

TOWNSHIP OF BLANDFORD-BLENHEIM
COUNCIL MEETING AGENDA - AMENDED

Wednesday, October 4th, 2023

Watch via Live Stream on Township's YouTube:
<https://www.youtube.com/channel/UCdKRV0GAEuFaGbWHRPzoEXA>

4:00 p.m.

1. Welcome

2. Call to Order

3. Approval of the Agenda

Recommendation:

That the agenda for the October 4th, 2023 Regular Meeting of Council be adopted.

4. Disclosure of Pecuniary Interest

5. Minutes

a. [September 20th, 2023 Minutes of Council](#)

Recommendation:

That the minutes of the September 20th, 2023 Meeting of Council be adopted, as printed and circulated.

6. Business Arising from the Minutes

7. Public Meetings

a. Public Meeting under the Development Charges Act, 1997, as amended

- i. Sean-Michael Stephen, Manager at Watson & Associates Economists Ltd.
– Presentation of proposed Development Charges & Background Study
[2023 Development Charges Update Presentation](#)

Recommendation:

That the Township of Blandford-Blenheim Development Charges Background Study and Proposed Development Charge By-law be received as information.

b. Public Meeting under the Drainage Act, Court of Revision

i. [Hotson Drain](#)

Recommendation:

That pursuant to the provision of Section 52 of the Drainage Act, R.S.O. 1990, as amended, Chapter D. 17, the Court of Revision for the purposes of hearing appeals to the Hotson Drain is convened at _____ p.m.;

That Council appoint Mayor Mark Peterson, Councillor Bruce Banbury, Councillor Daryl Barnes, Councillor Nancy Demarest and Councillor Tina Young serve on the Court of Revision for the Hotson Drain;

And that Mayor Mark Peterson be appointed as the Chair of the Court of Revision;

Be it hereby resolved that the Court of Revision for the Hotson Drain sustain the assessment as outlined in the report of K. Smart dated August 8, 2023;

Be it hereby resolved that the Court of Revision on the Hotson Drain be closed at _____ p.m.

ii. [Plattsville Estates Phase 3 & 4 Drain](#)

Recommendation:

That pursuant to the provision of Section 52 of the Drainage Act, R.S.O. 1990, as amended, Chapter D. 17, the Court of Revision for the purposes of hearing appeals to the Plattsville Estates Phase 3 & 4 Drain is convened at _____ p.m.;

That Council appoint Mayor Mark Peterson, Councillor Bruce Banbury, Councillor Daryl Barnes, Councillor Nancy Demarest and Councillor Tina Young serve on the Court of Revision for the Plattsville Estates Drain Phase 3 & 4;

And that Mayor Mark Peterson be appointed as the Chair of the Court of Revision;

Be it hereby resolved that the Court of Revision for the Plattsville Estates Phase 3 & 4 Drain sustain the assessment as outlined in the report of K. Smart dated June 30, 2023;

Be it hereby resolved that the Court of Revision on the Plattsville Estates Phase 3 & 4 Drain be closed at _____ p.m.

c. Public Meeting under the Planning Act, Committee of Adjustment

i. **Minutes**

[September 6, 2023 Meeting of the Committee of Adjustment](#)

ii. Applications

[MVA-04-23 Henry Vink, 785861 Township Road 6, Innerkip](#)

Recommendation:

That the Township of Blandford-Blenheim Committee of Adjustment approve Application File A04-23, submitted by Henry & Carole Vink for lands described as Part Lots 7-8, Concession 8 (Blandford) in the Township of Blandford-Blenheim as it relates to:

1.) Relief from Section 7.2 to allow a reduction to the required minimum lot frontage from 100m (328.1 ft) to 52 m (170.6 ft).

The proposed relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

- i) deemed to be minor variances from the provisions of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002;
- ii) desirable for the appropriate development or use of the land;
- iii) in keeping with the general intent and purpose of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002, and;
- iv) in keeping with the general intent and purpose of the Official Plan of the County of Oxford.

d. Public Meeting under the Planning Act, Zone Change

i. [Application for Zone Change – ZN-23-12 \(Bucek\)](#)

Recommendation :

It is recommended that the Council of the Township of Blandford-Blenheim approve the Zone Change Application submitted by Paul Bucek, whereby lands described as Part Lot 20, Concession 1 (Blenheim), Township of Blandford-Blenheim, are to be rezoned from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-35)' to permit an existing single detached dwelling to remain on-site permanently while being recognized as an additional residential unit (ARU).

8. Delegations / Presentations

None.

9. Correspondence

a. Specific

None.

b. General

None.

10. Staff Reports

a. Jim Harmer – Drainage Superintendent

i. DS-23-13 – Monthly Report

Recommendation:

That Report DS-23-13 be received as information

11. Jim Borton – Director of Public Works

i. PW-23-18 – Monthly Report

That Report PW-23-18 be received as information

c. Trevor Baer, Manager of Community Services

i. CS-23-13 – Monthly Report

Recommendation:

That Report CS-23-13 be received as information.

d. Denise Krug, Director of Finance/Treasurer

i. TR-23-14 – 2024 Fees & Charges

Recommendation:

That Report TR-23-14 be received as information;

And further that Council authorize the Director of Finance to prepare a fees and charges by-law for the November 15th Council meeting based upon Township fees and charges as outlined on the attached schedules.

11. Reports from Council Members

12. Unfinished Business

13. Closed Session

- a. Personal matters about an identifiable individual, including municipal or local board employees.

Staffing

14. Motions and Notices of Motion

15. New Business

16. By-laws

~~a. 2383-2023, Being a By-law to provide for drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford (Hotson Drain 2023);~~

~~b. 2384-2023, Being a By-law to provide for drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford (Plattsville Estates Phases 3 and 4 Drain);~~

c. 2389-2023, A By-law to amend Zoning By-Law Number 1360-2002, as amended.

d. 2390-2023, Being a By-law to confirm the proceedings of Council.

Recommendation:

That the following By-laws be now read a first and second time: 2383-2023, 2384-2023, 2389-2023 & 2390-2023.

Recommendation:

That the following By-laws be now given a third and final reading: 2383-2023, 2384-2023, 2389-2023 & 2390-2023.

17. Other

18. Adjournment and Next Meeting

Wednesday, October 18th, 2023 at 4:00 p.m.

Recommendation:

That Whereas business before Council has been completed at _____ pm;

That Council adjourn to meet again on Wednesday, October 18th, 2023 at 4:00 p.m.

MINUTES

Council met at 4:00 p.m. for their second Regular Meeting of the month.

Present: Mayor Peterson, Councillors Banbury, Barnes, Demarest and Young.

Staff: Baer, Belanger, Borton, Davidson, Harmer, Mordue and Matheson.

Other: Robson, Planner.

Mayor Peterson in the Chair.

1. Welcome

2. Call to Order

3. Approval of the Agenda

RESOLUTION #1

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Be it hereby resolved that the agenda for the September 20th, 2023 Regular Meeting of Council be adopted, as printed and circulated.

.Carried

4. Disclosure of Pecuniary Interest

None.

5. Adoption of Minutes

a. September 6th, 2023 Minutes of Council

RESOLUTION #2

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Be it hereby resolved that the Minutes of the September 6th, 2023 Meeting of Council be adopted, as printed and circulated.

.Carried

6. Business Arising from the Minutes

None.

7. Public Meetings

a. Public Meeting Under the Planning Act

- i. Application for Official Plan Amendment – OP23-06-1 (Township of Blandford-Blenheim)

RESOLUTION #3

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Be it hereby resolved that Council rise and go into a Public Meeting under the Planning Act to consider an application for official plan amendment:

OP23-06-1 (Township of Blandford-Blenheim);

And that Mayor Peterson Chair the Public Meeting.

.Carried

The planner presented the report, recommending approval. Council did not have question or comment. The applicant was present. No one spoke for or against the application.

RESOLUTION #4

Moved by – Councillor Barnes
Seconded by – Councillor Demarest

Be it hereby resolved that the Public Meeting be adjourned and that the Regular Meeting of Council reconvene.

.Carried

RESOLUTION #5

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

Be it hereby resolved that the Council of the Township of Blandford-Blenheim adopt the Drumbo Secondary Plan, as prepared by MHBC; and,

That the Council of the Township of Blandford-Blenheim recommends that Oxford County Council approve the application to amend the Official Plan initiated by the Township regarding the Drumbo Secondary Plan, to implement the Drumbo Secondary Plan.

.Carried

8. Delegations / Presentations

- a. Larry Balkwill, Ken Whytock, & Tom Dezell, Drumbo Lion's Club, Re: Renovation and Addition to the old Drumbo Park Pavilion

RESOLUTION #6

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

Be it hereby resolved that Council endorse the Drumbo Lions Club proposal to renovate the existing pavilion at the Drumbo Park.

.Carried

9. Correspondence

a. Specific

None.

b. General

- i. Township of Blandford-Blenheim, Police Services Board, Re: April 26, 2023 Meeting Minutes

RESOLUTION #7

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

Be it hereby resolved that the general correspondence items be received as information.

.Carried

10. Staff Reports

a. Drew Davidson – Director of Protective Services

- i. FC-23-14 – June Monthly

RESOLUTION #8

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

Be it hereby resolved that Report FC-23-14 be received as information.

.Carried

b. Ray Belanger – Chief Building Official

- i. CBO-23-09 – June Monthly Report

RESOLUTION #9

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

Be it hereby resolved that Report CBO-23-09 be received as information.
.Carried

c. Denise Krug – Director of Finance

i. TR-23-13 – 2024 Budget Survey Results

RESOLUTION #10

Moved by – Councillor Banbury
Seconded by – Councillor Young

Be it hereby resolved that Report TR-23-13 and the 2024 Budget Survey Responses be received as information.
.Carried

d. Sarah Matheson – Deputy Clerk

i. DC-23-04 – Strategic Planning

RESOLUTION #11

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

Be it hereby resolved that Report DC-23-04 be received as information.

.Carried

11. Reports from Council Members

Councillor Young had a question about Oxford Community Foundations Grant and if the Township has ever applied for one of their grants. The Manager of Community Services was consulted. Mayor Peterson mentioned the Fair this weekend on September 23rd and 24th in Drumbo Park. Mayor Peterson commended staff and their hard work. Mayor Peterson reported a food drive for Blandford-Blenheim Helping Hands in Drumbo Village on September 30th from 10:00 am to 12:00 pm. Councillor Demarest reiterated that this food drive is Blandford-Blenheim wide.

12. Unfinished Business

None.

13. Motions and Notices of Motion

None.

14. New Business

None.

15. Closed Session

- a. Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Township Lawyer to be in attendance, Re: Roads.

- b. Personal matters about an identifiable individual, including municipal or local board employees.

Staffing.

RESOLUTION #12

Moved by – Councillor Banbury
Seconded by – Councillor Young

Be it hereby resolved that Council move into Closed Session under the authority of Section 239 of the Municipal Act at 4:40 p.m. to discuss:

- a. Litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board

Re: Gravel roads

.Carried

RESOLUTION #13

Moved by – Councillor Banbury
Seconded by – Councillor Young

Be it hereby resolved that Council does now adjourn from Closed Session and resume into Open Session at 5:25 p.m.

.Carried

16. By-laws

- a. 2387-2023, Being a By-law to amend By-law Number 2088-2018 to fix salaries and wages to be paid to employees of the municipality effective January 1, 2024;

- b. 2388-2023, Being a By-law to confirm the proceedings of Council.

RESOLUTION #14

Moved by – Councillor Young
Seconded by – Councillor Barnes

Be it hereby resolved that the following By-laws be now read a first and second time: 2387-2023, 2388-2023.

.Carried

RESOLUTION #15

Moved by – Councillor Young
Seconded by – Councillor Barnes

Be it hereby resolved that the following By-laws be now read a third and final time: 2387-2023, 2388-2023.

.Carried

17. Other Business

None.

18. Adjournment and Next Meeting

RESOLUTION #16

Moved by – Councillor Young
Seconded by – Councillor Barnes

Whereas business before Council has been completed at 5:26 p.m.; and,

That Council adjourn to meet again on Wednesday, October 4th, 2023 at 4:00 p.m.

.Carried

Mark Peterson, Mayor
Township of Blandford-Blenheim

Rodger Mordue, CAO/Clerk
Township of Blandford-Blenheim



Township of Blandford-Blenheim 2023 Development Charges By-Law Amendment

Public Meeting

October 4, 2023



Introduction

Public Meeting Purpose

- This meeting is a mandatory requirement under the *Development Charges Act (D.C.A.)*
- Prior to Council's consideration of a by-law, a background study must be prepared and available to the public a minimum of 2 weeks prior to a public meeting and provided on the municipality's website 60 days prior to by-law passage
- Purpose of the public meeting is to provide an overview of the proposed amendment and to receive public input on the matter



Introduction

Development Charges Update Study and By-law Amendment

- Development Charges (D.C.) Update Study prepared to amend the Township's 2019 D.C. Background Study and By-law 2148-2019 (as amended)
- Purpose of the amendment is to remove the exemption to the payment of D.C.s for industrial development
- Amending by-law also addresses changes to the D.C.A. as a result of *The More Homes Built Faster Act (Bill 23)*
 - These changes are summarized on the following slides
- All other components of the 2019 D.C. Background Study and D.C. By-law 2148-2019 remain unchanged

By-Law Amendment



The More Homes Built Faster Act

- Historical level of service calculation is now undertaken for the prior 15-year period (previously 10-years)
- Studies are no longer an eligible capital costs at the time of passage of a new D.C. by-law
- Non-profit housing is now fully exempt
- Additional residential units in existing and new residential buildings (revised through Bill 23)
 - May add up to two apartments for a single detached, semi-detached or row house (only one unit can be in an ancillary structure)
 - One additional unit or 1% of the units in an existing rental residential building with four or more residential units
- New exemptions for affordable inclusionary zoning units
- Reductions for rental housing development (15-25%)

By-Law Amendment



The More Homes Built Faster Act

- Introduction of a maximum rate of the average prime rate plus 1% for installment payments uninterested charges calculated a planning application submission
- New by-laws (including amending by-laws) must be phased in over the first 5-years of their life (80%, 85%, 90%, 95%, 100%)

By-Law Amendment

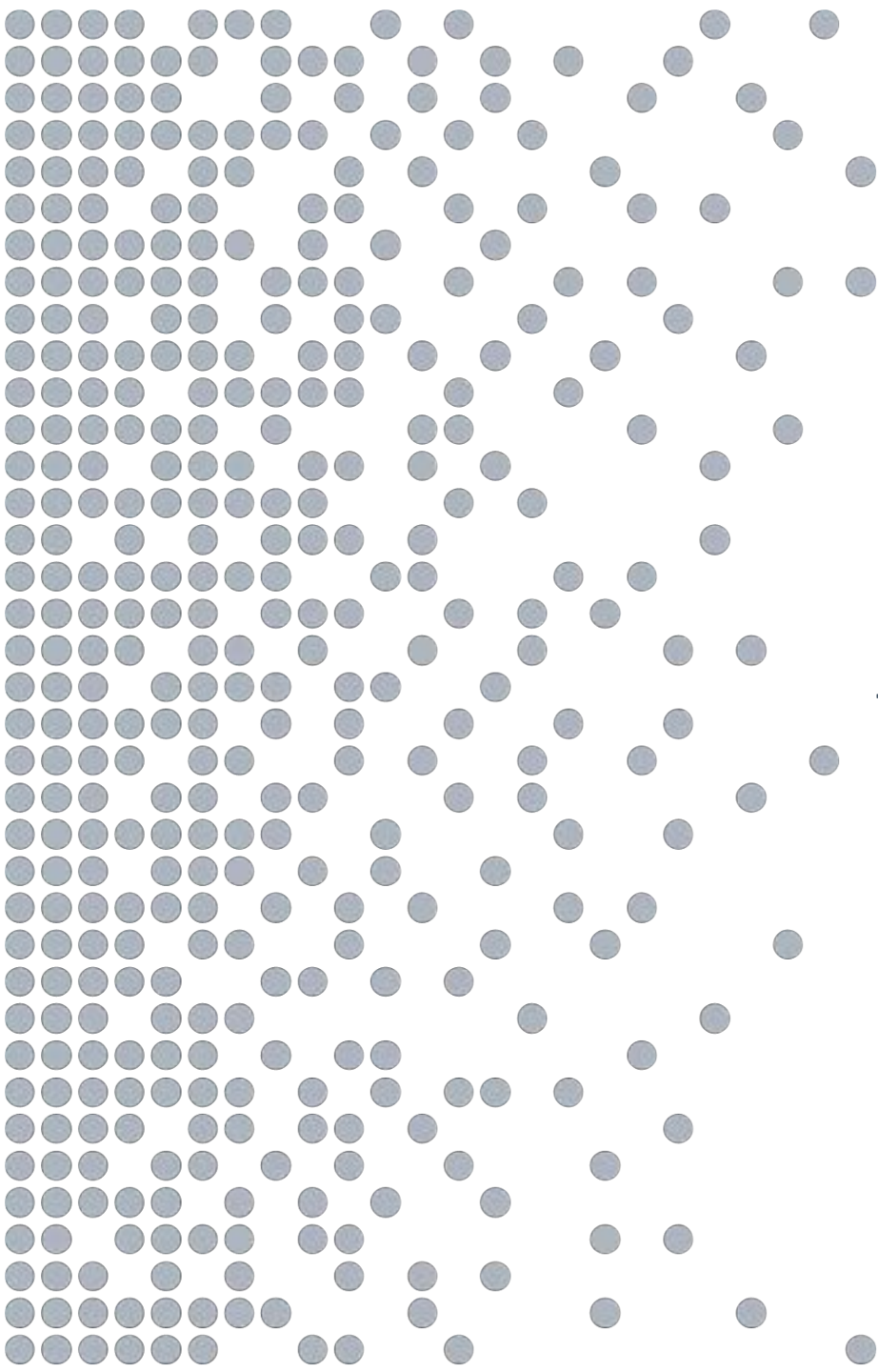
Proposed Charge



Current Charge	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per m2 of Gross Floor Area)	(per Wind Turbine)
Municipal Wide Services/Class of Service:						
Fire Services	3,476	1,853	1,253	2,184	14.08	3,476
Roads and Related Services	6,611	3,524	2,384	4,154	26.79	6,611
Parks & Recreation Services	3,550	1,893	1,281	2,231	10.06	-
Growth-Related Studies	477	254	172	300	1.78	477
Total	14,114	7,525	5,090	8,869	52.71	10,564

Proposed Charge	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per m2 of Gross Floor Area)	(per Wind Turbine)
Municipal Wide Services/Class of Service:						
Fire Services	3,349	1,785	1,207	2,103	13.57	3,349
Roads and Related Services	6,481	3,455	2,338	4,072	26.26	6,481
Parks & Recreation Services	3,550	1,893	1,281	2,231	10.06	-
Growth-Related Studies	-	-	-	-	-	-
Total	13,380	7,134	4,826	8,406	49.89	9,829
% Change	-5.2%	-5.2%	-5.2%	-5.2%	-5.4%	-7.0%

Proposed Charge	RESIDENTIAL				NON-RESIDENTIAL	
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	(per m2 of Gross Floor Area)	(per Wind Turbine)
Charge in for first year of By-Law	10,704	5,707	3,861	6,725	39.91	7,863
% Change	-24.2%	-24.2%	-24.1%	-24.2%	-24.3%	-25.6%



Next Steps

Next Steps



- Council will receive input from the public and consider any amendments to the D.C Update Study and draft amending By-law
- Council to approve D.C Update Study and consider adoption of amending D.C. By-law – November 1, 2023
- By-law effective date – November 1, 2023

Township of Blandford-Blenheim
47 Wilmot St. S.
Drumbo, ON
519-463-5347

Notice of Sitting of Court of Revision

Drainage Act, R.S.O. 1990, c. D.17, subs. 46(1) and (2)

To:
Property Owner

Re: Hotson Drain 2023

(Designation of drainage works)

Take notice that your property is assessed for the construction of the above mentioned drainage works under section 4 and 78 of the *Drainage Act*. Attached is a provisional by-law exclusive of the engineer's report. Details of your assessment are contained in the engineer's report dated 2023/08/08, which has been previously sent to you or is available at the municipal office.

Date (yyyy/mm/dd)

An owner of land assessed for the drainage works may appeal to the Court of Revision on any of the following grounds:

- Any land or road has been assessed an amount that is too high or too low;
- Any land or road that should have been assessed has not been assessed; and/or
- Due consideration has not been given to the use being made of the land.

Pursuant to section 52(1) of the *Drainage Act*, objections or appeals to the assessment must be forwarded in writing, to the attention of the undersigned, at least ten (10) days prior to the date of the Court of Revision.

The Court of Revision will take place:

Date (yyyy/mm/dd)	Time	Location
2023/10/04	4:00 p.m	Council Chambers

Name of Clerk (Last Name, First Name)

Mordue, Rodger

Name of Municipality

Township of Blandford-Blenheim

Signature of Clerk



Date (yyyy/mm/dd)

2023/09/13

Right of Appeal – Any owner of land or public utility affected by the above mentioned drainage works may appeal to the Referee regarding legal issues or the Agriculture, Food and Rural Affairs Appeal Tribunal regarding technical issues within forty (40) days of the sending of this notice. *Drainage Act, R.S.O. 1990, c. D.17, subs. 47(1) and 48(1).*



THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2383-2023

Hotson Drain 2023

A By-law to provide for drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

WHEREAS the Council of the Township of Blandford-Blenheim in the County of Oxford appointed Curtis McIntyre, P. Eng., of K. Smart Associates Limited, of Kitchener, Ontario, and the Section 4 and 8 report is attached hereto and forms part of this By-law.

AND WHEREAS the estimated total cost of this report consisting of the engineering, construction costs and administration is \$165,000.00.

THEREFORE the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, and amendments thereto, enacts as follows:

1. The report dated August 8, 2023 and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2. The Corporation may borrow on the credit of the Corporation the amount of \$165,000.00 being the necessary amount for construction of the Drainage Works.
3. The Corporation may arrange for the issue of debentures on its behalf for the amount borrowed, less the total amount of,
 - (a) grants received under Section 85 of the Act;
 - (b) commuted payments made in respect of lands and roads assessed within the municipality;
 - (c) moneys paid under subsection 61(3) of the Act; and
 - (d) moneys paid under subsection 62(3) of the Act; and

such debentures shall be made payable within Five (5) years from the date of the debenture and shall bear interest at a rate to be established at the date of the sale of such debentures.

