminster Drive by boring	\$	1,650.00
Disconnect Existing 200mm subsurface road crossing and fill with cement grout	\$	

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

BANNISTER DRAIN 2016
City of London

BRANCH 1 (and Main Drain Deepening) (Cont.)

Supply and install one 200mm dia. "Hickenbottom" catchbasin and three 600mm x 600mm ditch inlet catchbasins, including grates, leads, ditching, removal and disposal of existing catchbasins	\$	6,000.00
Exposing and locating existing tile drains	\$	1,000.00
Tile connections as noted on plan	\$	300.00
Contingency allowance for two additional equipment float moves (out and back in twice) to allow time for wet areas to drain	\$	1,200.00
Tile connections and contingencies	\$	4,300.00
Allowances under Sections 29 & 30 of the Drainage Act	\$	11,230.00

BRANCH 3

Installation of the following concrete field tile by wheel machine including supply & installation of geotextile around tile joints (approx. 300m req'd)	\$	2,440.00
115 meters of 350mm dia. 2000D concrete tile	\$	3,130.00
120 meters of 350mm dia. 2400D concrete tile	\$	5,060.00
Supply of the above listed tile		
Installation of the following concrete field tile and sewer pipe by excavator including supply & installation of geotextile around conc. tile joints (approx. 80m req'd) and supply and compaction of bedding material	\$	4,410.00
63 meters of 350mm dia. 2400D concrete tile	\$	4,160.00
52 meters of 375mm dia. sewer pipe	\$	3,610.00
Supply of the above listed tile and pipe		
Contingency amount for increased cost due to poor soil conditions:		
Installation of tile on crushed stone bedding with excavator (100 meters)	\$	2,500.00
Supply & delivery of 19mm crushed stone (Approx. 40 tonnes req'd)	\$	870.00
Stripping, stockpiling topsoil and releveling upon completion (4m width)	\$	2,600.00
Supply and install one 600mm x 600mm ditch inlet catchbasin including grates, berms, ditching	\$	1,800.00
Construct swale to north and south of new catchbasin (90m total) including leveling excavated material	\$	1,080.00
Contingency allowance for one additional equipment float move (out and back in) to allow time for wet area to drain	\$	600.00
Tile connections and contingencies	\$	3,300.00
Allowances under Sections 29 & 30 of the Drainage Act	\$	5,310.00

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

BANNISTER DRAIN 2016
City of London

ADMINISTRATION

Net Harmonized Sales Tax	\$	2,610.00
Permit To Take Water and supporting documentation	\$	5,000.00
Conservation Authority Review Fee	\$	300.00
Survey, Plan and Final Report	\$	30,730.00
Expenses	\$	320.00
Supervision and Final Inspection	\$	8,000.00
TOTAL ESTIMATED COST	\$	179,800.00

SCHEDULE 'C' - ASSESSMENT FOR CONSTRUCTION

BANNISTER DRAIN 2016

City of London

May 30, 2016

Job No. 211205

* = Non-agricultural

CON	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	SPECIAL BENEFIT	BENEFIT	OUTLET	TOTAL
BRANCH 1 (and Main Drain Deepening)							
Geographic Westminster							
	6	Pl.N½ 19	2.1	080-020-166(A. Hennessy)	\$	\$	42.00 \$ 42.00
*	6	Pl.N½ 20	2.2	080-020-167(London City)			42.00 42.00
*	6	Pl.N½ 20	2.4	080-020-167-01(London City)			42.00 42.00
*	6	Pl.N½ 20	0.80	080-020-168(London City)			14.00 14.00
*	6	Pl.N½ 20	0.11	080-020-169(London City)			1.00 1.00
*	6	Pl.N½ 20	1.7	080-020-170(London City)			28.00 28.00
*	5	Pl.S½ 19	24.2	080-020-193(Brekelmans Holdings Limited)			401.00 401.00
*	5	Pl.S½ 19	0.10	080-020-194(London City)			1.00 1.00
	5	Pl.N½ 19	1.7	080-040-080(M. McDougall & J. Brochu)			28.00 28.00
*	5	Pl.N½19& 20	10.1	080-040-081(1028026 Ontario Ltd.)			167.00 167.00
*	5	Pl.S½ 20	20.2	080-020-191(Brekelmans Holdings Limited)			333.00 333.00
*	5	Pl.S½ 20	18.9	080-020-190-10(1028026 Ontario Ltd)			319.00 319.00
*	5	Pl. N½ 20	15.0	080-040-081-20(1028026 Ontario Ltd.)			250.00 250.00
*	5	Pl. N½ 20	0.40	080-040-082(United Church of Canada)			14.00 14.00
*	5	Pl. N½ 20	0.61	080-040-083(White Oaks Cemetary Trustees)			97.00 97.00
*	5	Pl.N½20& 21	6.2	080-040-084-05(969726 Ontario Ltd.)			42.00 42.00
*	5	Pl.S½ 21	2.5	080-020-189(S. Shirley)			389.00 389.00
*	5	Pl.S½ 21	23.0	080-020-190(M. & A. & W. & C. Brown)			15,271.00 28,581.00
	5	Pl. N½ 21	28.6	080-040-084 (969726 Ontario Ltd.)	13,310.00	15,271.00	28,581.00
	5	Pl.S½21& 22	3.3	080-020-187(R. & D. McDougall)			139.00 139.00
	5	N½ 22	14.8	080-040-085 (Lobban Farms Ltd.)	4,050.00	5,373.00	9,423.00
	4	Pl. S½ 21	1.5	080-040-101 (W B C Holdings Ltd)			1,208.00 1,208.00
*	4	Pl.E½S½ 22	2.0	080-040-097 (Cobrell Holdings Inc.)	10,210.00	444.00	10,654.00
*	Right-of-Way			030-280-154(Hydro One Networks Inc)	5,570.00	670.00	6,240.00
TOTAL ASSESSMENT ON LANDS				5,570.00	\$ 28,240.00	\$ 24,645.00	\$ 58,455.00
Westminster Dr.					\$ 40,520.00	\$ 5,412.00	\$ 45,932.00
White Oak Road						222.00	222.00
Scotland Dr.						278.00	278.00
Highway 401						943.00	943.00
TOTAL ASSESSMENT ON ROADS					\$ 40,520.00	\$ 6,855.00	\$ 47,375.00