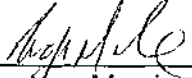
The County of Oxford shall handle the sale of such debentures, with interest at the prevailing rates at the time of debenture sale. The Municipality of the Township of Blandford-Blenheim shall make annual payments without coupons payable to the County of Oxford.

4. A special equal annual rate sufficient to redeem the principal and interest on the debentures shall be levied upon the lands and roads as set forth in the Schedule to be collected in the same manner and at the same time as other taxes are collected in each year for Five (5) years, the year following the due date of the final invoice that calculates the actual costs of the Drainage Works in accordance with the Schedule contained in this By-law.

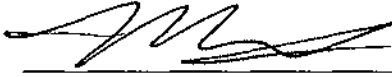
5. All assessments of \$1,000 or less are payable in the first year in which the assessments are imposed.

6. This by-law comes into force on the passing thereof and may be cited as **Hotson Drain 2023.**

Read a First and Second Time this 6th day of September, 2023.



Rodger Mordue, CAO/Clerk



Mark Peterson, Mayor

Read a Third Time and Finally Passed this _____ of _____, 2023

Rodger Mordue, CAO/Clerk

Mark Peterson, Mayor

ENGINEERING REPORT

For

HOTSON DRAIN 2023

Township of Blandford-Blenheim

(Geographic Township of Blandford)

County of Oxford

Date: August 8, 2023

File No. 22-238



K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS & PLANNERS

85 McIntyre Drive
Kitchener, ON N2R 1H6

Tel: 519-748-1199
Fax: 519-748-6100

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SCHEDULE A – SCHEDULE OF ASSESSMENTS FOR CONSTRUCTION

SCHEDULE B – SCHEDULE OF ASSESSMENTS FOR MAINTENANCE

SCHEDULE C – SCHEDULE FOR ACTUAL COST BYLAW

APPENDIX A – CALCULATION OF ASSESSMENTS

STANDARD SPECIFICATIONS

- Section 200 - General Conditions
- Section 300 - Special Provisions (See Drawings 3 - 4)
- Section 400 - Standard Specifications for Construction of Drains
- Section 420 - Standard Specifications for Tile Drains
- Section 430 - Standard Specifications for Jacking and Boring

DRAWINGS 1 TO 4 (INCLUDES SPECIAL PROVISIONS)

Definitions:

Act” means The Drainage Act RSO

CSP” means corrugated steel pipe

Drain” means Hotson Drain 2023

Grant” means grant aid under the Agricultural Drainage Infrastructure Program

HDPE” means high-density polyethylene

KSAL” means K Smart Associates Limited

Municipality” or Township” means Township of Blandford-Blenheim

UTRCA” means Upper Thames River Conservation Authority

OMAFRA” means the Ontario Ministry of Agriculture, Food and Rural Affairs

Tribunal” or Drainage Tribunal” means Agriculture, Food and Rural Affairs Appeal Tribunal

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K. SMART ASSOCIATES LIMITED

CONSULTING ENGINEERS & PLANNERS

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Kitchener, ON N2R 1H6

Tel: 519-748-1199
Fax: 519-748-6100

August 8, 2023

File No. 22-238

HOTSON DRAIN 2023

TOWNSHIP OF BLANDFORD-BLENHEIM

1 EXECUTIVE SUMMARY

This report is prepared pursuant to Sections 4 and 78 of the Drainage Act RSO 1990 (the Act).

On May 31, 2022 the Township of Blandford-Blenheim received a *Petition for Drainage Works by Owner* signed by Bill Chesney of Wm A. Chesney & Sons Ltd. in Lot 6, Concession 7 in the Township of Blandford-Blenheim (Geographic Township of Blandford). Pursuant to Section 8 of the Act, on August 3, 2022, K. Smart Associates Limited was appointed by resolution of Council to prepare a report on the petition received. During the investigation/design stage, the Township also received a *Notice of Request for Major Improvement* to the existing Hotson Drain, signed by the Director of Public Works. On August 2, 2023, K. Smart Associates Limited was appointed by resolution of Council under Section 78 of the Act and instructed to combine the two appointments into a single report.

To address the petition and request for improvement received, this report recommends the following:

Main Drain

- Installation of 460m of closed concrete tile drain (350mm \varnothing to 525mm \varnothing)
- Two (2) crossings of Township Road 8 by open cut (one (1) – 450mm \varnothing plastic pipe and one (1) – 375mm \varnothing plastic pipe)
- One (1) crossing of Blandford Road with 400mm \varnothing steel casing pipe by jack and boring method
- Two (2) – 900x1200mm concrete catchbasins, and four (4) – 600x600mm concrete catchbasins

The estimated cost of this project is **\$165,000**.

The watershed served is approximately 66.6 hectares (165 acres).

The following assessment schedules/appendices are included for construction and future maintenance of the drainage works:

- Schedule A shows the assessment of the total estimated project cost
- Schedule B is for prorating future maintenance cost
- Schedule C is for levying the final cost of the Drain
- Appendix A shows the calculation of the assessments outlined in Schedules A

2 BACKGROUND

On May 31, 2022 the Township of Blandford-Blenheim received a *Petition for Drainage Works by Owner* signed by Bill Chesney of Wm A. Chesney & Sons Ltd. in Lot 6, Concession 7 in the Township of Blandford-Blenheim (Geographic Township of Blandford). Pursuant to Section 8 of the Act, on August 3, 2022, K. Smart Associates Limited was appointed by resolution of Council to prepare a report on the petition received.

During the investigation/design stage, discussions between the engineer, landowners, and the Township Roads department determined that conditions of the Drain could further be improved with the proposal of additional work on the Hotson Drain upstream of the original petition. On July 12, 2023, a *Notice for Request for Major Improvement* was signed and filed by the Township's Director of Public Works for improvement to the Hotson Drain at the existing road crossings of Township Road 8 and Blandford Road. On August 2, 2023, pursuant to Section 8, K. Smart Associates Limited was appointed by resolution of Council under Section 78 of the Act, and instructed to combine the two appointments into a single report.

3 DRAINAGE HISTORY

The Hotson Drain was originally established in accordance with a report by H. M. Gibson, P. Eng., O.L.S., dated May 16, 1966. This report proposed the construction of a 18" tile commencing at the Trout Cree Main Drain open ditch in Lot 6, Concession 8 southerly across Township Road 8 to a catchbasin on the south side of the road. The Hotson Drain then continues as a 18" tile southwesterly into Lot 6, Concession 7, then northerly back across Township Road 8 again to a second catchbasin on the north side of the road. Furthermore, the 1966 report incorporated an upstream existing tile originally constructed under the Award of F. J. Ure, dated May 8, 1900. The Award Drain continued northwesterly through Lot 6, Concession 8, across Blandford Road, ending near the middle of Lot 7, Concession 8 (at the property line now designated by Roll No. 030-06700).

The plan and profile drawing for the 1966 report also includes plans/profiles for the neighbouring Bastien and Volmershausen Drains, suggesting they were petitioned and constructed at the same time as the Hotson.

No additional reports have been completed on the Hotson Drain for either the 1966 nor the 1900 portions of tile.

4 **INVESTIGATION**

4.1 **On-Site Meeting**

Attendees:

Dave Skillings (Roll No. 030-06700)	Curtis MacIntyre, P. Eng (K. Smart Associates)
William S. Chesney (Roll No. 030-05000)	Jim Harmer (Twp. of Blandford-Blenheim)
Gord Gillespie (Roll No. 030-05902)	Jim Borton (Twp. of Blandford-Blenheim)
Pat Gillespie (Roll No. 030-06000)	Adam Degier (Twp. of Blandford-Blenheim)
Bill Martin (Roll No. 030-04900)	

On September 6, 2022 an on-site meeting for the Section 4 appointment was held in accordance with Section 9(1) and 9(2) of the Act, on Township Road 8 near the intersection of Blandford Road. Generalized comments from all attendees are listed below:

William S. Chesney (Roll No. 030-05000)

William described the erosion that occurs on his farm starting at the westerly road crossing of Township Road 8, into his field toward the east. Surface water also transports silts through his field that pile up near the east side of his farm where the water continues in the south road ditch toward the Trout Creek Main Drain. William feels their tile drainage may have been done around the same time as the neighbour Pat Gillespie's farm and may be at foot s acing.

William agreed with the engineer's comment that their goal would be to intercept as much surface water as possible into a subsurface drain before it runs overland through their field. He also agreed that it would be beneficial to install a new catchbasin and berm on their side of Township Road 8 at the culvert crossing.

William was of the opinion that further improvement of the Hotson Drain upstream would be favourable. The engineer stated his opinion that, after an initial review of the area, it would appear ideal to at least extend the proposed Hotson Drain improvement work across Township Road 8 to provide a better surface water inlet into the drain on the upstream side of the road. Should others wish for the drain improvement to continue further upstream, additional petitions/appointments would be required.

Gord Gillespie (Roll No. 030-05902)

Gord agreed with the engineer's comment that if a new road crossing of Township Road 8 were to be proposed, it would make the most sense to move the catchbasin over to the east slightly from its current location so that it is constructed at the existing rock area and road culvert crossing near their laneway.

Gord generally did not have concerns with the function of the drain on his property as it current exists, however suggested it may be beneficial for all upstream owners if the engineer could provide an estimate for the cost to extend the proposed Hotson Drain improvement.

Gord confirmed there is no surface water culvert on Township Road 8 at the location of the downstream Hotson Drain crossing.

Jim Borton (Director of Public Works)

Jim commented that the Township's standard approach is normally to leave the determination of scope up to the landowners, so as to not drive up costs to owners. However, Jim also felt that if the proposed scope of work was to end at the downstream side of a township road, the Township may wish to see the project continue across the road so that their storm infrastructure is replaced at this time (this is also under the understanding that the cost of road crossings under the Drainage Act are primarily assessed to the road authority under Section 26, and therefore of no additional costs to owners).

Pat Gillespie (Roll No. 030-06000)

Pat confirmed that her farm was tile drained in 1975 by Harry Zin & Harold Armstrong. She does not believe there ever was a tile plan.

Pat feels the Hotson Drain is generally working fine for their needs.

Dave Skillings (Roll No. 030-06700)

Dave confirmed that the Township fixed the catchbasin at the top end of the drain on their southerly property line last summer. Jim Harmer confirmed the new catchbasin was set low, with a modern birdcage grate, such that it will admit surface water. Jim believed the Hotson Drain, at this location, was a 12" diameter tile.

Dave also believes the Hotson Drain is generally working fine for their needs.

Bill Martin (Roll No. 030-04900)

Bill Martin felt his property would not be affected by the proposed Hotson Drain work. He thought the farm drained toward the east. The engineer commented that it appeared some surface water from the southwest corner of their property did contribute to the Hotson Drain watershed, though this would need to be confirmed.

4.2 Site Examination and Survey

The route of the existing drain was examined after the on-site meeting. The findings of this investigation are outlined below.

W. & C. Martin (Roll No. 020-04900)

- It is believed that a small area of surface water at the west limits of the property would preferably cross the hedge row onto the Chesney farm.

W. & S. Gillespie (Roll No. 030-05902)

- The Trout Creek Main Drain is a considerably deep open ditch drain. By observation, it would appear that there should be no issue obtaining freeboard for a new tile drain outlet.
- The existing catchbasin located on the upstream most road crossing, to the west of driveway, is not located in a position to take surface water. Catchbasin is located on slightly higher ground approximately 10m west of the road culvert. The catchbasin also contained what appeared to be wheat stubble clogging the upstream tile inlet.

- An additional catchbasin exists at the immediate downstream end of the 600mmø CSP culvert across Blandford Road. This catchbasin, along with the other two downstream catchbasins, contain grates that cover approximately 90% of the catchbasin opening, further suggesting that the catchbasins were not meant to admit surface water.

Wm A Chesney & Sons (Roll No. 030-05000)

- The downstream end of the surface culvert contained a large pile of rocks, indicating the attempt to reduce downstream silt transportation and erosion.
- The catchbasin at the easterly road crossing was located in the road ditch, and positioned too high to admit surface water.
- Confirmed no surface water culvert at this location, therefore surface water must travel down the south side road ditch to the Trout Creek Main Drain.

P. Gillespie (Roll No. 030-06000)

- Circular 600mmø CSP catchbasin was observed on the upstream side of Blandford Road containing " mm steel i es oming in from the west and out the east. No admittance of surface water would appear possible due to the height of the structure above the ground.

L. & E. Ernewein (Roll No. 030-06200)

- No catchbasin was observed on the downstream side of the property.
- A private air strip exists in the field.
- As discussed at the meeting, a new catchbasin was observed at the shared property line with the Skillings property.

4.3 Watershed Description

The perimeter watershed of the Drain has been established based on site investigation, topographic survey, and open source SWOOP Digital Elevation Model (DEM) data from the province. The proposed watershed boundary generally matches the H. M. Gibson, P. Eng, O.L.S. boundary from the 1966 report.

The watershed area is predominantly agricultural lands.

4.4 Options Investigated

At the request of the owners, additional survey, sizing calculations and cost estimating was undertaken for the full length of the existing Hotson Drain, with three (3) options prepared.

- Option 1 included a new drain from the outlet at the Trout Creek Main Drain, across Township Road 8, through the Chesney farm and back across to the north side of Township Road 8.
- Option 2 extended the improvement to the west side of Blandford Road.
- Option 3 further extended the improvement upstream to the end of the existing Hotson Drain limits.

5 MEETINGS AND CONSULTATION

5.1 Information Meeting

Attendees:

William S. Chesney (Roll No. 030-05000)	Curtis MacIntyre, P. Eng (K. Smart Associates)
Sharon Skillings (Roll No. 030-06700)	Jim Harmer (Twp. of Blandford-Blenheim)
Pat Gillespie (Roll No. 030-06000)	Jim Borton (Twp. of Blandford-Blenheim)
Larry Vollmershausen (Roll No. 030-04200)	

On June 27, 2023, an information meeting was held. Notice for the meeting was sent to all owners in the watershed, along with a description of the three (3) options outlined above, and a range of preliminary assessments to each owner for all options.

Overall, Mr. Chesney is in favor of at least pursuing Option 1. Pat Gillespie would take some time following the meeting to consider Option 2 (extending the improvement to the west side of Blandford Road). It was agreed that little to no interest existed to proceed with Option 3 to improve the full extents of the Hotson Drain up to the T. Skillings & Estate property.

Initially, some discussion centered around an additional option to scale back the proposed new tile work and simply install catchbasin inlets on the existing drain. Both the engineer and drainage superintendent advised that the current Hotson Drain was not sized large enough to allow for surface water entry (only sized for subsurface drainage) and if such proposal were to be implemented, would likely cause blowouts to the existing tile in the near future.

5.2 Follow-up Conversations to Define Scope

Following this meeting, in separate phone call discussions with Gord Gillespie, Pat Gillespie and the Public Works Director, it was determined that the project should proceed with the **Option 2** presented at the June 27, 2023 meeting. Option 2 included a new Drain extended upstream of the Wm A Chesney & Sons property (Roll No. 030-05000), across Township Road 8 and the corner of the Gord Gillespie farm (Roll No. 030-05902), and finally across to the west side of Blandford Road.

6 AUTHORITY FOR REPORT

6.1 Section 4

Section 4 of the Drainage Act provides for the construction of new drainage works for an area requiring drainage. As a result of discussion at the on-site meeting and site examination, the area requiring drainage was determined to be the approximate 0.33 hectare area (0.8 acre) located above the Hotson Drain tile on property with Roll No. 030-05000 (Part Lot 6, Concession 7), starting at the culvert crossing of Township Road 8 and ending at the existing catchbasin on the south side of the road to the east.

The signature on the petition represents greater than 60% of the area requiring drainage; thus, the petition is valid under Section 4(1)(b) of the Drainage Act.

6.2 Section 78

Section 78 of the Drainage Act provides for the repair and improvement of an existing drain constructed under the Drainage Act through a new engineer's report. The Hotson Drain was constructed under the Drainage Act, and it was determined at the on-site meeting and site examination that the Drain, in part, requires improvement. Therefore, this report, as it relates to improvement of the existing Hotson Drain, is properly initiated under Section 78 of the Drainage Act.

7 RECOMMENDED WORK

Major work items are described property by property below. Further detail regarding the construction and maintenance of the Drain can be found in the Special Provisions and Drawings. *Items located near property lines have been duplicated for each adjoining owner and written in italics.*

Main Drain

W. & S. Gillespie (Roll No. 030-05902) – Downstream of Township Road 8

- 6m of 525mm \varnothing solid plastic pipe at outlet, 87m of 525mm \varnothing concrete tile
- 900x1200mm concrete catchbasin (north side of road)

W. & S. Gillespie (Roll No. 030-05902) – Between Twp Road 8 & Blandford Road

- 600x600mm concrete ditch inlet catchbasin (north side of road at Crossing #2)
- 122m of 350mm \varnothing concrete tile
- 600x600mm concrete catchbasin (east side of Blandford Road)
- New 15m long berm to be constructed behind catchbasin

Wm A Chesney & Sons Ltd. (Roll No. 030-05000)

- 900x1200mm concrete catchbasin (south side of road at Crossing #1)
- 245m of 400mm \varnothing concrete tile
- 600x600mm concrete catchbasin (south side of road at Crossing #2)
- New 12m long berm to be constructed behind catchbasin

Township of Blandford-Blenheim (Township Road 8) – Crossing #1

- 900x1200mm concrete catchbasin (north side of road)
- 19m of 450mm \varnothing solid plastic pipe crossing of Township Road 8 by open cut
- 900x1200mm concrete catchbasin (south side of road)

Township of Blandford-Blenheim (Township Road 8) – Crossing #2

- 600x600mm concrete catchbasin (south side of road)
- 17m of 375mm \varnothing solid plastic pipe crossing of Township Road 8 by open cut
- 600x600mm concrete ditch inlet catchbasin (north side of road)

Township of Blandford-Blenheim (Blandford Road)

- 600x600mm concrete catchbasin (east side of road)
- 20m of 400mmØ steel casing pipe crossing of Blandford Road by jack and boring methods
- 600x600mm concrete ditch inlet catchbasin (west side of road)

8 DESIGN CONSIDERATIONS

8.1 Sufficient Outlet

Section 15 of the Act requires that the proposed work be continued downstream to a sufficient outlet. Section 15 of the Act defines sufficient outlet as a point at which water can be discharged safely so that it will do no damage to lands or roads. For this project, the existing open ditch of the Trout Creek Main Drain provides sufficient outlet and will allow the proposed works to function as intended.

8.2 Drain Capacity

The size of the proposed tile drain was determined using the Drainage Coefficient Method outlined in the *Drainage Guide for Ontario*, published by OMAFRA. The drainage coefficient is a measure of the amount of runoff that a closed drain can remove from an upstream watershed in a 24-hour period. Based on our watershed examination and landowner discussions, the proposed tile drains on this project have been designed for a 0.05 drainage coefficient.

8.3 Soil Conditions

The report titled "U grade of Soil Survey Information for Oxford County" indicates that the soils adjacent to the Drain are Brady Sandy Loams with imperfect drainage for the portion of the Drain located between Trout Creek Main Drain and Township Road 8. The area south of Township Road 8 may be characterized as Honeywood Silt Loams that are well drained. Both soils are made up of a clayey till and are characterized as containing slight surface stoniness.

Based on available information, adverse subsurface conditions are not expected on this project, and the use of conventional construction equipment is anticipated. Refer to the Standard Specifications for drain construction procedures when adverse subsurface conditions are encountered.

9 ENVIRONMENTAL CONSIDERATIONS

9.1 Agency Consultation

9.1.1 Upper Thames River Conservation Authority

The Upper Thames River Conservation Authority did not request an environmental appraisal under Section 6 of the Act. The Conservation Authority was sent a notice to the on-site meeting and was also emailed draft drawings of the proposed work prior to the information meeting with owners.

In email correspondence, UTRCA noted that the Trout Creek Main Drain was a Class E” drain and therefore sediment and erosion control would be essential to protect the sensitive watercourse. From this comment, KSAL included light duty silt fencing to be installed at the bank of the Trout Creek Main Drain after the new Hotson Drain outlet work is completed. KSAL made note to UTRCA that there is no surface water culvert under Township Road 8 and therefore only a small amount of surface water/sediment control would appear to be necessary at the Hotson Drain outlet.

UTRCA also requested confirmation that the riprap sizing at the outlet would be appropriate for the expected flows. Riprap sizing calculations were provided by KSAL and confirmed to be the appropriate size.

A letter of clearance will be issued by UTRCA after the report has been adopted by council.

10 CONSTRUCTION CONSIDERATIONS

10.1 Construction Scheduling

Construction cannot commence until ten days after a bylaw to adopt this report is given third reading in accordance with the Act.

On this project, it is anticipated that no permits will be required prior to starting construction.

Restricted timing windows for this project, if any, are described in *Section 9 ENVIRONMENTAL CONSIDERATIONS*.

10.1 Design Changes During Construction

In general, design changes requested by landowners, agencies or other authorities after the bylaw is passed cannot be undertaken.

Section 84.1 of the Act and the associated regulation, O. Reg. 500/21, provides criteria and a process for amending this report if design changes are required during construction and approved by the engineer. If design changes are made, this report must be amended after construction with the as-constructed drawings before passing the actual cost bylaw.

Additional work desired by the landowner(s) which is not part of the drainage works may be arranged with the Contractor provided the cost of the work is paid by the landowner(s), and the engineer reviews the additional work in advance. Such additional work is not part of the drainage works for future maintenance.

10.2 Alignment of Drains

All drains shall be constructed and maintained generally to the alignment, as noted on the plans and specified by the Special Provisions. In the absence of survey bars, existing fences and similar boundary features are assumed to represent property lines. Should landowners desire a more precise location for the drains in relation to

their property line or if there is a dispute about the location of any property line, landowners may obtain a legal survey at their own cost before construction.

11 DRAWINGS AND SPECIFICATIONS

11.1 Drawings

The location of the Drain, watershed boundary and the affected properties are shown on Drawing No. 1 included with this report. The numbers adjacent to the Drain are station numbers, which indicate in metres the distance along the Drain from the outlet.

The profile for the Drain is on Drawing 2. The profiles show the depth and grade for proposed work and future maintenance. Drawing No.'s 3 and 4 contain the Special Provisions and details at specific locations, such as catchbasins, road crossings, etc.

11.2 Specifications

This report incorporates the General Conditions, Standard Specifications and Special Provisions listed in the Table of Contents, which govern the construction and maintenance of the Drain.

12 COST ESTIMATE

The estimated cost of this project includes allowances to owners, the construction cost, the engineering cost and other costs associated with the project.

12.1 Allowances

Sections 29 to 33 of the Drainage Act provides for allowances (compensation) to owners affected by proposed drain construction. On this project, there are only allowances for Section 30.

12.1.1 Section 30 - Damages

Section 30 provides for payment of an allowance to landowners along the Drain for damages caused by the construction of the Drain. Where separate access routes to the working area are specified in this report, Section 30 allowances also account for access route damage. In agricultural areas, crop damages are computed based on published crop values and declining productivity loss in the years following construction.

The allowance for damage to land and crops was calculated using the following rates applied to the defined working area:

Table 12.1-1 - Runoff Factors Table

Activity	Rate (\$/Hectare)
Tile Drain Construction	2,135 (\$864/acre)
Construction Access from Road	4,275 (\$1,730/acre)

For the basis of the Section 30 allowance calculations, an average corridor width of 25m is used for the construction of the tile drain. Additionally, access paths are identified for each property on Drawing No. 1, anticipated for use by the contractor to access the working area. This rate is applied at a 6m access width.

12.1.2 Summary of Allowances

The table below summarizes the amounts of the allowances to be provided under this report.

Table 12.1-2 - Summary of Allowances

Roll Number	Main Drain		Total
	Sec. 30 (Damages) (\$) <i>Tile Drain</i>	Sec. 30 (Damages) (\$) <i>Access</i>	(\$)
030-05000	1,150	350	1,500
030-09502	1,300	300	1,600
030-06000	100	300	400
TOTAL ALLOWANCES:	2,550	950	3,500

In accordance with Section 62(3) of the Act, the allowances shown may be deducted from the final assessment levied. Payment to the owner would only be made when the allowance is greater than the final assessment. The allowances are a fixed amount and are not adjusted due to construction.

12.2 Construction Cost Estimate

The estimated cost for Labour, Equipment and Materials to construct the proposed Drain is outlined in detail in Estimated Costs Summary in Table 12.6-1 - Estimated Cost Summary. The construction cost estimate is based on recent costs for comparable work. A contingency amount is included to cover additional work that may be required due to field conditions or minor alterations to the project.

The contract for the Drain will be awarded by public tender. If the contract price is more than or over the engineer’s estimate Section of the Act requires a Council meeting with the petitioners to determine if the project should proceed.

12.3 Engineering Cost Estimate

Engineering costs include report preparation and attending the Council meeting to consider the report and the Court of Revision.

Construction Phase Services may include: preparing tender documents and tender call, review of tenders, attending the pre-construction meeting, periodic construction inspection, payments, final inspection, post-construction follow-up, final cost analysis and preparation of the grant application.

The cost for report preparation is usually not altered at the conclusion of a project unless the report is referred back or the report is appealed to the Drainage Tribunal, which would result in additional costs. The amount shown for meetings is an estimate. The final cost will be based on the actual time required for meetings. The estimate shown for construction phase services is based on experience and assumes good construction conditions and a Contractor who efficiently completes the construction. The final cost for the construction phase will vary as per the actual time spent during and following drain construction. Engineering costs are summarized in Table 12.6-1 - Estimated Cost Summary.

12.4 Estimate of Section 73 Costs

Section 73(2) and 73(3) of the Act direct that the cost of services provided by municipal staff and the Council to carry out the Act process shall not form part of the final cost of the Drain. However, Section 73(1) outlines that the following costs incurred by the Municipality can be included in the cost of the Drain: *cost of any application, reference or appeal and the cost of temporary financing*.

The estimate of Section 73 costs is included to cover the above-referenced items from Section 73(1) and primarily provides for interest charges on financing the project until it is completed. This cost estimate may not be adequate to cover legal or engineering costs incurred by or assessed to the Township should the project be appealed beyond the Court of Revision though such costs will form part of the final drain cost.

Grant policy indicates that municipal cost for photo-copying and mailing required to carry out the required procedures under the Act can be included in the final drain cost. Section 73 costs are summarized in Table 12.6-1 - Estimated Cost Summary.

12.5 Harmonized Sales Tax

The Harmonized Sales Tax (HST) will apply to most costs on this project. The Township is eligible for a partial refund on HST paid, the net 1.76% HST is included in the cost estimates in this report.

12.6 Estimated Cost Summary

Table 12.6-1 - Estimated Cost Summary

DESCRIPTION				TOTAL
ALLOWANCES:				\$3,500
CONSTRUCTION COST ESTIMATE				
Item	Stations	Description	Cost	
i) Main Drain				
M1	0+000 to 0+006	6m of 525mmØ solid plastic pipe at outlet with rodent gate and 5m ² of riprap on geotextile.	2,000	
M2	0+004	Install approx. 12m of light-duty silt fence barrier above drain, after construction of outlet pipe	200	
M3	0+006 to 0+093	87m of 525mmØ concrete tile with joint wrap, including break up and burying existing 300mmØ. tile (1966)	7,800	

DESCRIPTION				TOTAL
M4	0+093	Construct 900x1200mm CB, including connections, birdcage grate, and 2m ² of riprap	3,500	
M5	0+093 to 0+112	19m of 450mmØ solid plastic pipe across Township Road 8 by open cut. Includes remove and disposal of existing 300mmØ CSP (1966). Includes restoration of road with full granular backfill and compaction.	14,000	
M6	0+112	Construct 900x1200mm CB, including connections, birdcage grate, and 2m ² of riprap. Remove and dispose of existing 600x600mm CB	3,500	
M7	0+112 to 0+357	245m of 400mmØ concrete tile with joint wrap, including break up and burying existing 250mmØ tile (1966)	18,400	
M8	0+355	Construct 12m of new berm as per detail (approx. 0.45m high). Use suitable surplus fill from road crossing installations. Fill suitability to be verified by engineer at time of construction.	2,000	
M9	0+357	Construct 600x600mm CB, including connections and birdcage grate.	2,500	
M10	0+357 to 0+374	17m of 375mmØ solid plastic pipe across Township Road 8 by open cut. Includes remove and disposal of existing 250mmØ CSP (1966). Includes restoration of road with full granular backfill and compaction.	12,000	
M11	0+374	Construct 600x600mm DICB, including connections and birdcage grate. Remove and dispose of existing 600x600mm CB.	2,700	
M12	0+374 to 0+496	122m of 350mmØ concrete tile with joint wrap, including break up and burying existing 200mmØ tile (1900)	7,400	
M13	0+355	Construct 15m of new berm as per detail (approx. 0.3m high). Use suitable surplus fill from road crossing installations. Fill suitability to be verified by engineer at time of construction.	1,500	
M14	0+496	Construct 600x600mm CB, including connections, birdcage grate, and 2m ² of riprap. Remove and dispose of existing 600x600mm CB	2,500	
M15	0+496 to 0+516	20m of 400mmØ steel casing pipe across Blandford Road by jack and boring methods. Grout approx. 15m of existing 200mmØ steel pipe under road if left intact after new bore.	20,500	
M16	0+516	Construct 600x600mm DICB, including connections, birdcage grate, and 2m ² of riprap. Remove and dispose of existing 600mmØ CB	2,500	
Sub Total Part i)			103,000	
ii) Contingencies				
C1	Increased costs to install 75m of tile by backhoe in areas of muck or wet/unstable soils, including geotextile and 300mm of clear crushed stone. (Contingency is intended to be independent of tile size. If required and authorized, would be paid in addition to regular bid item above).		4,500	
C2	Increased costs to install 75m of tile by backhoe in stony conditions, where authorized and with thin bedding of clear crushed stone. (Contingency is intended to be independent of tile size. If required and authorized, would be in paid in addition to regular bid item above).		3,000	
C3	Contingency allowance for lift-outs of wheel machine to allow for stone removal, including the stone removal and restarting/continuing the wheel machine (based on 2 @ \$300/lift-out).		600	
C4	Tile Connections (based on 5 @ \$200/connection).		1,000	
C5	Lump sum contingency allowance.		1,200	
Sub Total Part ii)			10,300	
Sub Total Parts i) to ii):			113,300	
Net HST (1.76%)			1,995	
TOTAL CONSTRUCTION COST ESTIMATE:				\$115,295

DESCRIPTION	TOTAL
ENGINEERING COSTS	
Report Preparation	23,500
Consideration of Report Meeting	750
Court of Revision	750
Construction Phase Services	17,500
Net HST (1.76%)	745
TOTAL ENGINEERING COSTS:	43,245
SECTION 73 COSTS	
Interest estimate	2,500
Unforeseen costs	460
TOTAL SECTION 73 COSTS:	2,960
TOTAL ESTIMATED COST:	
\$165,000	

13 ASSESSMENTS

The Drainage Act requires that the total estimated cost be assessed to the affected lands and roads under the categories of Benefit (Section 22), Outlet Liability (Section 23), Injuring Liability (Section 23), Special Benefit (Section 24) and Increased Cost (Section 26). On this project assessment for Benefit, Outlet Liability and Increased Cost (Special) Assessment are involved.

13.1 Calculation of Assessments

Appendix A in this report shows the method of calculating the assessments for the Drain. Appendix A divides the Drain into intervals. The estimated cost for each interval is then determined. For each interval, the first step in the assessment calculation is to determine the benefit assessment to the affected lands and roads, then special assessments to roads and utilities are determined, where applicable. After deducting the total benefit and special assessments from the interval cost, the balance of the cost is then assessed as outlet liability on a per hectare basis to all lands and roads in the watershed.

13.2 Benefit Assessments (Section 22)

Benefit assessments are listed in Schedule A – Schedule of Assessments and shown on a per interval basis in Appendix A – Calculation of Assessments.

Section 22 benefits were determined based on the estimated value provided to the property by the works. Benefit assessments are generally applied on the following three criteria: Direct Outlet (ability of a property to connect directly to the new drain), Subsurface Service Area (size of land area that is or can be directly connected via subsurface tile drains), and Improved Drainage (improved drainage along the length of the drain crossing a property). Table 13.2-1 - Benefit Assessments provides a summary of the benefit assessments separated for each proposed branch.

Table 13.2-1 - Benefit Assessments

<u>Roll Number</u>	<u>Description</u>	<u>Main Drain</u>	<u>Total</u>
030-05000	-for improved direct outlet -for improved drainage along drain -for improved sub-surface service area	3,000 14,700 9,600	27,300
030-05902	-for improved drainage along drain -for improved sub-surface service area	9,700 1,700	11,400
030-06000	-for improved direct outlet -for improved sub-surface service area	3,000 6,000	9,000
Twp Road 8	-for improved direct outlet (Crossing #1) -for improved direct outlet (Crossing #2)	3,000 3,000	6,000
Blandford Road	-for improved direct outlet	3,000	3,000
TOTAL BENEFIT			56,700

13.3 Outlet Liability Assessments (Section 23)

Section 23(3) of the Drainage Act states that outlet liability assessment is to be based on the volume and rate of water artificially caused to flow. Therefore the lands and roads in the watershed are assessed on a per hectare basis, with adjustments made to recognize the different amount of runoff generated by different land uses. The basis for the adjustments is 1 hectare of cleared agricultural land contributing both surface and subsurface water to the Drain. Land uses with a different runoff rate are adjusted by the factors given in Table 13.3-1 - Runoff Factors Table.

Table 13.3-1 - Runoff Factors Table

<u>Land Use</u>	<u>Runoff factor</u>
Agricultural	1
Gravel Road	2
Paved Road	3

13.4 Increased Cost (Special) Assessments (Section 26)

Section 26 of the Drainage Act directs that any increased cost due to a public utility (utility) or road authority (road) shall be paid for by that utility or road. This assessment is known as a Special Assessment.

The estimated special assessments are presented in Table 13.4-1 - Estimated Special Assessments. The equivalent drain cost is based on the length of Drain affected by the road allowance or utility right of way and the normal cost of drain construction. The increased cost caused by the road or utility is determined by subtracting the equivalent drain cost from the construction and engineering costs.

Table 13.4-1 - Estimated Special Assessments

Drain	Location	Authority/ Owner	Construction Cost	+ Eng. Cost	- Equiv. Drain Cost	+ Net HST	= Est. Special Assess.
(A) Main Drain	0+093 to 0+112	Township of Blandford-Blenheim	17,500 (Items M5 & M6)	4,500	-1,710	355	20,645
(B) Main Drain	0+357 to 0+374	Township of Blandford-Blenheim	14,700 (Items M10 & M11)	4,500	-1,275	315	18,240
(C) Main Drain	0+496 to 0+516	Township of Blandford-Blenheim	23,000 (Items M15 & M16)	6,500	-1,200	500	28,780

The actual special assessments will be determined after construction by inserting the actual construction and engineering costs in the Special Assessments Table. Any additional costs identified by the engineer will be added to the Special Assessment where appropriate.

The road authority or utility may elect to construct the Drain within their right of way with their forces. In this case, the special assessment is calculated by inserting zero for the construction cost.

If there are increased costs to the drain project due to a utility or road not listed in the table above, a Special Assessment will be based on the actual costs incurred.

Special Assessments do not apply to future maintenance assessments.

13.5 Assessment Schedules

In the assessment schedules each parcel of land assessed has been identified by the municipal assessment roll number at the time of the preparation of this report. The size of each parcel was established using the assessment roll information. If an "F" is shown in the first column, it denotes lands with current Farm Property Tax Class designation that may qualify for Grant. For convenience only, each parcel is also identified by the owner name(s) from the last revised assessment roll.

13.5.1 Schedule A- Schedule of Assessments

The estimated cost for the drainage works in this report is distributed among lands, roads and utilities, as shown in Schedule A, the Schedule of Assessments for Construction.

13.5.2 Schedule B -Schedule of Assessments for Maintenance

In accordance with Section 74 of the Act, the Drain shall be maintained by the Township, and the cost of maintenance shall be assessed to lands and roads upstream of the maintenance location, pro rata with the amounts in Schedule B. The \$ amounts in Schedule B are listed solely for calculating percentages (share of future maintenance costs), and will not be levied with the final cost of the Drain.

Schedule B is divided into columns to reflect the different intervals where maintenance work may be undertaken. These column intervals assist in identifying upstream lands and roads to be assessed for future maintenance. The percentages shown in

Schedule B determine the share of future maintenance to be levied to property or road. For example, a \$1,000 tile repair will result in a \$50 assessment to a property with a 5% maintenance assessment.

The general principle followed in determining the share of future maintenance assessments in Schedule B was the totalling of half of the benefit assessment plus the outlet assessments from each interval in Appendix A, with slight alterations where necessary.

The Township will confirm eligibility for the grant at the time the maintenance cost is levied.

13.5.3 Schedule C – Schedule for Actual Cost Bylaw

After the construction of the Drain is certified complete by the Engineer, the Township will determine the actual cost of the Drain. Actual assessments will be calculated by prorating the actual cost of the Drain using Schedule C. Schedule C outlines the estimated net assessments after deducting allowances and grant from the total assessments shown in Schedule A. Eligibility for grant will be confirmed at the time the actual cost is levied. Actual assessments in Schedule C will be levied to the owner of the identified parcel at the time the Actual Cost Bylaw is passed.

14 GRANT

In accordance with the provisions of Section 85 of the Act, a grant not exceeding 1/3 (33-1/3%) may be available on the assessments against lands used for agricultural purposes. The current OMAFRA grant policy defines agricultural lands as privately owned parcels of land which have the Farm Property Class Tax Rate. Based on Municipal assessment roll information, parcels that have the Farm Property Tax Class are identified with an 'F' in the first column of the assessment schedules.

Section 88 of the Act provides for the Township to apply for this grant after the construction of the Drain is certified complete by the Engineer. The Township must confirm the Farm Property Tax Class on the assessed parcels at the time the grant application is completed and submitted to OMAFRA. OMAFRA has the authority to determine grant eligibility regardless of the designation herein.

If any portion of the drainage works is not eligible for the grant, those ineligible costs have been separately identified in this report.

15 PRIVACY OF LANDS

Although a municipal drain is situated on the property of various landowners, one landowner may not enter another landowner's property via the Drain. Persons authorized to enter private lands to carry out duties authorized under the Act include Engineers, Contractors, and the appointed Drainage Superintendents (and/or their assistants).

16 MAINTENANCE

16.1 General

Section 74 of the Act requires the Drain, as outlined in this report, to be maintained by the Township, and the cost of maintenance to be assessed to the upstream lands and roads pro rata with the assessments in Schedule B.

The cost of replacing, repairing and/or maintaining any road culverts or crossings are to be fully assessed to the road authority/municipality. The Township is given the option of replacing or maintaining any crossing directly with their own forces.

All parties affected by the Drain, are encouraged to periodically inspect the Drain and report any visible or suspected problems to the Township.

A right-of-way along the drain and access routes to the Drain exist for the Township to maintain the Drain. The right-of-way for the Drain, as described in the Allowances section of this report shall remain free of obstructions. The cost of removing obstructions is the responsibility of the owner.

Any landowner making a new connection to the Drain shall notify the Drainage Superintendent before making the connection. If the Drainage Superintendent is not notified, the cost to remedy new connections that obstruct or otherwise damage the Drain will be the responsibility of the owner.

16.2 Updating Future Maintenance Schedules

To ensure future maintenance assessments are equitable, the assessments provided in this report should be reapportioned under Section 65 when severances or amalgamations occur when new lands are connected to the Drain or when a land-use change occurs that can be accommodated by the existing Drain. If a future land-use change will cause the drain capacity to be exceeded, a report under Section 4 or 78 may be required to provide increased capacity.

17 BYLAW

This report including the drawings and specifications, assessment schedules and appendices, when adopted by bylaw in accordance with the Act, provides the basis for construction and maintenance of the Drain.

All of which is respectfully submitted,

K. SMART ASSOCIATES LTD.



Curtis MacIntyre, P. Eng.



**SCHEDULE A - SCHEDULE OF ASSESSMENTS FOR CONSTRUCTION
HOTSON DRAIN 2023
TOWNSHIP OF BLANDFORD-BLENHEIM**

Con	Lot	Roll Number (Owner)	Main Drain				Total
			Total ha affected	Benefit (Sec. 22)	Special (Sec. 26)	Outlet (Sec. 23)	
<i>Twp of Blandford-Blenheim (Roll No. 32-45-010)</i>							
F 7	S Pt. 6 & N Pt. 6	030-04200 (1060008 Ontario Ltd.)	7.2	0	0	1,554	1,554
F 7	Pt Lots 5 & 6	030-04900 (W. & C. Martin)	2.6	0	0	561	561
F 7	Pt Lot 6	030-05000 (Wm A Chesney & Sons Ltd.)	15.9	27,300	0	4,344	31,644
F 7	Pt Lot 7	030-05100 (R. Wolyniuk & B. Storey)	3.4	0	0	1,675	1,675
7	Pt Lot 7 RP 41R1539	030-05101 (Z. & D. Jancsar)	0.3	0	0	147	147
8	Pt Lot 6	030-05901 (W. & M. Spicer)	0.7	0	0	478	478
F 8	S Pt Lot 6	030-05902 (W. & S. Gillespie)	2.9	11,400	0	1,772	13,172
F 8	S Pt Lot 7 & 8	030-06000 (P. Gillespie)	10.1	9,000	0	8,519	17,519
F 8	S Pt Lot 7 & 8	030-06200 (L. & E. Ernewein)	11.0	0	0	9,277	9,277
F 8	Pt Lot 7 & 8	030-06700 (T. Skillings & Estate)	9.3	0	0	7,845	7,845
Subtotal (Lands):			63.4	47,700	0	36,172	83,872
Township Road 8 (Township of Blandford-Blenheim)			1.6	6,000	38,885	1,449	46,334
Blandford Road (Township of Blandford-Blenheim)			1.6	3,000	28,780	3,014	34,794
Subtotal (Roads & Utilities):			3.2	9,000	67,665	4,463	81,128
TOTAL ASSESSMENT HOTSON DRAIN 2023:			66.6	56,700	67,665	40,635	165,000

Notes:

- Lands noted with an "F" are classified as agricultural and according to current OMAFRA policy qualify for the 1/3 grant. Eligibility for the 1/3 grant will be confirmed at the time the final cost is levied.
- Section 21 of the Drainage Act, RSO 1990 requires that assessments be shown opposite each parcel of land and road affected. The affected parcels of land have been identified using the roll number from the last revised assessment roll for the Township. For convenience the owner's names as shown by the last revised assessment roll have also been included.

**SCHEDULE B - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
HOTSON DRAIN 2023
TOWNSHIP OF BLANDFORD-BLENHEIM**

Con Lot Roll Number (Owner)			MAIN DRAIN															
			Interval 1		Interval 2		Interval 3		Interval 4		Interval 5		Interval 6		Interval 7			
			0+000 to 0+093		0+093 to 0+112		0+112 to 0+357		0+357 to 0+374		0+374 to 0+496		0+496 to 0+516		0+516 to 1+168			
			\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%		
Twp of Blandford-Blenheim (Roll No. 32-45-010)																		
7	S Pt. 6 & N Pt. 6	030-04200 (1060008 Ontario Ltd.)	922	7.02	532	5.16	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
7	Pt Lots 5 & 6	030-04900 (W. & C. Martin)	333	2.53	228	2.21	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
7	Pt Lot 6	030-05000 (Wm A Chesney & Sons Ltd.)	2,935	22.34	1,295	12.55	9,364	39.86	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
7	Pt Lot 7	030-05100 (R. Wolyniuk & B. Storey)	435	3.31	298	2.89	942	4.01	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
7	Pt Lot 7 RP 41R1539	030-05101 (Z. & D. Jancsar)	38	0.29	26	0.25	133	0.57	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
8	Pt Lot 6	030-05901 (W. & M. Spicer)	90	0.68	61	0.59	244	1.04	83	1.23	50	0.63	0	0.00	0	0.00	0	0.00
8	S Pt Lot 6	030-05902 (W. & S. Gillespie)	3,471	26.42	254	2.46	904	3.85	743	10.97	2,500	31.59	0	0.00	0	0.00	0	0.00
8	S Pt Lot 7 & 8	030-06000 (P. Gillespie)	1,293	9.84	786	7.62	3,299	14.04	745	11.00	1,565	19.77	2,881	34.09	10,888	32.77		
8	S Pt Lot 7 & 8	030-06200 (L. & E. Ernewein)	1,408	10.72	865	8.39	3,548	15.10	851	12.56	1,479	18.69	526	6.22	12,289	36.99		
8	Pt Lot 7 & 8	030-06700 (T. Skillings & Estate)	1,191	9.06	716	6.94	3,077	13.10	650	9.59	1,359	17.17	252	2.98	10,045	30.24		
Total Assessments on Lands:			12,116	92.21	5,061	49.06	21,511	91.57	3,072	45.35	6,953	87.85	3,659	43.29	33,221	100.00		
Township Road 8 (Township of Blandford-Blenheim)			410	3.12	4,833	46.86	554	2.35	3,418	50.44	42	0.53	97	1.15	0	0.00		
Blandford Road (Township of Blandford-Blenheim)			614	4.67	421	4.08	1,430	6.08	285	4.21	920	11.62	4,694	55.56	0	0.00		
Total Assessments on Roads:			1,024	7.79	5,254	50.94	1,984	8.43	3,703	54.65	962	12.15	4,791	56.71	0	0.00		
TOTAL ASSESSMENTS:			13,140	100.00	10,315	100.00	23,495	100.00	6,775	100.00	7,915	100.00	8,450	100.00	33,221	100.00		

Notes:

1. Agricultural designation not included as grant eligibility has to be confirmed at the time of maintenance cost levy.
2. \$ amounts above are listed solely for calculating percentages (share of future maintenance costs) and will not be levied with the final cost of the drainage works.