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

BANNISTER DRAIN 2016
City of London

* = Non-agncultural

CON	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
BRANCH 1 (CON'T)						
SPECIAL ASSESSMENT against the City of London for the increased cost of boring a 458mm (18") dia. smooth wall pipe under Westminster Drive					\$	12,080.00
SPECIAL ASSESSMENT to be charged out under maintenance to the Main Drain - Open Portion of the Bannister Drain 1984					\$	5,980.00
TOTAL ASSESSMENT ON BRANCH 1					\$	<u>123,890.00</u>

BRANCH 3

<i>Geographic Westminster</i>							
6	Pl.N½ 19	2.1	080-020-166(A. Hennessy)	\$	\$	76.00	\$ 76.00
* 6	Pl.N½ 20	2.2	080-020-167(London City)			85.00	85.00
* 6	Pl.N½ 20	2.4	080-020-167-01(London City)			95.00	95.00
* 6	Pl.N½ 20	0.8	080-020-168(London City)			28.00	28.00
* 6	Pl.N½ 20	0.1	080-020-169(London City)			0.00	0.00
* 6	Pl.N½ 20	1.7	080-020-170(London City)			66.00	66.00
* 5	Pl.S½ 19	24.2	080-020-193(Brekelmans Holdings Limited)			918.00	918.00
* 5	Pl.S½ 19	0.1	080-020-194(London City)			0.00	0.00
5	Pl.N½ 19	1.7	080-040-080(M. McDougall & J. Brochu)			66.00	66.00
* 5	Pl.N½ 19& 20	10.1	080-040-081(1028026 Ontario Ltd.)			379.00	379.00
* 5	Pl.S½ 20	20.2	080-020-191(Brekelmans Holdings Limited)			768.00	768.00
* 5	Pl.S½ 20	18.9	080-020-190-10(1028026 Ontario Ltd)			720.00	720.00
* 5	Pl. N½ 20	15.0	080-040-081-20(1028026 Ontario Ltd.)			569.00	569.00
* 5	Pl. N½ 20	0.4	080-040-082(United Church of Canada)			19.00	19.00
* 5	Pl. N½ 20	0.6	080-040-083(White Oaks Cemetery Trustees)			19.00	19.00
* 5	Pl.N½ 20& 21	6.2	080-040-084-05(969726 Ontario Ltd.)			237.00	237.00
* 5	Pl.S½ 21	2.5	080-020-189(S. Shirley)			95.00	95.00
* 5	Pl.S½ 21	23.0	080-020-190(M. & A. & W. & C. Brown)			872.00	872.00
5	Pl. N½ 21	17.1	080-040-084 (969726 Ontario Ltd.)	15,880.00	5,091.00		20,971.00
5	Pl.S½ 21& 22	3.3	080-020-187(R. & D. McDougall)			313.00	313.00
5	N½ 22	11.8	080-040-085 (Lobban Farms Ltd.)	16,880.00	7,811.00		24,691.00
TOTAL ASSESSMENT ON LANDS				\$ 32,760.00	\$ 18,227.00	\$	<u>50,987.00</u>
* White Oak Road 3.5 City of London				\$	\$	502.00	\$ 502.00
* Scotland Dr. 2.3 City of London						408.00	408.00
* Highway 401 9.4 Ministry of Transportation						4,013.00	4,013.00
TOTAL ASSESSMENT ON ROADS				\$	\$	4,923.00	\$ 4,923.00
TOTAL ASSESSMENT ON THE BRANCH 3						\$	55,910.00
TOTAL ASSESSMENT ON THE BANNISTER DRAIN 2016						\$	<u>179,800.00</u>