**SCHEDULE C - SCHEDULE FOR ACTUAL COST BYLAW
HOTSON DRAIN 2023
TOWNSHIP OF BLANDFORD-BLENHEIM**

Con	Lot	Roll Number (Owner)	Ha. Affected	Gross Assessment	1/3 Grant	Allowances	NET
<i>Twp of Blandford-Blenheim (Roll No. 32-45-010)</i>							
F	7	S Pt. 6 & N Pt. 6 030-04200 (1060008 Ontario Ltd.)	7.2	1,554	518		1,036
F	7	Pt Lots 5 & 6 030-04900 (W. & C. Martin)	2.6	561	187		374
F	7	Pt Lot 6 030-05000 (Wm A Chesney & Sons Ltd.)	15.9	31,644	10,548	1,600	19,496
F	7	Pt Lot 7 030-05100 (R. Wolyniuk & B. Storey)	3.4	1,675	558		1,117
	7	Pt Lot 7 RP 41R1539 030-05101 (Z. & D. Jancsar)	0.3	147	0		147
	8	Pt Lot 6 030-05901 (W. & M. Spicer)	0.7	478	0		478
F	8	S Pt Lot 6 030-05902 (W. & S. Gillespie)	2.9	13,172	4,391	1,500	7,281
F	8	S Pt Lot 7 & 8 030-06000 (P. Gillespie)	10.1	17,519	5,840	400	11,279
F	8	S Pt Lot 7 & 8 030-06200 (L. & E. Ernewein)	11.0	9,277	3,092		6,185
F	8	Pt Lot 7 & 8 030-06700 (T. Skillings & Estate)	9.3	7,845	2,615		5,230
Subtotal (Lands):			63.4	83,872	27,749	3,500	52,623
Township Road 8 (Township of Blandford-Blenheim)			1.6	46,334	0		46,334
Blandford Road (Township of Blandford-Blenheim)			1.6	34,794	0		34,794
Subtotal (Roads & Utilities):			3.2	81,128	0	0	81,128
TOTAL ASSESSMENT HOTSON DRAIN 2023:			66.6	165,000	27,749	3,500	133,751

Notes:

- Lands noted with an "F" are classified as agricultural and according to current OMAFRA policy qualify for the 1/3 grant Eligibility for the 1/3 grant will be confirmed at the time the final cost is levied.
- Actual assessment is levied to the owner of the parcel at the time the final cost is levied.

**APPENDIX A - Calculation of Assessments
HOTSON DRAIN 2023
TOWNSHIP OF BLANDFORD-BLENHEIM**

	Main Drain																				Main Drain														
	Interval 1				Interval 2				Interval 3				Interval 4				Interval 5				Interval 6				Interval 7				Main Drain Total						
	Station	0+000	to	0+093	Station	0+093	to	0+112	Station	0+112	to	0+357	Station	0+357	to	0+374	Station	0+374	to	0+496	Station	0+496	to	0+516	Station	0+516	to	1+168	Total	Total	Total	Total			
ESTIMATED COST	Allowances			800				0				1,600				0				700				400				0				3,500			
	Construction			11,000				23,100				22,400				18,900				9,800				28,100				0				113,300			
	Engineering			3,000				5,000				5,000				4,000				1,500				6,500				0				25,000			
	Construction Supervision			1,800				3,600				3,600				3,500				1,000				4,000				0				17,500			
	Administration			260				600				600				500				200				800				0				2,960			
	Net HST			280				555				545				465				215				680				0				2,740			
TOTAL			17,140				32,855				33,745				27,365				13,415				40,480				0				165,000				
Roll No. (Owner)	Total Ha Affected	Run-off Factor	Total ha Adjusted	Benefit (Sec. 22)	Special (Sec. 26)	Adj Ha	Outlet (Sec. 23)	Benefit (Sec. 22)	Special (Sec. 26)	Adj Ha	Outlet (Sec. 23)	Benefit (Sec. 22)	Special (Sec. 26)	Adj Ha	Outlet (Sec. 23)	Benefit (Sec. 22)	Special (Sec. 26)	Adj Ha	Outlet (Sec. 23)	Benefit (Sec. 22)	Special (Sec. 26)	Adj Ha	Outlet (Sec. 23)	Benefit (Sec. 22)	Special (Sec. 26)	Adj Ha	Outlet (Sec. 23)	Total Benefit	Total Special	Total Outlet	Total				
Twp of Blandford-Blenheim (Roll No. 32-45-010)																																			
030-04200 (1060008 Ontario Ltd.)	7.2	1.0	7.2			7.2	922			7.2	632			0.0	0			0.0	0			0.0	0			0.0	0	0	0	1,554	1,554				
030-04900 (W. & C. Martin)	2.6	1.0	2.6			2.6	333			2.6	228			0.0	0			0.0	0			0.0	0			0.0	0	0	0	561	561				
030-05000 (Wm A Chesney & Sons Ltd.)	15.9	1.0	15.9	3,800		15.9	2,035	3,000		15.9	1,395	20,500			3.3	914			0.0	0			0.0	0			0.0	0	27,300	0	4,344	31,644			
030-05100 (R. Wolyniuk & B. Storey)	3.4	1.0	3.4			3.4	435			3.4	298			3.4	942			0.0	0			0.0	0			0.0	0	0	0	1,675	1,675				
030-05101 (Z. & D. Jancsar)	0.3	1.0	0.3			0.3	38			0.3	26			0.3	83			0.0	0			0.0	0			0.0	0	0	0	147	147				
030-05901 (W. & M. Spicer)	0.7	1.0	0.7			0.7	90			0.7	61			0.7	194			0.7	83			0.7	50			0.0	0	0	0	478	478				
030-05902 (W. & S. Gillespie)	2.9	1.0	2.9	4,200		2.9	371			2.9	254			2.9	804	1,700		2.9	343	5,500		0.0	0			0.0	0	11,400	0	1,772	13,172				
030-06000 (P. Gillespie)	10.1	1.0	10.1			10.1	1,293			10.1	886			10.1	2,799			10.1	1,195	4,000		10.1	715	5,000		10.1	1,631	0.0	0	9,000	0	8,519	17,519		
030-06200 (L. & E. Ernewein)	11.0	1.0	11.0			11.0	1,408			11.0	965			11.0	3,048			11.0	1,301			11.0	779			11.0	1,776	0	0	9,277	9,277				
030-06700 (T. Skillings & Estate)	9.3	1.0	9.3			9.3	1,191			9.3	816			9.3	2,577			9.3	1,100			9.3	659			9.3	1,502	0	0	7,845	7,845				
Subtotal (Lands):	63.4		63.4	8,000	0	63.4	8,116	3,000	0	63.4	5,561	20,500	0	41.0	11,361	1,700	0	34.0	4,022	9,500	0	31.1	2,203	5,000	0	30.4	4,909	0	0	20.3	0	47,700	0	36,172	83,872
Township Road 8 (Township of Blandford-Blenheim)	1.6	2.0	3.2			3.2	410	3,000	20,645	2.6	228			2.0	554	3,000	18,240	1.0	118			0.6	42			0.6	97	6,000	38,885	1,449	46,334				
Blandford Road (Township of Blandford-Blenheim)	1.6	3.0	4.8			4.8	614			4.8	421			4.8	1,330			2.4	285	1,500		2.4	170	1,500	28,780	1.2	194	3,000	28,780	3,014	34,794				
Subtotal (Roads & Utilities):	3.2		8.0	0	0	8.0	1,024	3,000	20,645	7.4	649	0	0	6.8	1,884	3,000	18,240	3.4	403	1,500	0	3.0	212	1,500	28,780	1.8	291	0	0	0.0	0	9,000	67,665	4,463	81,128
TOTAL ASSESSMENT HOTSON DRAIN 2023:	66.6		71.4	8,000	0	71.4	9,140	6,000	20,645	70.8	6,210	20,500	0	47.8	13,245	4,700	18,240	37.4	4,425	11,000	0	34.1	2,415	6,500	28,780	32.2	5,200	0	0	20.3	0	56,700	67,665	40,635	165,000

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400 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF DRAINS**400.1 ABBREVIATIONS**

- i) MTO means the Ministry of Transportation of Ontario.
- ii) ASTM means the American Society for Testing Materials.
- iii) CSA means the Canadian Standard Association.
- iv) OPSP means Ontario Provincial Standard Drawings
- v) OPSS means Ontario Provincial Standard Specifications
- vi) DFO means Fisheries and Oceans Canada
- vii) MNRF means Ministry of Natural Resources and Forestry
- viii) MECP means Ministry of Environment, Conservation and Parks

400.2 PRE CONSTRUCTION MEETING

The Contractor should arrange a pre-construction meeting with the Engineer, Municipality, affected landowners prior to commencement of construction.

If there is no pre-construction meeting or if a landowner is not present at the pre-construction meeting, the following shall apply. The drain is to be walked by the Contractor and each landowner prior to construction to ensure that both agree on the work to be done. Any difference of opinion shall be referred to the Engineer for decision. If the landowner is not contacted for such review, they are to advise the Engineer and/or Municipality.

400.3 COLD WEATHER

When working in cold weather is approved by the Engineer, the Contractor shall provide suitable means for heating, protection, and snow and ice removal. All work completed in cold weather conditions shall be to the satisfaction of the Engineer and any additional cost to remedy unsatisfactory work, or protect the work shall be borne by the Contractor. All backfilling operations shall be done as soon as possible to avoid backfilling with ground containing frozen particles. The Contractor will assume all responsibility for damages to any tile drains and for settlements or bank slippages that may result from work in cold weather.

400.4 WORKING AREA

Where any part of the drain is on a road allowance, the road allowance shall be the working area. For a closed drain the working area shall be a 10 metre width on either side of the trench or any combination not exceeding 20 metres. A 10m x 10m working area shall exist around any catchbasin, junction box or access point. For an open drain the working area shall be 17 metres on the side for leveling and 3 metres on the opposite side. A 10m working area shall exist for any overflow swale or grassed waterway. If any part of the drain is close to a property line then the fence line shall be one of the limits of the work area. Reduced or increased working areas will be described in detail on the Drawings.

400.5 ACCESS

The Contractor shall have access to the drain by entering the working area directly from road allowances or along access routes shown on the Drawings. All specifications governing fences, livestock and crops during drain construction apply to access routes. No other access routes shall be used unless first approved by the Engineer and the affected landowner. The Contractor shall contact each landowner prior to using the designated access routes. Contractor shall make good any damages caused by using the designated access routes.

400.6 ACCESS TO PROPERTIES ADJOINING THE WORK

The Contractor shall provide at all times and at no additional cost, adequate pedestrian access to private homes and commercial establishments unless otherwise authorized by the Engineer. Where interruptions to access have been authorized by the Engineer, reasonable notice shall be given by the Contractor to the affected landowners and such interruptions shall be arranged to minimize interference to those affected.

400.7 DRAINAGE SUPERINTENDENT

Where a Drainage Superintendent (Superintendent) is appointed by the Municipality, the Engineer may designate the Superintendent to act as the Engineer's representative. If so designated, the Superintendent will have the power to inspect and direct the execution of the work.

Any instructions given by the Superintendent which change the proposed work or with which the Contractor does not agree shall be referred to the Engineer for final decision.

400.8 ALTERATIONS TO WORK

The Engineer shall have the power to make alterations, additions and/or deletions in the work as shown or described in the Drawings or Specifications and the Contractor shall proceed to implement such changes without delay. Alterations ordered by the Engineer shall in no way render the contract void.

If a landowner desires deviations from the work described on the Drawings, the landowner shall submit a written request to the Engineer, at least 48 hours in advance of the work in question.

In every such case, the contract amount shall be increased or decreased as required according to a fair evaluation of the work completed. Where such changes involve additional work similar to items in the contract, the price for additional work shall be determined after consideration is given to the tendered price for similar items.

In no case shall the Contractor commence work considered to be extra work without the Engineer's approval. Payment for extra work is contingent on receipt of documentation to the satisfaction of the Engineer. Refer to the Extra Work Summary included in the Special Provisions.

400.9 ERRORS AND UNUSUAL CONDITIONS

The Contractor shall notify the Engineer immediately of any error or unusual conditions which may be found. Any attempt by the Contractor to correct the error without notice shall be done at the Contractor's risk. Any additional cost incurred by the Contractor to remedy an error or unusual condition without notice shall be borne by the Contractor. The Engineer shall direct the alteration necessary to correct errors or unusual conditions. The contract amount shall be adjusted in accordance with a fair evaluation of documentation for the work added, deleted or adjusted.

400.10 TESTS

The Engineer reserves the right to subject any materials to a competent testing laboratory for compliance with the standard. If any materials supplied by the Contractor are determined to be inadequate to meet the applicable standards, the Contractor shall bear full responsibility to remove and/or replace all such inadequate materials with materials capable of meeting the standards.

The cost of testing the materials supplied by the Contractor shall be borne by the Contractor.

400.11 BENCHMARKS AND STAKES

Prior to construction, the Engineer will confirm the benchmarks. The Contractor shall be held liable for the cost of replacing any benchmarks destroyed during construction.

If the Engineer provides layout stakes, the Contractor shall be held liable for the cost of replacing any layout stakes destroyed during construction.

Where property bars are shown on the Drawings, they are to be protected and if damaged by the Contractor, they will be reinstated by an Ontario Land Surveyor at the expense of the Contractor. Where property bars not shown on the Drawings are damaged, they will be reinstated by an Ontario Land Surveyor at the expense of the project.

400.12 OPENING UP OF FINISHED WORK

If ordered by the Engineer, the Contractor shall make such openings in the work as are needed to re-examine the work, and shall forthwith make the work good again. Should the Engineer find the work so opened up to be faulty in any respect, the whole of the expense of opening, inspecting and making the work good shall be borne by the Contractor. Should the Engineer find the work opened up to be in an acceptable condition the Contractor shall be paid for the expense of opening and making the work good, unless the Contractor has been obligated by any specification or by the direction of the Engineer to leave the work open for the Engineer's inspection.

400.13 FINAL INSPECTION

Final inspection by the Engineer will be made within twenty (20) days after receiving notice in writing from the Contractor that work is complete, or as soon thereafter as weather conditions permit. All the work included in the contract must at the time of final inspection have the full dimensions and cross-sections.

Prior to commencing the final inspection an on-site meeting may be held by the Engineer and landowners directly affected by the construction of the drain. The Contractor will attend this meeting upon notice by the Engineer.

If there is no on-site meeting with the Engineer and landowners, the Contractor shall obtain from each landowner a written statement indicating that the work has been performed to the owner's satisfaction. If the Contractor is unable to obtain a written statement from the landowner, the Engineer will determine if further work is required prior to issuing the Completion Certificate.

400.14 WARRANTY

There shall be a one-year warranty period on all completed work. The warranty period will commence on the date of the Completion Certificate.

When directed by the Engineer, the Contractor shall repair and make good any deficiencies in the work that may appear during the warranty period.

Before the work shall be finally accepted by the Municipality, the Contractor shall complete all work as directed by the Engineer and remove all debris and surplus materials and leave the work neat and presentable.

400.15 MATERIALS**400.15.1 Concrete Drain Tile**

Concrete drain tile shall conform to the requirements of the most recent ASTM C412 specifications for heavy duty extra quality, unless a stronger concrete tile is required by the Special Provisions or Drawings. All tile furnished shall be subject to the approval of the Engineer.

The minimum nominal lengths of the tile shall be 750mm for 150 to 350mm diameter tile and 1200mm for 400 to 900mm diameter tile.

All tile should be of good quality, free from distortions and cracks and shall meet the standards specified. The ends should be smooth and free from cracks or checks. All rejected tile are to be immediately removed from the site.

Granular backfill, where required, shall consist of approved sand or gravel having no particles retained on a screen having 50mm square openings.

Earth backfill shall consist of approved material having no large lumps or boulders.

400.15.2 Corrugated Plastic Tubing

Corrugated plastic tubing shall conform to the *Land Improvement Contractors of Ontario Standard Specification for Corrugated Plastic Drainage Tubing, 2006*. Type of material (solid or perforated) and need for filter sock will be specified on the Drawings or in the description of the work in the Special Provisions. Filter sock where specified shall be a standard synthetic filter material as provided by a recognized plastic tubing manufacturer unless noted differently on the contract drawings or elsewhere in the contract document. Protect coils of plastic tubing from damage and deformation.

400.15.3 Corrugated Steel Pipe

Corrugated Steel Pipe (CSP) shall be according to OPSS 1801 (CSA G401). Unless stated otherwise in the Special Provisions the pipe shall be:

- galvanized
- helical corrugation with lock seam and re-rolled annular ends
- 68mm x 13mm corrugation profile for diameters up to 1200mm
- 125mm x 25mm corrugation profile for diameters 1200mm and larger
- minimum wall thickness of 1.6mm for diameters up to 500mm
- minimum wall thickness of 2.0mm for diameters 600mm and larger
- joined using standard couplers matching the pipe diameter and material

Other coatings that may be specified include aluminized Type 2 or polymer. Polymer coating shall be a 254mm polymer film laminated to both sides of the pipe.

400.15.4 Plastic Pipe

Plastic Pipe shall be a high density polyethylene (HDPE) double wall corrugated pipe with smooth inner wall, solid with no perforations in accordance with OPSS 1840.

A minimum stiffness of 320 KPa at 5% deflection

The pipe shall be joined with snap-on or split couplers.

400.15.5 Concrete Sewer Pipe

Concrete sewer pipe shall be in accordance with OPSS 1820.

Non-reinforced concrete sewer pipe shall be used for pipe 375mm in diameter and smaller and reinforced concrete sewer pipe shall be used for pipe over 375mm.

Classes shall be as shown on the Contract Drawings or as described in the Form of Tender.

All new concrete sewer pipe shall have rubber-type gasket joints.

Here on concrete sewer pipe joints are specified the pipe should exhibit no damage or rashes on the barrel section and shall be capable of satisfying the crushing strength requirements of OPSS 1820. The pipe may contain cracks or chips in the bell or spigot which prevent the use of rubber gaskets but the joints must be protected with filter cloth.

400.16 RIPRAP

All riprap is to be placed on a geotextile underlay (Terrafix 360R or equal) unless directed otherwise in the specific construction notes. The riprap is to be graded heavy angular stone (quarry stone is recommended) with particles averaging in size from 200mm to 300mm and is to be placed at 300mm thickness. Fine particles may be included to fill voids. Along upstream edges of riprap, where surface water will enter, underlay is to extend a minimum of 300mm upstream from riprap and then be keyed down a minimum of 300mm. Wherever riprap is placed, the area is to be over-dug so that finished top of riprap is at design cross-section, at design elevation or flush with existing ground.

400.17 GEOTEXTILE

To be non-woven fabric that is rot proof, non-biodegradable, chemically resistant to acidic or alkaline soils and is dimensionally stable under different hydraulic conditions. The filter fabric is to be a material whose primary function is to act as a highly permeable, non-clogging soil separator for fine soils (Terrafix 360R or equal). Contractor is to follow the manufacturer's recommendations for cutting, installation and precautions necessary to avoid damage to fabric. Other approved equals will be considered by the Engineer prior to construction.

400.18 DISPOSAL OF MATERIALS

The Contractor shall remove all surplus materials from the job site at the end of the project. The Contractor shall locate the disposal site for all materials to be disposed of. Disposal of materials shall comply with applicable regulations.

400.19 NOTIFICATION OF RAILROADS, ROAD AUTHORITIES AND UTILITIES

Contractor will notify any Railroad, Road Authority or Utility at least 48 hours in advance regarding work to be performed on their property or affecting their infrastructure. The notice will be in writing and is exclusive of Saturdays, Sundays and Holidays.

A utility includes any entity supplying the general public with necessities or conveniences.

400.20 WORKING IN ROAD ALLOWANCES**400.20.1 General**

Work within public road allowances shall be done in accordance with the Ontario Traffic Manual Book 7, latest edition.

400.20.2 Road Crossings

If no specific detail is provided for road crossings on the drawings or in the specifications the following shall apply:

- A Road Authority will supply no labour, equipment or materials for the construction of the road crossing.
- Contractor will not commence road crossing work until any required permits have been obtained. The Engineer may apply for any required permits prior to construction.
- Contractor will notify the Road Authority at least 72 hours in advance of any construction in the road allowance.
- Road crossings may be made with an open cut unless otherwise noted.
- Exact location of crossing shall be verified with the Road Authority and the Engineer.
- Pipe shall be placed on a minimum 150mm depth of Granular A shaped for the pipe.
- Pipe backfill shall be compacted Granular A and extend 300mm above the top of the pipe.
- Trench shall be backfilled with acceptable native material for the base width of the road bed.
- The material shall be placed in lifts not exceeding 300mm in depth and shall be thoroughly compacted with an approved mechanical vibrating compactor.
- Top 600mm of the road bed backfill shall consist of 450mm Granular B and 150mm of Granular A placed in lifts and fully compacted.
- Any surplus excavated material within the road allowance may be spread on the right-of-way with consent of the Road Superintendent otherwise the surplus material shall be hauled away.
- Existing asphalt or concrete pavement or surface treatment shall be replaced by the Contractor to the satisfaction of the Engineer and Road Authority.
- Contractor shall be responsible for correcting any backfill settlement during construction and during the warranty period. Upon approval of the road authority, surplus gravel shall be stockpiled near gravel road crossings to provide backfill for future trench settlement.
- All road crossings shall meet the approval of the Road Authority.
- If any road crossing is not left in a safe manner at the end of the working day barricades and warning signs shall be erected to guarantee the safety of the travelling public.
- If the Engineer deems a road to surface to have been damaged by the construction of a drain, either across or along the road, the Engineer may direct the Contractor to restore the road surface to existing or better condition at no additional cost.

400.20.3 Maintenance of Traffic

Unless directed otherwise on the drawings or in the specifications the Contractor shall keep the road open to traffic at all times. The Contractor shall provide suitable warning signs and/or flagging to the satisfaction of the Road Authority to notify of the construction work.

If a detour is required, the Contractor shall submit a proposal as to the details of the detour for approval by the Road Authority. If necessary to close the road to through traffic, the Contractor shall provide for and adequately sign the detour route. Contractor shall undertake all notifications required for a road closure in consultation with the Municipality.

400.21 LOCATIONS OF EXISTING UTILITIES

The position of pole lines, conduits, watermains, sewers and other underground and overhead utilities are not necessarily shown on the Contract Drawings, and, where shown, the accuracy of the position of such utilities and structures is not guaranteed. Before starting work, the Contractor shall have all utilities located in accordance with the Ontario Underground Infrastructure Notification System Act.

All utilities shall be exposed to the satisfaction of the utility company to verify that the construction proposed will not conflict with the utility structure. Additional payment will be allowed for relocation of utilities if conflicts should occur.

The Contractor is responsible for protecting all located and exposed utilities from damage during construction. The Contractor shall assume liability for damage caused to all properly located utilities.

400.22 LANEWAYS

If no specific detail is provided for laneway crossings on the Drawings or in the Specifications the following shall apply:

- Pipe backfill shall be acceptable native material that can be compacted in place.
- Top 450mm of laneway backfill shall consist of 300mm Granular B and 150mm of Granular A placed in lifts and fully compacted.
- Minimum cover on laneway culverts shall be 300mm.
- Existing asphalt or concrete pavement or surface treatment shall be replaced by the Contractor.
- The width of surface restoration shall match the existing laneway.
- Contractor shall be responsible for correcting any backfill settlement during construction and during the warranty period.

The timing of laneway closures will be coordinated by the Contractor to the satisfaction of the landowner.

400.23 EXISTING CROSSING CLEANOUT

Where the Special Provisions require an existing crossing to be cleaned, the Contractor shall provide a bottom width and depth that provides capacity equivalent to the capacity of the channel on either side. Excavated materials shall be hauled away unless adjacent landowners give permission for leveling. Care shall be taken to ensure that existing abutments or any portion of the structure are not damaged or undercut. The method of removing the material is to be pre-approved by the Engineer.

400.24 FENCES

If the Contractor is responsible to remove and install fences, the following shall apply:

- All fences removed by a Contractor are to be re-erected in as good a condition as existing materials permit.
- All fences shall be properly stretched and fastened. Where directed by the Engineer, additional steel posts shall be placed to adequately support a fence upon re-erection.
- Where practical and where required by the landowner, the Contractor shall take down an existing fence at the nearest anchor post and roll the fence back rather than cutting the fence and attempting to patch it.
- Where fence materials are in such poor condition that re-erection is not possible, the Contractor shall replace the fence using equivalent materials. Such fence material shall be approved by the Engineer and the landowner. Where the Engineer approves new fence material, additional payment will be provided.

Any fences paralleling an open drain, that are not line fences, that hinder the proper working of the excavating machinery for drain construction or maintenance shall be removed and rebuilt by the landowner at their own expense. If such parallel fences are line fences they shall be removed and reinstalled by the Contractor.

No excavated or cleared material shall be placed against fences.

The installation of all fences shall be done to the satisfaction of the Engineer and the landowner.

400.25 LIVESTOCK

If any construction will be within a fenced field containing livestock that are evident or have been made known to the Contractor, the Contractor shall notify the owner of the livestock 48 hours in advance of access into the field. Thereafter, the owner shall be responsible for the protection of the livestock in the field during construction and shall also be liable for any damage to or by the livestock.

Where the owner so directs or where the Contractor has failed to reach the owner, the Contractor shall adequately re-erect all fences at the end of each working day. No field containing livestock shall have a trench left open at the end of the working day, unless the trench has been adequately backfilled or protected. Failure of the Contractor to comply with this paragraph shall render the Contractor liable for any damage to or by the livestock.

Where livestock may be encountered on any property the Contractor shall notify the Engineer to arrange for inspection of the work prior to backfilling.

400.26 STANDING CROPS

The Contractor shall not be held responsible for damages to standing crops within the working area for the drain. However, the Contractor shall notify the owner of the crops 48 hours prior to commencement of construction so as to allow the owner an opportunity to harvest or salvage the crop within the drain working area. If this advance notice is not given the Contractor may be liable for the loss of the standing crops.

400.27 CLEARING VEGETATION

400.27.1 General

The area for clearing, if not defined elsewhere, shall be 15m on each side of the drain.

400.27.2 Trees to Remain

Where it is feasible to work around existing trees that do not impede the function of the drainage works, the Contractor shall not remove any deciduous tree larger than 300mm and any coniferous tree larger than 200mm, unless authorized by the Engineer.

400.27.3 Incidental Clearing

Incidental clearing includes removal of trees, brush or other vegetation with an excavator during construction activities, and the cost is to be included in the price for the related construction activity.

400.27.4 Power Brushing

Power brushing includes removal of above-ground vegetation with a rotary brush cutter or other mechanical means. Stump and root removal is not required. Power brushed vegetation in a channel cross-section shall be removed and leveled in the working area. Excavated material may be placed and leveled on power brushed vegetation.

400.27.5 Close-Cut Clearing

Close-cut clearing includes removal of above-ground vegetation cut flush with the ground. Stump and root removal is not required.

400.27.6 Clearing And Grubbing

Clearing and grubbing includes removal of vegetation, including stumps and roots. Removal of earth from the grubbed area into the windrows or piles is to be minimized.

400.27.7 Disposal of Cleared Vegetation**400.27.7.1 In Bush Areas**

Cleared vegetation is to be pushed into windrows or piles at the edge of the cleared area. Stumps and roots are to be piled first at the edge of the cleared area, followed by other vegetation (trunks, branches, etc.). Provisions for lateral drainage are required through all windrows. Windrows are not to block any laneways or trails. After removing cleared vegetation, the working area shall be leveled to the satisfaction of the Engineer.

400.27.7.2 In Field Areas

Cleared vegetation resulting from incidental clearing or power brushing may be hauled away, mulched in place or reduced to a size that permits cultivation using conventional equipment without causing undue hardship on farm machinery.

Cleared vegetation resulting from close-cut clearing or clearing and grubbing is to be hauled away to an approved location. Disposal sites may be in bush areas or other approved locations on the same farm. No excavated material shall be levelled over any logs, brush or rubbish of any kind.

400.27.8 Landowner Requested Salvage

A landowner may request that wood be separated from the windrows for the landowner's future use. This additional work would be eligible for extra payment, subject to the approval of the Engineer. The cost of the additional work would be assessed to the landowner.

400.27.9 Clearing by Landowner

Wherever the Special Provisions indicate that clearing may be undertaken by the landowner, work by the landowner shall be in accordance with the Clearing Vegetation requirements of this specification and must be completed so as not to cause delay for the Contractor. If the landowner does not complete clearing in accordance with these requirements, the Contractor will undertake the clearing at a price approved by the Engineer.

400.28 ROCK REMOVAL**400.28.1 General**

Rock shall be defined as bedrock and boulders that are greater than one-half cubic metre in size and that require blasting or hoe-ram removal. Bedrock or boulders that can be removed with a standard excavator bucket are not considered rock removal.

400.28.2 Blasting Requirements

All blasting shall be performed by a competent, qualified blaster in accordance with OPSS 120. Blasting mats are required. A pre-blast survey meeting the requirements of OPSS 120 must be completed for any structure within 200m of any blasting. The cost for pre-blast survey shall be included in the tender price for rock removal.

400.28.3 Typical Sections and Pay Limits

For tile drains and road culverts, rock shall be removed to 150mm below the proposed grade shown on the profile so that pipes are not in direct contact with rock. The width of rock removal shall be 1m minimum or the diameter of the pipe plus 600mm.

For open drains, rock removal shall match the proposed grade and bottom width shown on the Drawings. Side slopes shall be vertical or sloped outward. Side slopes shall be free of loose rock when excavation is completed.

Payment for the quantity of rock removed will be based on the typical sections described in these specifications and confirmed by field measurements. There will be no payment for overbreak.

400.28.4 Disposal of Rock

Excavated rock shall be piled at the edge of the working area at locations designated by the landowner. The cost to pile excavated rock shall be included in the tender price for rock removal. If the Special Provisions or the landowner require excavated rock to be hauled away, additional payment will be considered.

Where approved by the Engineer, excavated rock may be used in place of imported riprap.

400.29 SEEDING

400.29.1 General

Contractor responsible for re-seeding as necessary for uniform catch during warranty period. Areas that remain grassed after construction may not need to be seeded unless directed otherwise by the Engineer.

400.29.2 Drainage Works and Road Allowances

All disturbed ditch banks, berms and road allowances are to be seeded at the end of the day.

The following seed mixture shall be applied at 60kg/ha using a mechanical (cyclone) spreader:

- 35% Creeping Red Fescue
- 25% Birdsfoot Trefoil
- 25% Kentucky Bluegrass
- 10% Cover Crop (Oats, Rye, Barley, Wheat)
- 5% White Clover

Provide temporary cover for late fall planting by adding an additional 10 kg/ha of rye or winter wheat.

400.29.3 Hydroseeding

Where hydroseeding is specified, disturbed areas will be restored by the uniform application of a standard roadside mix, fertilizer, mulch and water at a rate of 2,000 kg/ha and be in accordance with OPSS 804.

400.29.4 Seeding Lawns

Unless specified otherwise, lawn areas shall be seeded with Canada No. 1 lawn grass mixture applied at 300 kg/ha using a mechanical (cyclone) spreader on 100mm of topsoil. Fertilizer shall be 5:20:20 or 10:10:10 applied at 300 kg/ha. Seed and fertilizer shall be applied together. Contractor shall arrange for watering with landowners.

400.29.5 Sod

Where sod is specified, sod is to be commercial grade turfgrass nursery sod, Kentucky Bluegrass placed on 50mm of topsoil. Fertilizer shall be 5-20-20 applied at 10kg/ha. Place sod in accordance with supplier instructions. Contractor is responsible for saturating the sod with water on the day of sod placement. Subsequent watering is the responsibility of the landowner.

400.30 EROSION CONTROL BLANKETS

Erosion Control Blankets (ECB) shall be biodegradable and made of straw/coconut (Terrafix SC200, Nilex SC32 or equal) or coconut (Terrafix C200, Nilex C32 or equal) with photodegradable, double net construction. The blanket and the staples shall be supplied and installed as per OPSS 804.

Erosion control blanket shall be laid and stapled into position as per the manufacturer's installation instructions on slopes as directed by the Engineer. Blankets shall be installed in direct contact with the ground surface to form a uniform, cohesive mat over the seeded earth area. The blankets are to be single course with 150mm overlap between blankets and joints are to be staggered. The Contractor shall ensure that the ECB is anchored to the soil and that tenting of the ECB does not occur.

On slopes, when the ECB cannot be extended 1m beyond the crest of the slope, the uppermost edge of the ECB shall be anchored in a 150mm wide by 150mm deep trench. The trench shall be backfilled with earth and compacted.

400.31 SEDIMENT CONTROL**400.31.1 General**

Contractor shall install sediment control features at the downstream limits of the project and at other locations as shown on the drawings or directed by the Engineer.

Sediment control features shall be installed prior to any excavation taking place upstream of that location. The Contractor shall maintain all sediment control features throughout construction and the warranty period.

Sediment that accumulates during construction shall be removed and levelled as required.

400.31.2 Flow Check Dams**400.31.2.1 Temporary Straw Bale Flow Check Dam**

The straw bale flow check dam shall consist of a minimum of 3 bales. Each bale is to be embedded at least 150mm into the channel bottom and shall be anchored in place with 2 T-bar fence posts or 1.2m wooden stakes driven through the bale.

Straw bales shall be hauled away at the end of the warranty period. Accumulated sediments shall be excavated and levelled when the temporary straw bale flow check dam is removed.

400.31.2.2 Temporary Rock Flow Check Dam

The temporary rock flow check dam shall extend to the top of the banks so that dam overtopping does not cause bank erosion. Rock shall be embedded a minimum of 150mm into the ditch bottom and banks. No geotextile is required for temporary rock flow check dams.

Accumulated sediments shall be excavated and levelled when the temporary rock flow check dam is removed at the conclusion of the warranty period.

400.31.2.3 Permanent Rock Flow Check Dam

The requirements of temporary rock flow check dams shall apply except rock shall be placed on geotextile and the dam shall remain in place permanently.

400.31.3 Sediment Traps

400.31.3.1 General

The channel bottom shall be deepened in accordance with the dimensions provided in the Drawings or Special Provisions. If dimensions are not specified on the Drawings, the sediment trap shall be excavated within the channel cross-section at least 0.3m below the design grade.

The Contractor will monitor the sediment trap during construction and cleanout accumulated sediments as required to maintain the function of the sediment trap.

If specified to be temporary, no sediment trap maintenance is required after construction is complete.

If specified to be permanent, the contractor will clean out the sediment trap at the conclusion of the warranty period, unless directed otherwise by the Engineer.

400.31.3.2 Sediment Trap with Flow Check Dam

A permanent rock sediment trap shall include a permanent sediment trap and a rock flow check dam.

A temporary rock/straw sediment trap shall include a temporary sediment trap and a rock/straw flow check dam.

400.31.4 Turbidity Curtains

A turbidity curtain is required when there is permanent water level/flow and a sediment trap is not feasible.

Turbidity curtains shall be in accordance with OPSS 805 and installed per manufacturer's instructions.

Turbidity curtains shall be sized and anchored to ensure the bottom edge of the curtain is continuously in contact with the waterbody bed so that sediment passage from the enclosed area is prevented. The curtain must be free of tears and capable of passing the base flow from the drainage works. Turbidity curtain locations may be approved by the Engineer.

Turbidity curtains are to remain functional until work in the enclosed area is completed. Prior to relocating or removing turbidity curtains, accumulated sediment is to be removed from the drain and levelled.

Where a turbidity curtain remains in place for more than two weeks it shall be inspected for damage or clogging and replaced, repaired or cleaned as required.

400.31.5 Silt Fence

Silt fence shall be in accordance with OPSS 805.07.02.02 and OPSD 219.110 (light-duty).

400.32 GRASSED WATERWAYS AND OVERFLOW SWALES

Grassed waterways and overflow swales typically follow low ground along the historic flow route. The cross-section shall be saucer shaped with a nominal 1m bottom width, 8:1 side slopes and 300mm depth unless stated otherwise in the Special Provisions.

All grassed waterways are to be permanently vegetated. Grassed waterways shall be seeded with the following permanent seed mixture: 50% red fescue, 45% perennial ryegrass and 5% white clover, broadcast at 80 kg/ha. Fertilizer to be 7-7-7 applied at 80 kg/ha.

Provide temporary cover for late fall planting by adding an additional 10 kg/ha of rye or winter wheat.

Overflow swales may be cropped using conventional farming practice.

400.33 BUFFER STRIPS

Open drains shall include minimum 3m wide, permanently vegetated buffer strips on each side of the drain. Catchbasins shall include a minimum 1m radius, vegetated buffer strip around the catchbasin.

Cultivation of buffer strips using conventional farming practice may be undertaken, provided sediment transport into the drain is minimized.

400.34 MAINTENANCE CORRIDOR

The maintenance corridor along the route of the drain, as established in the report, shall be kept free of obstructions, ornamental vegetation and structures. When future maintenance is undertaken, the cost of removing such items from the corridor shall be assessed to the landowner.

400.35 POLLUTION

The Contractor shall keep their equipment in good repair. The Contractor or any landowner shall not spill or cause to flow any polluted material into the drain that is not acceptable to the MECP. The local MECP office and the Engineer shall be contacted if a polluted material enters the drain. The Contractor shall refill or repair equipment away from open water. If the Contractor causes a spill, the Contractor is responsible to clean-up the spill in accordance with MECP clean-up protocols.

400.36 SPECIES AT RISK

If a Contractor encounters a known Species At Risk designated by the MECP, MNRF or DFO, the Contractor shall notify the Engineer immediately and follow the Ministry's guidelines for work around the species.

STANDARD SPECIFICATIONS**FOR****TILE DRAINS****TABLE OF CONTENTS**

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420 STANDARD SPECIFICATIONS FOR TILE DRAINS**420.1 DESCRIPTION**

Work under this specification will consist of supplying, hauling, laying and backfilling subsurface drainage conduit with the conduit materials as described on the Drawings and in the location, depth and invert grade as shown on the Drawings. In this specification the word "tile" will apply to all described conduit materials. Lengths are in millimeters (mm) and meters (m).

The work shall include the supplying of all labour, tools, equipment and extra materials required for the installation of the tile; the excavation and backfilling of the trenches; the hauling, handling, placing and compaction of the excavated material for backfill, the loading, hauling, handling and disposal of surplus excavation material; the removal and replacing of topsoil and sod where required by the Engineer.

All existing laterals crossed by the new line shall be reconnected in an approved manner. Either special manufactured connections shall be used or another method of sealing connections as approved by the Engineer. The Contractor shall also construct catchbasins, junction boxes and other structures where directed by the Engineer.

Except where complete removal of an existing pipe is required by new construction, existing pipes to be abandoned shall be sealed with a concrete or mortar plug with a minimum length of 300mm to the satisfaction of the Engineer.

Sections 6 and 7 of the current version of the *Drainage Guide for Ontario*, OMAFRA Publication 29 shall provide a general guide to all methods and materials to be used in the construction of tile drains except where superseded by this Contract.

The licensing requirements of the *Agricultural Tile Drainage Installation Act, 1990* will not be applicable to this Contract unless specified otherwise by this Contract.

420.2 MATERIALS

Refer to Section 400, Standard Specifications for Drain Construction for any materials required for tile drain construction.

420.3 CONSTRUCTION**420.3.1 Outlet**

A tile drain outlet into a ditch or creek shall be protected using a 6m length of rigid pipe with a hinged grate for rodent protection. Maximum spacing between bars on the rodent grate shall be 50mm. Material for rigid pipe will be specified in the Special Provisions, plastic pipe is preferred. The joint between the rigid pipe and the tile drain shall be wrapped with filter fabric. All outlets will be protected with rock riprap to protect the bank cut and as a splash apron. In some locations riprap may also be required on the bank opposite the outlet. The quantity of riprap required will be specified in the Special Provisions. A marker stake as approved by the Engineer shall be placed at each tile outlet.

420.3.2 Line

The Engineer will designate the general location of the new drain. A landowner may indicate a revised location for the drain which must be approved by the Engineer. Where a change in alignment is required that is not accommodated in a catchbasin, junction box or similar structure the alignment change shall run on a curve with a radius not less than the minimum installation radius specified for the tile material.

The Contractor shall exercise care to not disturb any existing tile drains which parallel the course of the new drain, particularly where the new and existing tile act together to provide the necessary capacity. Where an existing tile is disturbed or damaged the Contractor shall perform the necessary correction or repair with no additional compensation.

NOTE: It is the Contractor's responsibility to ascertain the location of, and to contact the owners of all utility lines, pipes and cables in the vicinity of drain excavations. The Contractor shall be completely responsible for all damages incurred.

420.3.3 Grade Control

Tile is to be installed to the elevation and grade shown on the profiles. Accurate grade control must be maintained by the Contractor at all times during tile installation. The tile invert elevation should be checked every 50m and compared to the elevation on the profile.

Benchmarks are identified on the Contract Drawings. The Engineer will confirm all benchmark elevations prior to construction.

420.3.4 Variation from Design Grade

No reverse grade will be allowed. A small variation in grade can be tolerated where the actual capacity of the drain exceeds the required capacity. The constructed grade should be such that the drain will provide the capacity required for the drainage area. Constructed grade should not deviate from design grade by more than 10% of the internal diameter for more than 25m. Grade corrections shall be made gradually over a distance not less than 10m.

420.3.5 Installation

At each work stoppage, the exposed end of the tile shall be covered by a tight fitting board or metal plate. No installed tile shall be left exposed overnight. Any tile damaged or plugged during construction shall be replaced or repaired at the Contractor's expense.

Topsoil over the trench shall be stripped, stockpiled separately and replaced after the trench is backfilled. Where installation is across a residential lawn, existing sod over the trench shall be cut, lifted and replaced in a workmanlike manner or new sod laid to match pre-construction conditions.

420.3.5.1 Installation of Concrete Tile

Concrete tile shall be installed by a wheel trencher unless an alternate method of construction is noted on the Drawings.

Digging of the trench shall start at the outlet end and proceed upstream. The location and grade shall be as shown on Drawings but shall be liable to adjustment or change by the Engineer on site with no additional payment allowed except where the change involves increased depth of cut beyond the limitation of the wheel trencher in use at the time of the change. The trench width measured at the top of the tile should be at least 150mm greater than the tile diameter.

The bottom of the trench is to be cut accurately to grade and shaped so that the tile will be embedded in undisturbed soil or in a compacted bed at least for 10% of its overall height. Where hard shale, boulders or other unsuitable bedding material is encountered, the trench shall be excavated to 75mm below grade and backfilled with granular material compacted to a shaped, firm foundation. If the trench is overcut below the proposed grade, it is to be backfilled with granular material to the correct grade and compacted to a shaped, firm foundation.

Where the depth for the tile installation exceeds the depth capacity of the wheel trencher the Contractor shall excavate a trench of sufficient depth so that the wheel trencher can install the tile at the correct depth

and grade. The tender price shall include the cost of the additional excavation and backfilling and stripping and replacing topsoil over the trench.

The inside of the tile is to be kept clean during installation. All soil and debris should be removed before the next tile is laid. Maximum spacing at joints between tiles should be about 3mm. Directional changes can be made without fittings or structures provided the centre-line radius of the bend is not less than 15m radius. The tiles are to be beveled, if necessary, to ensure close joints on all bends.

All tile joints and connections with other pipe materials are to be fully and tightly wrapped with a minimum 300mm width of geotextile drain wrap. A 150mm overlap on top is required. No additional payment will be made for joint wrapping.

420.3.5.2 Installation of Corrugated Plastic Tubing

Corrugated plastic tubing shall be installed by a drainage plow or wheel trencher unless an alternate method of construction is specified on the Drawings. For other installation methods, proper bedding and backfill is required to maintain the structural integrity of the plastic tubing so that surface and earth loads do not deflect the tubing by more than 20% of its nominal diameter.

For all installation methods:

- the plastic tubing should not be stretched by more than 7% of its normal length
- protect tubing from floating off grade when installing in saturated soil conditions
- directional changes can be made without fittings provided the centre-line radius of the bend is not less than five times the tubing diameter

Drainage plow equipment should construct a smooth bottomed opening in the soil and maintain the opening until the tubing is properly installed. The size of the opening in the soil should conform closely to the outside diameter of the tubing.

420.3.5.3 Installation of Concrete Sewer Pipe or Plastic Pipe

The Contractor may install pipe using a wheel trencher. For concrete sewer pipe, the bells must be recessed.

The Contractor may install pipe using an excavator by shaping the bottom of the trench to receive and support the pipe over 10% of its diameter if the trench is backfilled with native material. Shaping the trench bottom is not required where 150mm of granular bedding is placed to the satisfaction of the engineer.

420.3.6 Backfilling

All tile should be blinded by the end of the day's work to protect and hold them in place against disturbances. After tile is inspected, it shall initially be backfilled with a minimum cover of 300mm.

For blinding and initial backfilling use clean native soil with no organic matter. Initial backfill shall be tamped around the pipe by backhoe bucket or similar if directed by the Engineer.

The tile shall be backfilled with native material such that there is a minimum cover of 600mm. In addition, a sufficient mound must be placed over the trench to ensure that no depression occurs after settling along the trench.

420.3.7 Tile Connections

All lateral drains encountered along the route of the new tile drain are to be connected to the new drain if the intercepted tile are clean and do not contain polluted water. Lateral drains that are full of sediments or contain polluted waters will be addressed by the Engineer at the time of construction. All lateral drains are to be connected to the new tile using a pipe material and size that will provide the same flow capacity as the existing lateral drain unless a different connection is described in the Special Provisions. Corrugated plastic tubing can be used for all tile connections. Tubing can be solid or perforated, filter sock is not required.

Contractor is responsible for installation and backfilling in a manner than maintains the structural integrity of the connection. Manufactured fittings should be used to ensure tight connections. Where an opening must be made in the new tile drain for a connection, the opening shall be field cut or cored. After the opening is cut in the new tile any gaps or voids around the connection shall be sealed with mortar, low-expanding spray foam or geotextile. Lateral tubing shall not protrude more than 25mm beyond the inside wall of the new tile drain. The Contractor shall ensure than any material used to seal the connection does not protrude beyond the inside wall of the new tile drain.

All connections that are described in the Special Provisions are considered to be part of the original Contract price. For all other connections the Contractor will be paid in accordance with the price established in the Schedule of Tender Prices. The Contractor must list all connections on the Lateral Connection Summary sheet, if included in the Special Provisions, in order to qualify for payment. The Lateral Connection Summary sheet describes all tile encountered based on location (station), side of trench, size and type of tile and approximate length and type of material used for the connection.

420.3.8 Stones and Rock

The Contractor shall immediately contact the Engineer if bedrock or stones of sufficient size and number are encountered such that installation by wheel trencher cannot continue. The Engineer may direct the Contractor to use some other method of excavation to install the tile. The basis of payment for such extra work shall be determined by the Engineer. Stones greater than 300mm in diameter that are removed during excavation shall be disposed of by the Contractor at an offsite location. No additional payment for excavating or hauling these stones will be provided.

420.3.9 Brush, Trees and Debris

Unless stated otherwise in the Special Provisions, the following requirements shall apply for installation of a tile drain in a wooded area. The Contractor will clear and grub a minimum corridor width of 30m centered on the tile drain alignment. The resulting debris shall be placed in a windrow along the edge of the working area. No additional payment will be made for such work.

420.3.10 Subsoil Instability

If poor subsoil conditions are encountered during tile installation by wheel trencher an attempt shall be made to install the tile with a continuous geotextile underlay in the trench bottom. The cost of the underlay, if approved by the Engineer, will be paid as an extra. If the continuous geotextile underlay is not sufficient then the tile will be installed by backhoe or excavator on a bedding of 19mm clear crushed stone (300mm depth) to achieve trench bottom stability for the new tile. If approved, the above work will be paid based on the unit price provided on the Form of Tender. The unit price shall include the cost to supply and place the stone. If more than 300mm depth of stone is required for bottom stability, additional payment will be allowed for the additional depth of stone. The additional quantity of stone shall be supported by weigh tickets and the suppliers invoice.

If poor subsoil conditions are encountered during tile installation by backhoe or excavator, the tile shall be installed on stone bedding as noted above. For this installation only the material cost of the stone will be paid as an extra. Supply of stone and cost to be supported by weigh tickets and supplier's invoice.

If the subsoil is a fine grained soil it may necessary to place the stone on a geotextile with the geotextile wrapped over the stone before laying the tile. Additional payment will be allowed to supply and install the geotextile.

420.3.11 Broken or Damaged Tile

The Contractor shall dispose of all damaged or broken tile and broken tile pieces off-site.

420.3.12 Excess Tile

All excess tile shall be removed from the job site.

420.3.13 Catchbasins*420.3.13.1 General*

All catchbasins shall have minimum inside dimensions matching the dimensions shown on the Drawings. Contractor is responsible for ordering catchbasins to match the inlet and outlet connections and top elevations required by the Special Provisions and the Drawings.

420.3.13.2 Materials

Requirements in this section apply to catchbasins in non-travelled locations. Where catchbasins are proposed for travelled locations, refer to the Special Provisions and the Drawings for applicable OPSD information.

Precast concrete catchbasins shall be manufactured by as Coldstream Concrete or approved equal. Minimum wall thickness for catchbasins without reinforcement is 150mm and with reinforcement 100mm. The joints between precast catchbasin sections shall be protected with geotextile to prevent soil material from entering into the catchbasin. Joint protection using mortar or water tight barrier is also acceptable. Grates are to be birdcage grates as manufactured by Coldstream Concrete or approved equal unless specified otherwise on the Drawings. All grates to be secured with corrosion resistant hardware.

HDPE catchbasins shall be as fabricated by ADS, Armtec, Hancor or approved equal. Steel catchbasins shall be the Heavy Duty Steel Catch Basin as manufactured by AgriDrain or approved equal. PVC catchbasins shall be Nyloplast as manufactured by ADS or approved equal. HDPE, steel and PVC catchbasins shall be supplied with integral stubouts fabricated by the manufacturer and sized according to the pipe connections shown on the Drawings. Grates for HDPE, steel or PVC catchbasins shall be in accordance with the Special Provisions and manufacturer recommendations.

Marker stakes as supplied by Coldstream Concrete or equal are to be placed beside each catchbasin unless specified otherwise on the Drawings.

420.3.13.3 Installation

All tile or pipe connected to concrete catchbasins shall be mortared or secured in place so that no gaps remain at the connection. Mortar is to be applied on both the inside and outside wall surfaces.

Backfill around all new catchbasins is recommended to be 19mm clear crushed stone to avoid future settlements. The Contractor shall be responsible for backfilling all settlement areas around catchbasins during the contract warranty period. No additional payment will be provided for adding backfill to settlement areas around catchbasins.

All catchbasin sumps to be fully cleaned by the Contractor after completion of drain installation and backfilling.

420.3.14 Junction Boxes

Junction boxes shall be precast concrete to the same specification as above for catchbasins except that the junction box shall have a solid lid. The lid shall be a minimum of 125mm thick with wire mesh reinforcement and 2 lifting handles. The top of the junction box should have a minimum ground cover of 450mm.

STANDARD SPECIFICATIONS

for

JACKING AND BORING

TABLE OF CONTENTS

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430.2 MATERIALS 1

430.3 PRE-CONSTRUCTION..... 1

430.4 CONSTRUCTION 1

 430.4.1 Traffic Control..... 1

 430.4.2 Installation 1

 430.4.3 Bore Pits..... 2

 430.4.4 Restoration 2

430 STANDARD SPECIFICATIONS FOR JACKING AND BORING**430.1 DESCRIPTION**

This specification covers the installation of pipes by jacking and boring. The Contractor shall be fully responsible for complying with any further specifications of the authority having jurisdiction over the lands or roads involved with the crossing.

430.2 MATERIALS

Unless specified elsewhere the pipe shall be new smooth wall welded pipe manufactured from steel according to ASTM A252, Grade 2 Steel and have a minimum wall thickness of 6.35mm.

Pipe ends shall be bevel edged on the outside to an angle of 30 degrees for butt weld splicing.

The following information shall be clearly marked on the inside of each section of pipe:

- 1) The name or trademark of the manufacturer.
- 2) The heat number.

430.3 PRE-CONSTRUCTION

The Contractor shall not commence work until required permits have been obtained. The Engineer may apply for required permits prior to Construction.

The Contractor shall give the authority responsible for the lands or roads being crossed at least 72 hours' notice before commencing any work on the crossing.

The authority having jurisdiction over the lands or roads involved with the crossing will supply no labour, equipment or materials for the construction of the crossing unless otherwise stated.

430.4 CONSTRUCTION**430.4.1 Traffic Control**

No construction equipment is to be operated on the shoulders or asphalt of the road without the prior approval of the road authority.

Work within public road allowances shall be done in accordance with the Ontario Traffic Manual Book 7, latest edition. Any required traffic control measures shall be the responsibility of the Contractor and the cost of traffic control is to be included in the tender price for boring and jacking.

430.4.2 Installation

The pipe or casing shall be installed by means of continuous flight augering inside the casing and simultaneous jacking to advance the casing immediately behind the tip of the auger.

The pipe shall be of sufficient length so that no part of any excavation shall be closer than 3m to the edge of pavement, shoulder or ballast of the embankment being crossed. Excavation slopes shall be no less than 1:1.

Upon completion, there shall be a continuous length of welded steel casing across the full width of the right-of-way. Portions of the casing may be installed by open cut where approved by the Engineer.

Pipe when installed shall match the invert elevations and grade specified. Installed pipe not matching the grade and invert elevations specified may be rejected by the Engineer in whole or in part. Any work required to correct an unacceptable variation in grade or invert elevations shall be the responsibility of the Contractor.

430.4.3 Bore Pits

The location of the bore pit shall be as specified in the special provisions and if not specified shall be confirmed with the Engineer prior to commencing construction.

The bore pits shall be excavated so that the top edge of the pit shall not be closer than 3m to the edge of pavement, shoulder or ballast of the embankment being crossed. The bank slope of the pit shall not be steeper than 1:1. Shoring, sheeting, or other trench support if required shall be in accordance with the applicable and most recent Provincial Statutes. No additional payment will be allowed for trench wall support within the bore pit unless approved by the Engineer due to unstable subsoil.

The Contractor is to minimize the duration that bore pits are left open. If possible, casing installation should be scheduled so that pit excavation, placement of pipe and backfilling takes place in one working day. If a bore pit is left unattended, the pit shall be secured by the Contractor to the satisfaction of the Engineer. No additional payment will be made for securing the pit.

Dewatering of the bore pit is the responsibility of the Contractor and no additional payment will be made for dewatering. If unstable subsoil is encountered in the bottom of the pit, the Engineer shall be notified and a foundation of 19mm clear crushed stone (300mm minimum depth) may be approved to achieve pit bottom stability. If stone is approved by the Engineer, extra payment will be made for the material cost of the stone based on weigh tickets.

Any tile, catchbasin, junction box or any other structures, placed in the bore pit should be placed on a foundation of 19mm clear crushed stone (300mm minimum depth). The price for such structures shall include the cost of stone foundation.

430.4.4 Restoration

Prior to bore pit excavation, topsoil shall be separately stripped and saved for replacement on completion of the backfilling operation. If this is not possible or practical, the Contractor shall import and place a minimum of 150mm of good quality topsoil over all backfilled and disturbed areas. The finished work shall be left in a clean and orderly condition flush or slightly higher than the adjacent ground so that after settlement it will conform to the surrounding ground. Excess earth (if any) shall be disposed of as directed by the Engineer and no additional payment will be allotted for such work. Disturbed areas to be seeded after placement of topsoil in accordance with the specification for seeding.



THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND, WHERE SHOWN, THE ACCURACY IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL BE INFORMED OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.

NOTES:
 -ALL ROLL NUMBERS IN BEGIN WITH 32-45-010-
 ie. 030-05000 IN FULL IS 32-45-010-030-05000

BENCHMARK / VERTICAL DATUM
 ELEVATIONS SHOWN ARE REFERENCED TO THE CANADIAN
 GEODETIC VERTICAL DATUM OF 1928 (CGVD28:78).
 THE BENCHMARK C.P. 50 (TBM) AT ELEVATION 298.269
 WAS USED FOR THIS PROJECT.

BENCHMARKS

BM#1 TOP BOLT CENTRE TOP OF DOWNSTREAM END OF MULTI-PLATE CSP ELEV. 297.081	BM#4 SPIKE IN SW/SIDE H.P. WEST SIDE OF BLENHEIM ROAD, APPROX. 70m NORTH OF CROSSING ELEV. 304.330
BM#2 SPIKE IN SE/SIDE H.P. #BL3F62 NORTH SIDE TWP. ROAD 8, AT CROSSING ELEV. 299.158	BM#5 C.C. WEST CORNER OF 600x600mm CB AT TOP END OF HOTSON DRAIN ON P/L ELEV. 305.838
BM#3 SPIKE IN S/SIDE H.P. #CEJDAY NORTH SIDE TWP. ROAD 8, 40m WEST OF CROSSING ELEV. 302.196	C.P. 50 (TBM) C.C. SW CORNER OF CONC. CURB ON PARAPET WALL W/SIDE OF HUBBARD ROAD (PROJ. # 22-237) ELEV. 298.269

PLAN LEGEND

	WATERSHED
	SUBWATERSHED
	PROPOSED WORK
	EXISTING DRAIN
	DITCH OR WATERCOURSE
	ACCESS
	APPROXIMATE HECTARES IN WATERSHED
	ASSESSMENT ROLL NUMBER
	BUSH AREA

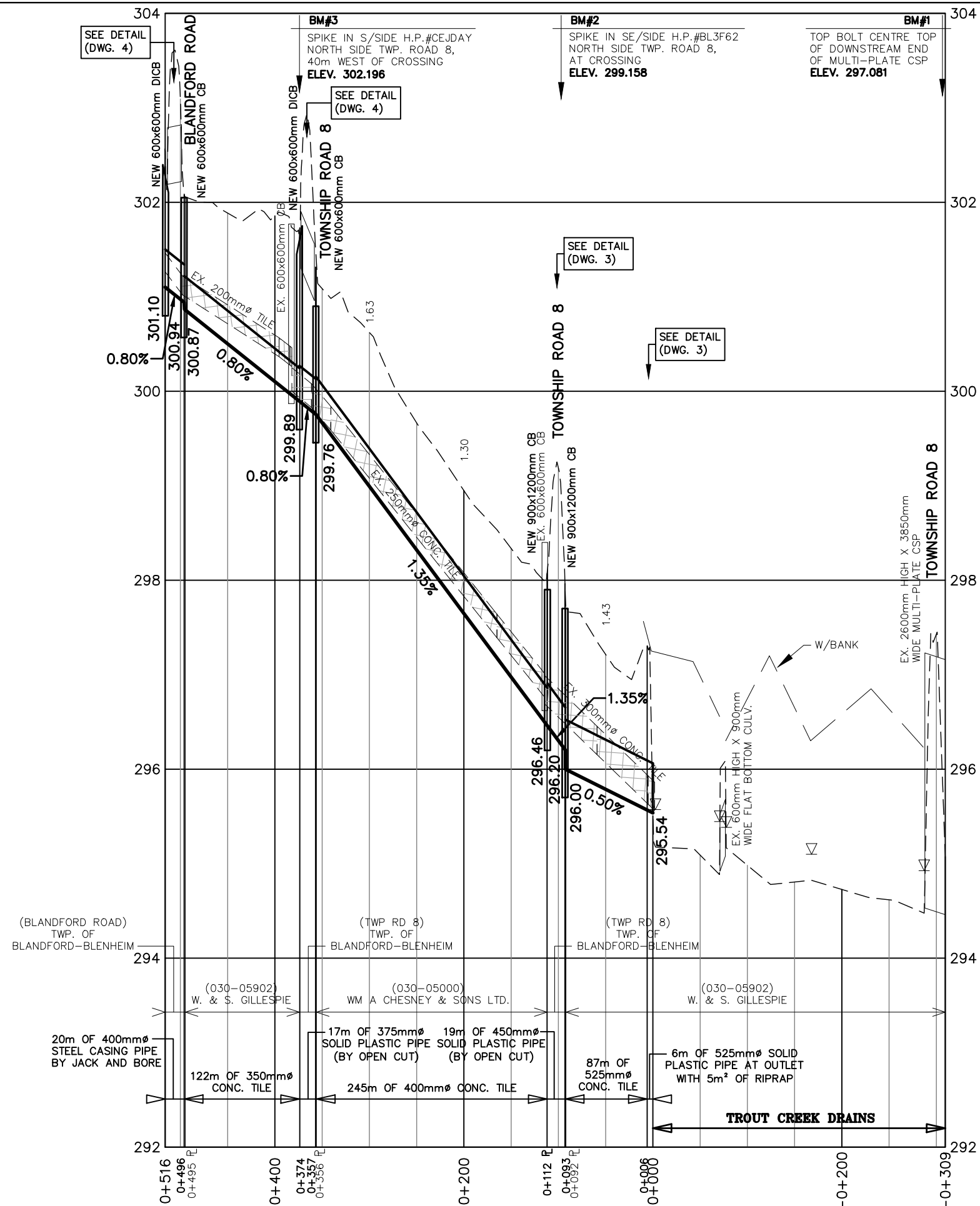
NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVALS	JULY 20, 2023
2	ISSUED FOR REPORT	AUG. 8, 2023
3	ISSUED FOR TENDER	
4	ISSUED FOR CONSTRUCTION	
5	AS BUILT	

DESIGNED BY: C.J.M.		
CHECKED BY: C.J.M.		
DRAWN BY: V.E.S.		
CHECKED BY: A.M.P.		

HOTSON DRAIN 2023

OXFORD COUNTY TOWNSHIP OF BLANDFORD-BLENHEIM

ATERSHED LAN	AUG. 8, 2023
K. SMART ASSOCIATES LIMITED CONSULTING ENGINEERS AND PLANNERS KITCHENER SUDBURY	REVISED: JOB NUMBER: 22-238 DRAWING 1 OF 4



300) SPECIAL PROVISIONS

300.1) CONSTRUCTION SPECIFICATIONS- GENERAL NOTES

- PRE-LOCATES**
CROSS TRENCHES TO BE DUG ALONG ENTIRE LENGTH OF MAIN DRAIN ROUTE AT 100 TO 200m INTERVALS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION SO THAT TRUE ALIGNMENT OF NEW DRAIN MAY BE ESTABLISHED ALONGSIDE EXISTING DRAIN WITHOUT CUTTING OFF PRIVATE LATERAL TILES. THE FREQUENCY OF PRE-LOCATES WILL DEPEND ON THE ALIGNMENT OF THE EXISTING DRAINS. MORE PRE-LOCATES WILL BE NECESSARY IN A MEANDERING ROUTE THAN IN A ROUTE THAT IS CONSISTENTLY STRAIGHT.
- WORKING AREA FOR CONSTRUCTION**
FOR A CLOSED DRAIN THE WORKING AREA SHALL BE A 12.5m WIDTH ON EITHER SIDE OF THE TRENCH OR ANY COMBINATION NOT EXCEEDING A TOTAL WIDTH OF 25m.
AFTER THE DRAIN IS CONSTRUCTED, THE WORKING AREA FOR THE PURPOSE OF FUTURE MAINTENANCE SHALL BE AS SPECIFIED IN S.S. 400.4 OF THIS REPORT.
- ACCESS**
ACCESS TO THE WORKING AREA SHALL BE FROM ROAD ALLOWANCES AND AS DESIGNATED ON THE DRAWINGS AND/OR SPECIFIC NOTES. SEE "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF DRAINS 400.5 & 400.6".
- INSTALLATION OF CONCRETE TILE**
ON STRAIGHT RUNS, ENSURE TILE JOINTS ARE PARALLEL, TILE WRAP IS FLAT AND COVERS JOINT EVENLY WITH OVERLAP. ON CURVED RUNS, ENSURE TILE JOINTS ARE TOUCHING ON ONE SIDE WITH MAXIMUM GAP OF 12mm (½") ON OPPOSITE SIDE. BEVEL CUT TILE OR USE ELBOW SECTIONS WHERE CURVES ARE GREATER. ALL INTERCEPTED LATERAL TILE ARE TO BE FLAGGED AT THE CONNECTION SO THE ENGINEER CAN GPS.

300.2) CONSTRUCTION SPECIFICATIONS - SPECIFIC NOTES

W. & S. GILLESPIE (030-05902)
0+000 TO 0+006 -SEE NOTES ON DWG. 3
0+006 TO 0+093 -87m OF 525mmØ CONCRETE TILE WITH JOINT WRAP ON NORTH SIDE OF EXISTING TILE
-BREAK UP AND BURY EXISTING 300mmØ CONC. TILE (1966).

TOWNSHIP OF BLANDFORD-BLENHEIM (TOWNSHIP ROAD 8 CROSSING - 1)
0+093 TO 0+112 -SEE NOTES ON DWG. 3

WM A CHESNEY & SONS LTD. (030-05000)
0+112 TO 0+357 -245m OF 400mmØ CONCRETE TILE WITH JOINT WRAP ON SOUTH SIDE OF EXISTING TILE. LIKELY TO CROSS OVER EX. TILE NEAR CB AT STA. 0+357
-BREAK UP AND BURY EXISTING 250mmØ CONC. TILE (1966).

TOWNSHIP OF BLANDFORD-BLENHEIM (TOWNSHIP ROAD 8 CROSSING - 2)
0+357 TO 0+374 -SEE NOTES ON DWG. 4

W. & S. GILLESPIE (030-05902)
0+374 TO 0+496 -122m OF 350mmØ CONCRETE TILE WITH JOINT WRAP ON NORTH SIDE OF EXISTING TILE
-BREAK UP AND BURY EXISTING 200mmØ TILE (1900).

TOWNSHIP OF BLANDFORD-BLENHEIM (BLANDFORD ROAD)
0+496 TO 0+516 -SEE NOTES ON DWG. 4

NO.	DESCRIPTION	DATE
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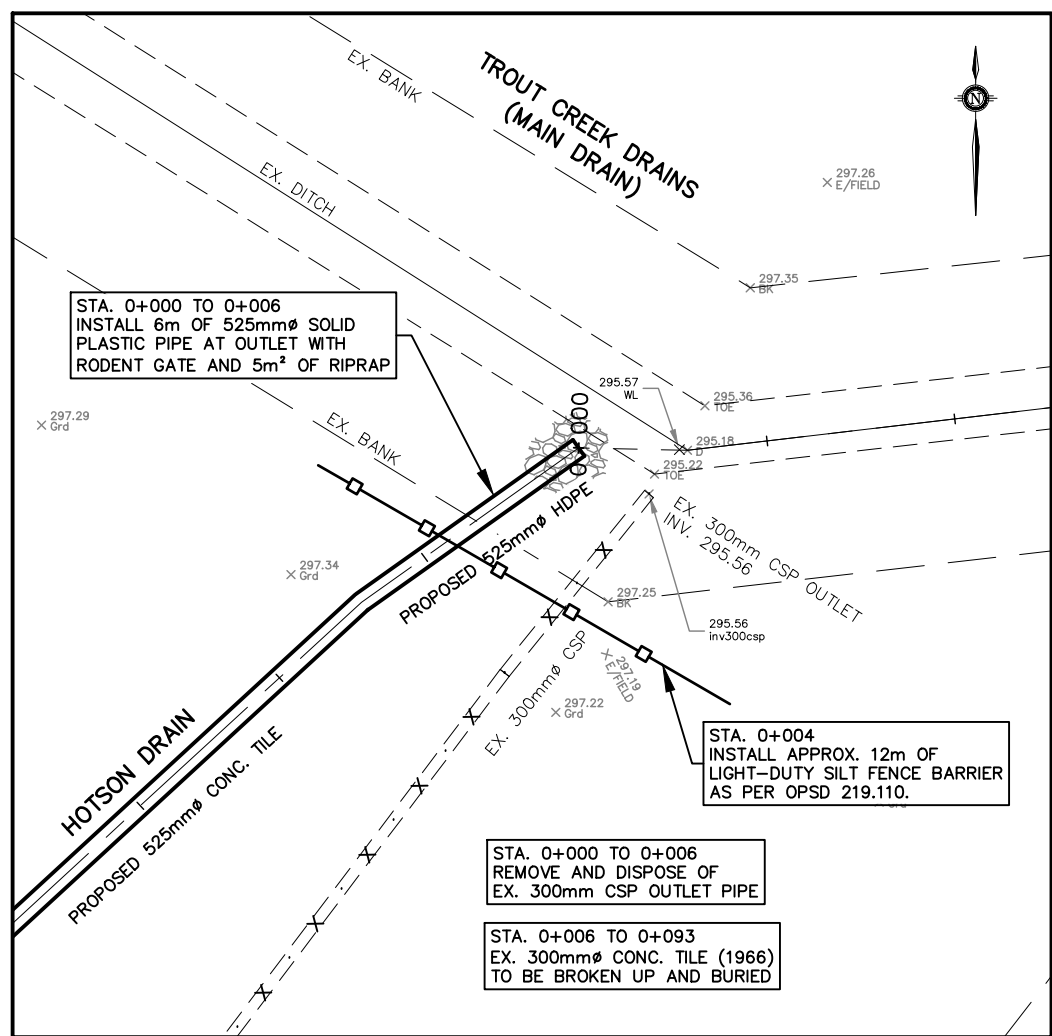
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CHECKED BY: C.J.M.		SCALE 1 : 5000
DRAWN BY: N.M.B.		0 0.5 1m
CHECKED BY: A.M.P.		SCALE 1 : 50
		(ON 11"x17")

HOTSON DRAIN 2023

COUNTY OF OXFORD TOWNSHIP OF BLANDFORD-BLENHEIM

RO ILE **AUG. 8, 2023**

	K. SMART ASSOCIATES LIMITED	REVISED:
	CONSULTING ENGINEERS AND PLANNERS	JOB NUMBER: 22-238
	KITCHENER SUDBURY	DRAWING
		2 OF 4



STA. 0+000 TO 0+006
INSTALL 6m OF 525mm ϕ SOLID PLASTIC PIPE AT OUTLET WITH RODENT GATE AND 5m² OF RIPRAP

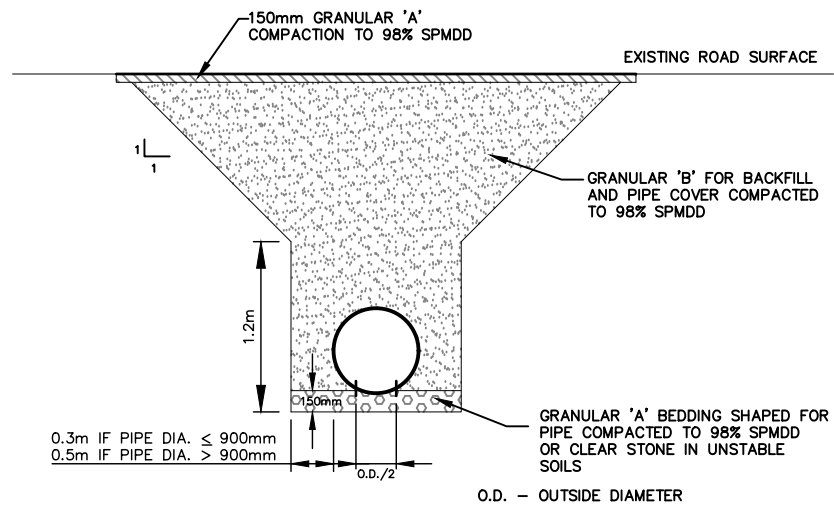
STA. 0+000 TO 0+006
REMOVE AND DISPOSE OF EX. 300mm CSP OUTLET PIPE

STA. 0+006 TO 0+093
EX. 300mm ϕ CONC. TILE (1966)
TO BE BROKEN UP AND BURIED

STA. 0+004
INSTALL APPROX. 12m OF LIGHT-DUTY SILT FENCE BARRIER AS PER OPSD 219.110.

DETAIL OUTLET

SCALE 1:200

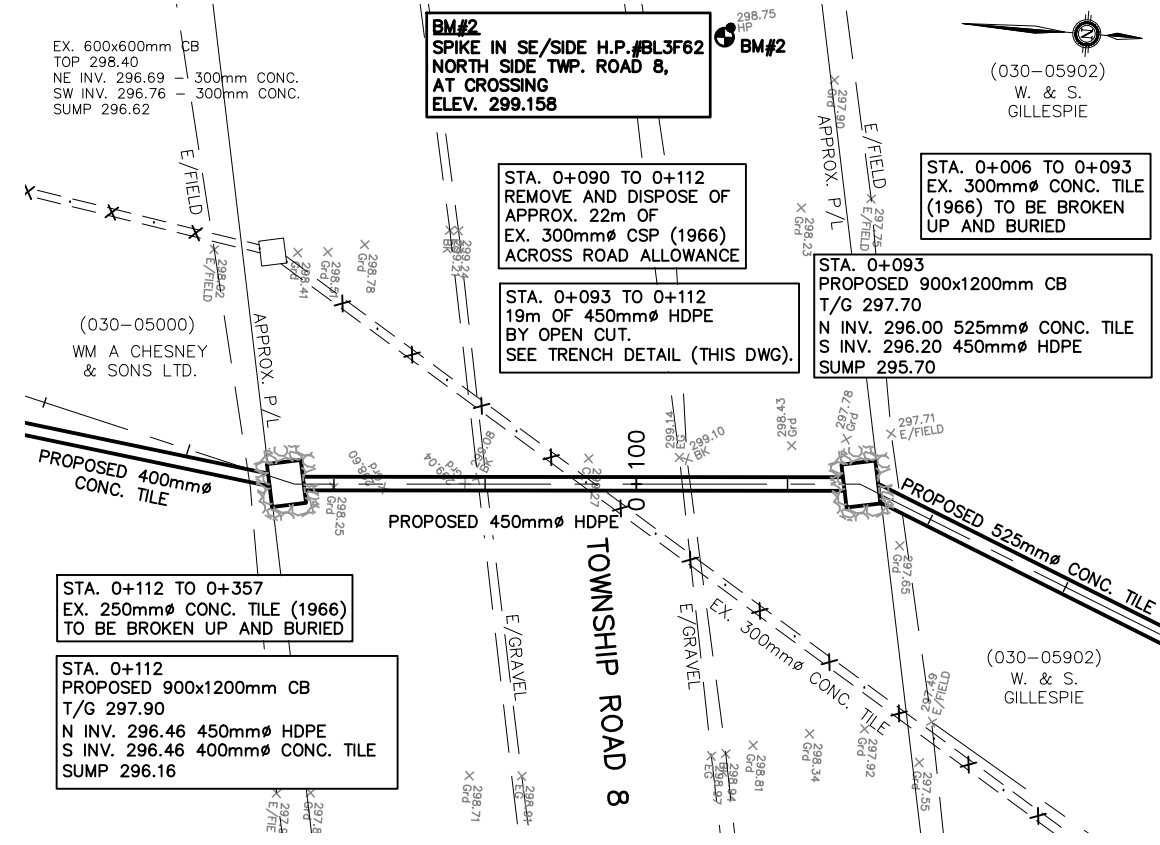


OPEN CUT ROAD CROSSING DETAIL
(STA. 0+093 TO 0+112 & 0+357 TO 0+374)

NOT TO SCALE

NOTES:

- BACKFILL AND COMPACTION REQUIREMENTS ALSO APPLY BEYOND THE SHOULDER AT A 1:1 SLOPE DOWN TO THE BOTTOM OF TRENCH EXCAVATION
- NEW FROST TAPER NOT REQUIRED UNLESS REQUESTED AT TIME OF CONSTRUCTION. BLEND INTO EXISTING TAPERS. IF REQUIRED, TAPERS TO BE IN ACCORDANCE WITH OPSD 803.03 AND ADDITIONAL PAYMENT WILL BE ALLOWED.
- ALL SURPLUS EXCAVATED MATERIAL TO BE HAULED AWAY.
- ALL UTILITIES MUST BE LOCATED BY THE CONTRACTOR.
- TOPSOILS TO BE STRIPPED, SAVED AND REPLACED.
- ALL DISTURBED AREAS OUTSIDE OF THE ROAD TO BE SEEDED.



STA. 0+112 TO 0+357
EX. 250mm ϕ CONC. TILE (1966)
TO BE BROKEN UP AND BURIED

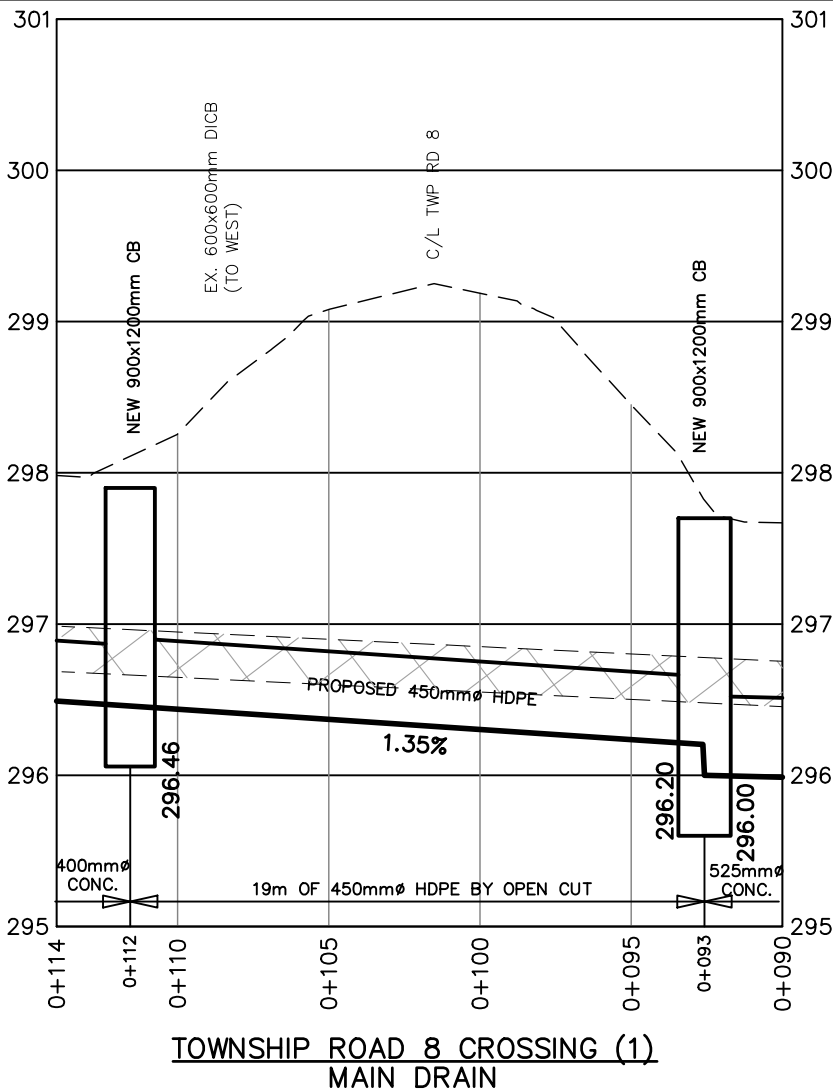
STA. 0+112
PROPOSED 900x1200mm CB
T/G 297.90
N INV. 296.46 450mm ϕ HDPE
S INV. 296.46 400mm ϕ CONC. TILE
SUMP 296.16

STA. 0+090 TO 0+112
REMOVE AND DISPOSE OF APPROX. 22m OF EX. 300mm ϕ CSP (1966)
ACROSS ROAD ALLOWANCE

STA. 0+093 TO 0+112
19m OF 450mm ϕ HDPE BY OPEN CUT.
SEE TRENCH DETAIL (THIS DWG).

STA. 0+093
PROPOSED 900x1200mm CB
T/G 297.70
N INV. 296.00 525mm ϕ CONC. TILE
S INV. 296.20 450mm ϕ HDPE
SUMP 295.70

STA. 0+006 TO 0+093
EX. 300mm ϕ CONC. TILE (1966)
TO BE BROKEN UP AND BURIED



TOWNSHIP ROAD 8 CROSSING (1)
MAIN DRAIN

300) SPECIAL PROVISIONS

300.1) CONSTRUCTION SPECIFICATIONS- GENERAL NOTES

- PRE-LOCATES**
CROSS TRENCHES TO BE DUG ALONG ENTIRE LENGTH OF MAIN DRAIN ROUTE AT 100 TO 200m INTERVALS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION SO THAT TRUE ALIGNMENT OF NEW DRAIN MAY BE ESTABLISHED ALONGSIDE EXISTING DRAIN WITHOUT CUTTING OFF PRIVATE LATERAL TILES. THE FREQUENCY OF PRE-LOCATING WILL DEPEND ON THE ALIGNMENT OF THE EXISTING DRAINS. MORE PRE-LOCATES WILL BE NECESSARY IN A MEANDERING ROUTE THAN IN A ROUTE THAT IS CONSISTENTLY STRAIGHT.
- WORKING AREA FOR CONSTRUCTION**
FOR A CLOSED DRAIN THE WORKING AREA SHALL BE A 12.5m WIDTH ON EITHER SIDE OF THE TRENCH OR ANY COMBINATION NOT EXCEEDING A TOTAL WIDTH OF 25m.
AFTER THE DRAIN IS CONSTRUCTED, THE WORKING AREA FOR THE PURPOSE OF FUTURE MAINTENANCE SHALL BE AS SPECIFIED IN S.S. 400.4 OF THIS REPORT.
- ACCESS**
ACCESS TO THE WORKING AREA SHALL BE FROM ROAD ALLOWANCES AND AS DESIGNATED ON THE DRAWINGS AND/OR SPECIFIC NOTES. SEE "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF DRAINS 400.5 & 400.6".
- INSTALLATION OF CONCRETE TILE**
ON STRAIGHT RUNS, ENSURE TILE JOINTS ARE PARALLEL, TILE WRAP IS FLAT AND COVERS JOINT EVENLY WITH OVERLAP. ON CURVES RUNS, ENSURE TILE JOINTS ARE TOUCHING ON ONE SIDE WITH MAXIMUM GAP OF 12mm (1/2") ON OPPOSITE SIDE. BEVEL CUT TILE OR USE ELBOW SECTIONS WHERE CURVES ARE GREATER. ALL INTERCEPTED LATERAL TILE ARE TO BE FLAGGED AT THE CONNECTION SO THE ENGINEER CAN GPS.

300.2) CONSTRUCTION SPECIFICATIONS - SPECIFIC NOTES
W. & S. GILLESPIE (030-05902)

0+000 TO 0+006 -6m OF 525mm ϕ SOLID PLASTIC PIPE AND 5m² OF RIPRAP ON GEOTEXTILE.
-REMOVE AND DISPOSE OF EXISTING 300mm ϕ CSP OUTLET PIPE FOR EXISTING HOTSON DRAIN.
-INSTALL APPROX. 12m OF LIGHT-DUTY SILT FENCE BARRIER AFTER OUTLET PIPE IS INSTALLED AND BACKFILLED.

TOWNSHIP OF BLANDFORD-BLENHEIM (TOWNSHIP ROAD 8 CROSSING - 1)

0+093 -CONSTRUCT 900x1200mm CONCRETE CATCHBASIN, INCLUDING CONNECTIONS, BIRDCAGE GRATE AND 2m² OF RIPRAP ON GEOTEXTILE.

0+093 TO 0+112 -REMOVE AND DISPOSE OF EXISTING 300mm ϕ CSP FROM NORTH SIDE OF ROAD TO EXISTING CATCHBASIN.
-19m OF 450mm ϕ SOLID PLASTIC (HDPE) PIPE CROSSING OF TOWNSHIP ROAD 8 BY OPEN CUT.
-BEDDING, BACKFILL AND ROAD RESTORATION IS TO BE COMPLETED AS PER "OPEN CUT ROAD CROSSING" DETAIL (DWG. 3). SEED DISTURBED AREAS.

0+112 -CONSTRUCT 900x1200mm CONCRETE CATCHBASIN, INCLUDING CONNECTIONS, BIRDCAGE GRATE AND 2m² OF RIPRAP ON GEOTEXTILE.
-REMOVE AND DISPOSAL OF EX. 600x600mm CB
-ADDITIONAL LIGHT DUTY SILT FENCING OR OTHER EROSION CONTROL MEASURES MAY BE REQUIRED AT TIME OF CONSTRUCTION IF CONDITIONS REQUIRE. ADDITIONAL MEASURES TO BE PAID TO CONTRACTOR AS AN EXTRA.

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVALS	JULY 20, 2023
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4	ISSUED FOR CONSTRUCTION	
5	AS BUILT	

DESIGNED BY: C.J.M.
CHECKED BY: C.J.M.
DRAWN BY: N.M.B.
CHECKED BY: A.M.P.

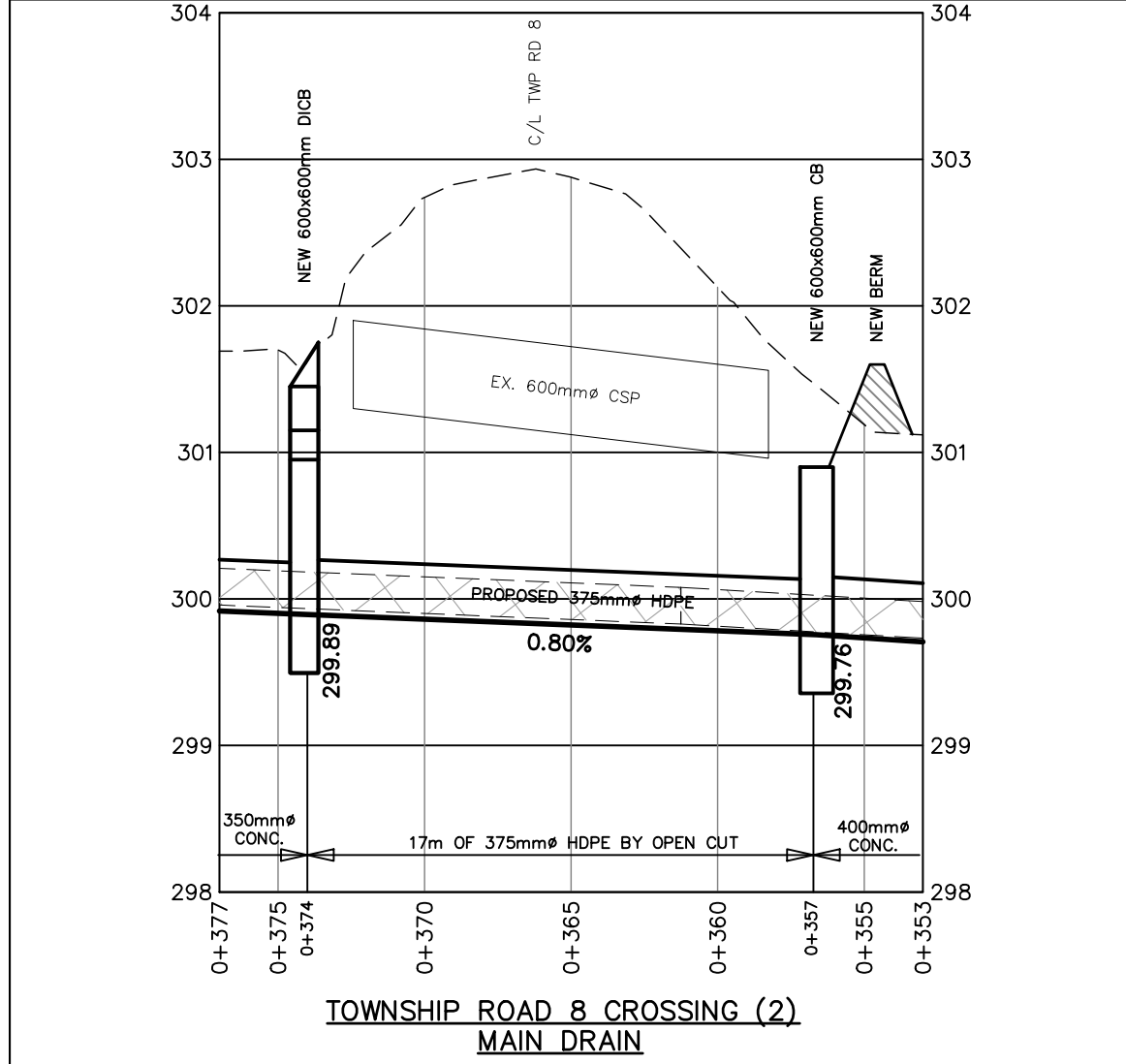
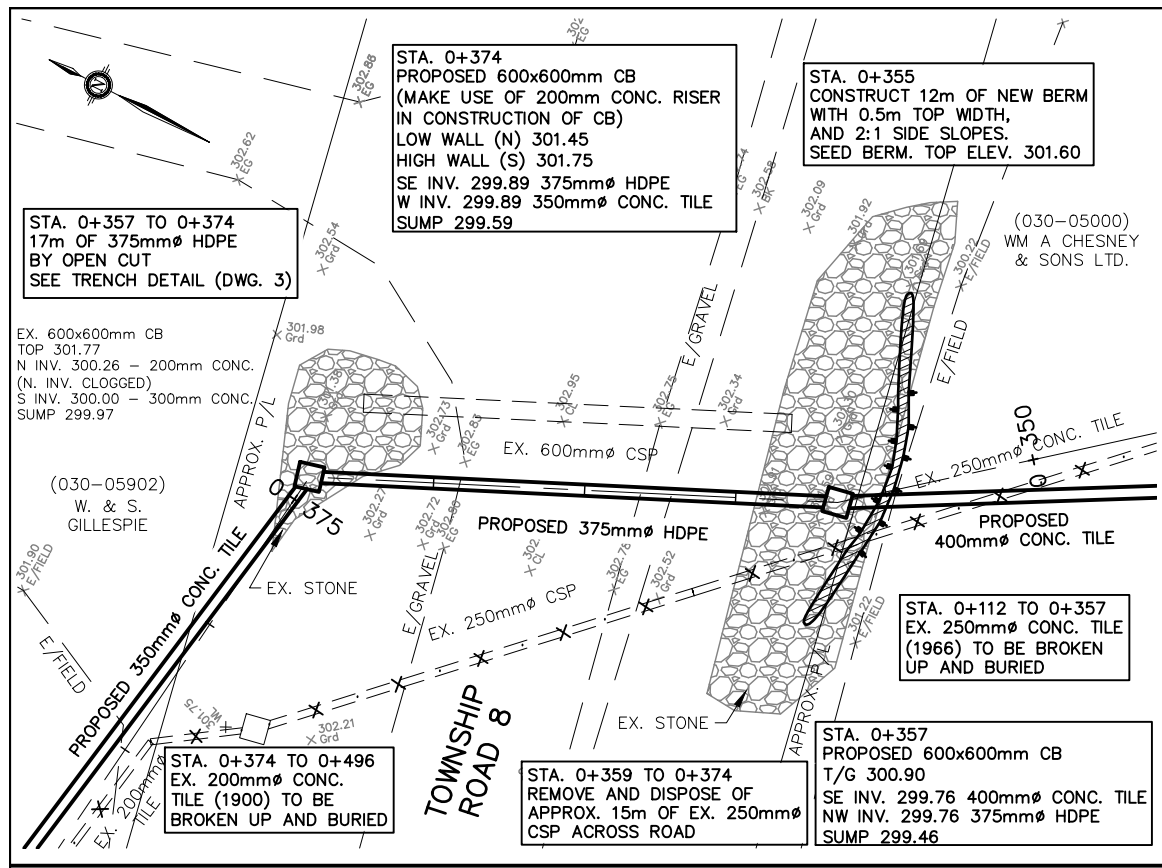
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(ON 11"x17")

HOTSON DRAIN 2023
COUNTY OF OXFORD TOWNSHIP OF BLANDFORD-BLENHEIM

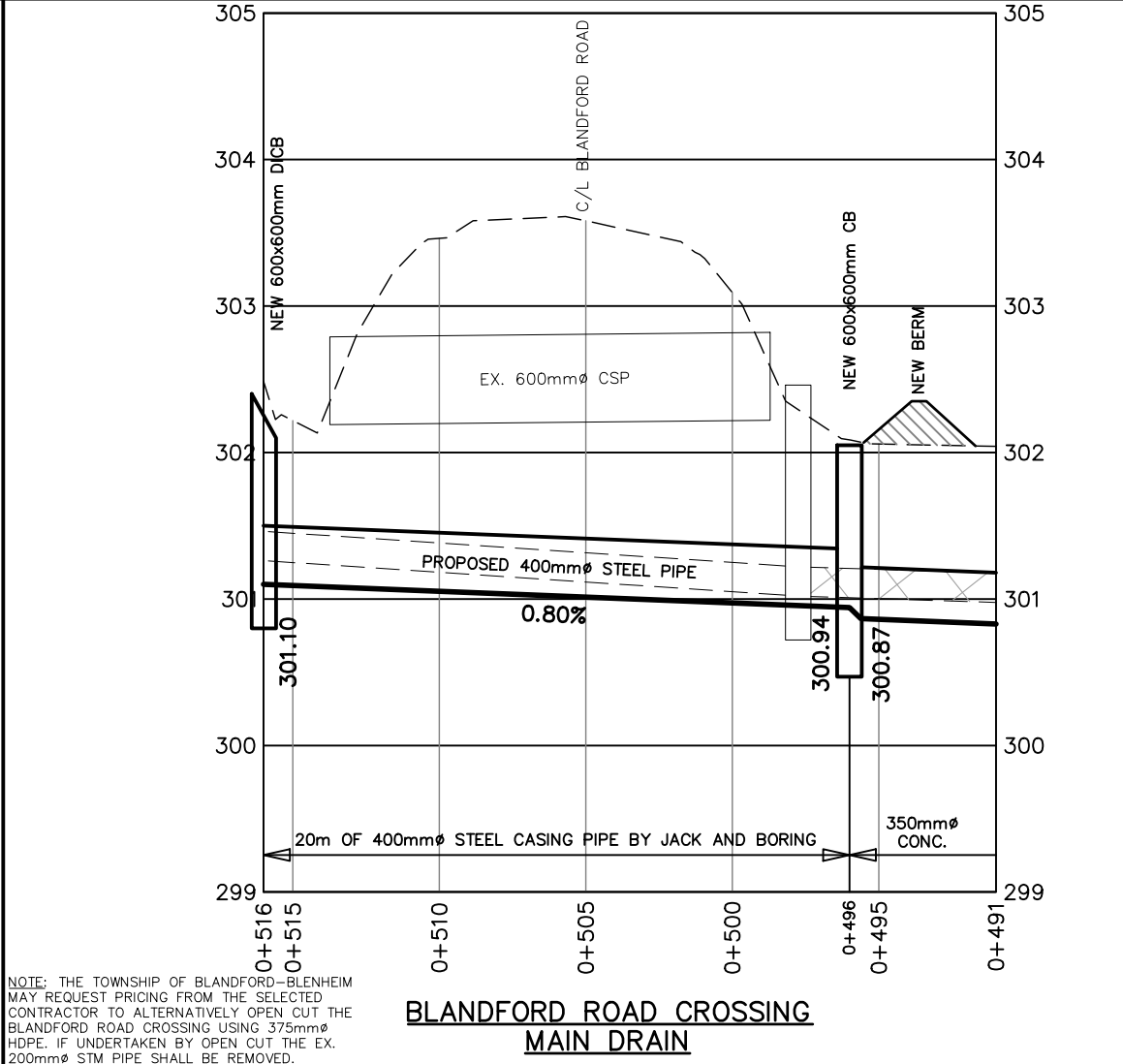
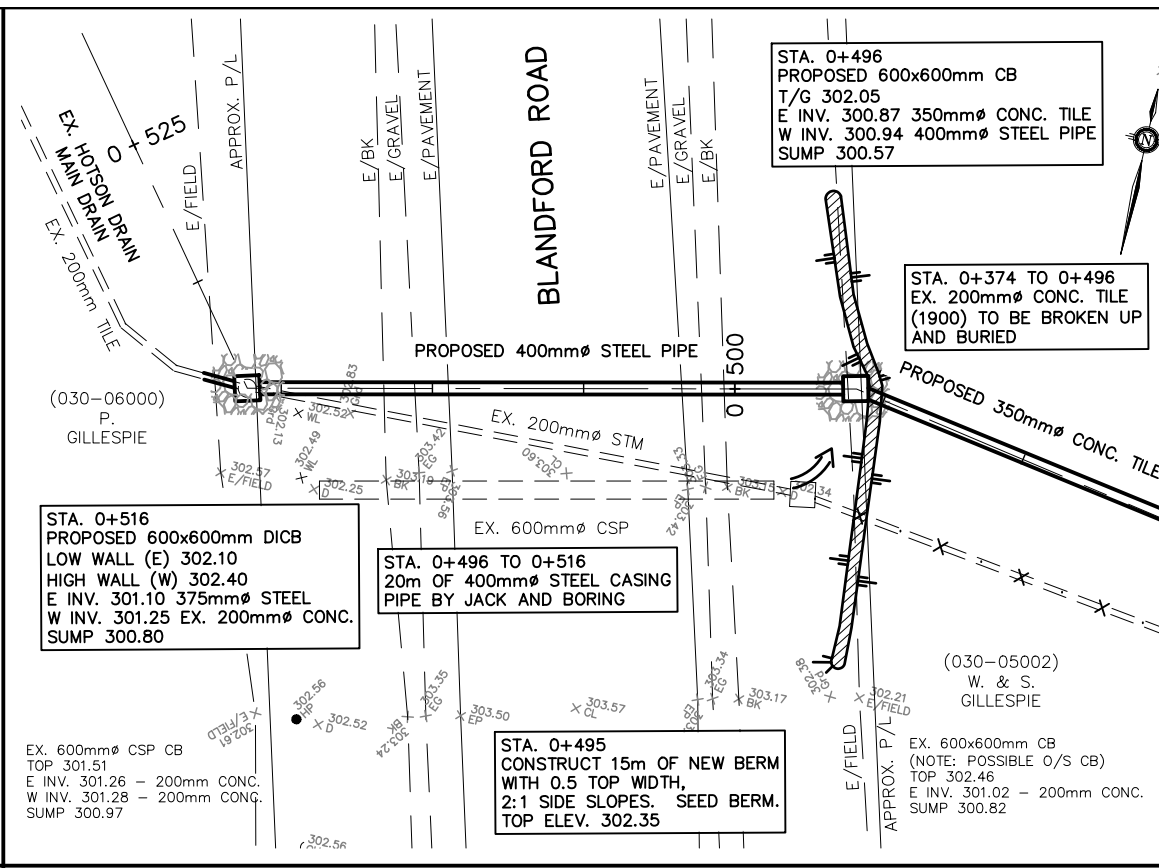
DETAILS: O TLET ROAD CROSSINGS AUG. 8, 2023

K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS AND PLANNERS
KITCHENER SUDBURY

REVISED:
JOB NUMBER: **22-238**
DRAWING
3 OF 4



**TOWNSHIP ROAD 8 CROSSING (2)
MAIN DRAIN**



**BLANDFORD ROAD CROSSING
MAIN DRAIN**

NOTE: THE TOWNSHIP OF BLANDFORD-BLENHEIM MAY REQUEST PRICING FROM THE SELECTED CONTRACTOR TO ALTERNATIVELY OPEN CUT THE BLANDFORD ROAD CROSSING USING 375mm HDPE. IF UNDERTAKEN BY OPEN CUT THE EX. 200mm STM PIPE SHALL BE REMOVED.

300) SPECIAL PROVISIONS
300.1) CONSTRUCTION SPECIFICATIONS- GENERAL NOTES
 1. **PRE-LOCATES**
 CROSS TRENCHES TO BE DUG ALONG ENTIRE LENGTH OF MAIN DRAIN ROUTE AT 100 TO 200m INTERVALS (MINIMUM) PRIOR TO COMMENCING CONSTRUCTION SO THAT TRUE ALIGNMENT OF NEW DRAIN MAY BE ESTABLISHED ALONGSIDE EXISTING DRAIN WITHOUT CUTTING OFF PRIVATE LATERAL TILES. THE FREQUENCY OF PRE-LOCATING WILL DEPEND ON THE ALIGNMENT OF THE EXISTING DRAINS. MORE PRE-LOCATES WILL BE NECESSARY IN A MEANDERING ROUTE THAN IN A ROUTE THAT IS CONSISTENTLY STRAIGHT.
 2. **WORKING AREA FOR CONSTRUCTION**
 FOR A CLOSED DRAIN THE WORKING AREA SHALL BE A 12.5m WIDTH ON EITHER SIDE OF THE TRENCH OR ANY COMBINATION NOT EXCEEDING A TOTAL WIDTH OF 25m.
 AFTER THE DRAIN IS CONSTRUCTED, THE WORKING AREA FOR THE PURPOSE OF FUTURE MAINTENANCE SHALL BE AS SPECIFIED IN S.S. 400.4 OF THIS REPORT.
 3. **ACCESS**
 ACCESS TO THE WORKING AREA SHALL BE FROM ROAD ALLOWANCES AND AS DESIGNATED ON THE DRAWINGS AND/OR SPECIFIC NOTES. SEE "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF DRAINS 400.5 & 400.6".
 4. **INSTALLATION OF CONCRETE TILE**
 ON STRAIGHT RUNS, ENSURE TILE JOINTS ARE PARALLEL, TILE WRAP IS FLAT AND COVERS JOINT EVENLY WITH OVERLAP. ON CURVED RUNS, ENSURE TILE JOINTS ARE TOUCHING ON ONE SIDE WITH MAXIMUM GAP OF 12mm (1/2") ON OPPOSITE SIDE. BEVEL CUT TILE OR USE ELBOW SECTIONS WHERE CURVES ARE GREATER. ALL INTERCEPTED LATERAL TILE ARE TO BE FLAGGED AT THE CONNECTION SO THE ENGINEER CAN GPS.
300.2) CONSTRUCTION SPECIFICATIONS - SPECIFIC NOTES
TOWNSHIP OF BLANDFORD-BLENHEIM (TOWNSHIP ROAD 8 CROSSING - 2)
 0+355 -CONSTRUCT 12m OF NEW BERM AS PER DETAIL. USE SUITABLE SURPLUS FILL FROM ROAD CROSSING INSTALLATION. FILL SUITABILITY TO BE VERIFIED BY ENGINEER AT TIME OF CONSTRUCTION.
 0+357 -CONSTRUCT 600x600mm CONCRETE CATCHBASIN, INCLUDING CONNECTIONS AND BIRDCAFE GRATE. RE-USE EXISTING STONE PILE AT THIS AREA TO SURROUND CATCHBASIN AND OUTLET OF CULVERT.
 0+357 TO 0+374 -REMOVE AND DISPOSE OF EXISTING 250mm CSP FROM NORTH SIDE OF ROAD TO EXISTING CATCHBASIN.
 -17m OF 375mm SOLID PLASTIC (HDPE) PIPE CROSSING OF TOWNSHIP ROAD 8 BY OPEN CUT.
 -BEDDING, BACKFILL AND ROAD RESTORATION IS TO BE COMPLETED AS PER "OPEN CUT ROAD CROSSING" DETAIL DWG. 3)
 0+374 -CONSTRUCT 600x600mm CONCRETE CATCHBASIN, INCLUDING CONNECTIONS AND BIRDCAFE GRATE. RE-USE EXISTING STONE AT CULVERT AROUND CATCHBASIN. IF NEEDED, USE SOME STONE FROM OTHER SIDE OF ROAD. REMOVE AND DISPOSE OF EX. 600x600mm CB.
NOTE: STRUCTURE AT 0+374 IS TO BE CONSTRUCTED WITH THE USE OF A 200mm RISER SECTION. TOWNSHIP DRAINAGE SUPERINTENDENT MAY ELECT TO REMOVE THE RISER COMPONENT IN FUTURE IF SUCH IS DESIRABLE BY OWNERS.
TOWNSHIP OF BLANDFORD-BLENHEIM (BLANDFORD ROAD CROSSING)
 0+495 -CONSTRUCT 15m OF NEW BERM AS PER DETAIL. USE SUITABLE SURPLUS FILL FROM ROAD CROSSING INSTALLATION. FILL SUITABILITY TO BE VERIFIED BY ENGINEER AT TIME OF CONSTRUCTION.
 0+496 -CONSTRUCT 600x600mm CONCRETE CATCHBASIN, INCLUDING CONNECTIONS, BIRDCAFE GRATE AND 2m² OF RIPRAP ON GEOTEXTILE. REMOVE AND DISPOSE OF EX. 600x600mm CB.
 0+496 TO 0+516 -20m OF 400mm STEEL CASING PIPE ACROSS BLANDFORD ROAD -GROUT APPROX. 15m OF EX. 200mm STEEL PIPE UNDER BLANDFORD ROAD, IF LEFT INTACT AFTER NEW BORE.
 0+516 -CONSTRUCT 600x600mm CONCRETE DITCH INLET CATCHBASIN, INCLUDING CONNECTIONS, BIRDCAFE GRATE AND 2m² OF RIPRAP ON GEOTEXTILE. REMOVE AND DISPOSE OF EX. 600mm CB.
 -CONNECT EX. 200mm CONC. TILE TO NEW DIBC WITH APPROX. 4m OF 200mm PLASTIC TUBING

NO.	DESCRIPTION	DATE
1	ISSUED FOR APPROVALS	JULY 20, 2023
2	ISSUED FOR REPORT	AUG. 8, 2023
3	ISSUED FOR TENDER	
4	ISSUED FOR CONSTRUCTION	
5	AS BUILT	

DESIGNED BY: C.J.M.
 CHECKED BY: C.J.M.
 DRAWN BY: N.M.B.
 CHECKED BY: A.M.P.

HOTSON DRAIN 2023

COUNTY OF OXFORD TOWNSHIP OF BLANDFORD-BLENHEIM

DETAILS: ADDITIONAL ROAD CROSSINGS	AUG. 8, 2023
K. SMART ASSOCIATES LIMITED CONSULTING ENGINEERS AND PLANNERS KITCHENER SUDBURY	REVISED: JOB NUMBER: 22-238 DRAWING <div style="text-align: center; font-size: large;">4 OF 4</div>

Township of Blandford-Blenheim
47 Wilmot St. S.
Drumbo, ON
519-463-5347

Notice of Sitting of Court of Revision

Drainage Act, R.S.O. 1990, c. D.17, subs. 46(1) and (2)

To:
Property Owner

Re: Plattsville Drain Phase 3 & 4

(Designation of drainage works)

Take notice that your property is assessed for the construction of the above mentioned drainage works under section 4 of the *Drainage Act*. Attached is a provisional by-law exclusive of the engineer's report. Details of your assessment are contained in the engineer's report dated 2023/06/30, which has been previously sent to you or is available at the municipal office.

Date (yyyy/mm/dd)

An owner of land assessed for the drainage works may appeal to the Court of Revision on any of the following grounds:

- Any land or road has been assessed an amount that is too high or too low;
- Any land or road that should have been assessed has not been assessed; and/or
- Due consideration has not been given to the use being made of the land.

Pursuant to section 52(1) of the *Drainage Act*, objections or appeals to the assessment must be forwarded in writing, to the attention of the undersigned, at least ten (10) days prior to the date of the Court of Revision.

The Court of Revision will take place:

Date (yyyy/mm/dd)	Time	Location
2023/10/04	4:00 p.m	Council Chambers

Name of Clerk (Last Name, First Name)
Mordue, Rodger

Name of Municipality
Township of Blandford-Blenheim

Signature of Clerk



Date (yyyy/mm/dd)

2023/09/13

Right of Appeal – Any owner of land or public utility affected by the above mentioned drainage works may appeal to the Referee regarding legal issues or the Agriculture, Food and Rural Affairs Appeal Tribunal regarding technical issues within forty (40) days of the sending of this notice. *Drainage Act*, R.S.O. 1990, c. D.17, subs. 47(1) and 48(1).



THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2384-2023

Plattsville Estates Phases 3 and 4 Drain

A By-law to provide for drainage works in the Township of Blandford-Blenheim in the Restructured County of Oxford.

WHEREAS the Council of the Township of Blandford-Blenheim in the County of Oxford appointed Kenn Smart, P. Eng., of K. Smart Associates Limited, of Kitchener, Ontario, and the Section 4 and 8 report is attached hereto and forms part of this By-law.

AND WHEREAS the estimated total cost of this report consisting of the engineering, construction costs and administration is \$1,004,292.00, including allowances of \$842,292.00.

THEREFORE the Council of The Corporation of the Township of Blandford-Blenheim pursuant to the Drainage Act, R.S.O. 1990, and amendments thereto, enacts as follows:

1. The report dated June 30, 2023 and attached hereto, is hereby adopted and the Drainage Works as therein indicated and set forth is hereby authorized, and shall be completed in accordance therewith.
2. The Corporation may borrow on the credit of the Corporation the amount of \$162,000.00 being the necessary amount for the Drainage Works.
3. All assessments are payable within 30 days in which the assessments are imposed.
4. This by-law comes into force on the passing thereof and may be cited as Plattsville Estates Phases 3 & 4

Read a First and Second Time this 6th day of September, 2023.



Rodger Mordue, CAO/Clerk



Mark Peterson, Mayor

Read a Third Time and Finally Passed this _____ of _____, 2023

Rodger Mordue, CAO/Clerk

Mark Peterson, Mayor

ENGINEERING REPORT

For

PLATTSVILLE ESTATES PHASES 3 AND 4 DRAIN

Township of Blandford-Blenheim

(Geographic Township of Blenheim)

County of Oxford

Date: June 30, 2023

File No. 12-059



K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS & PLANNERS

85 McIntyre Drive
Kitchener, ON N2R 1H6

Tel: 519-748-1199
Fax: 519-748-6100

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Definitions/Abbreviations:

- “Act” OR “Drainage Act” means The Drainage Act RSO 1990 and amended.
- “CSP” means corrugated steel pipe
- “Drain” means Plattsville Estates Phases 3 and 4 Drain
- “Grant” means grant paid under the OMAFRA Agricultural Drainage Infrastructure Program (ADIP)
- “GPS” means Global Positioning System
- “KSAL” means K. Smart Associates Limited
- “Manhole” also means maintenance hole
- “Municipality” or “Township” means Township of Blandford-Blenheim
- “OMAFRA” means the Ontario Ministry of Agriculture, Food and Rural Affairs
- “PDC” means Private Drain Connection
- “Report” means this 2023 report
- “SWMF” means Storm Water Management Facilities
- “Tribunal” or “Drainage Tribunal” means Agriculture, Food and Rural Affairs Appeal Tribunal
- “Twp” means Township

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CONSULTING ENGINEERS & PLANNERS

85 McIntyre Drive
Kitchener, ON N2R 1H6

Tel: 519-748-1199
Fax: 519-748-6100

June 30, 2023

File No. 12-059

PLATTSVILLE ESTATES PHASES 3 AND 4 DRAIN
TOWNSHIP OF BLANDFORD-BLENHEIM

1.0 SUMMARY

This report is prepared pursuant to Section 4 of the Drainage Act, RSO 1990, and is in accordance with instructions from the Township of Blandford-Blenheim pursuant to Council resolutions dated May 2, 2012, July 4, 2012 and December 7, 2016 to incorporate drainage works, for three (3) subdivision developments (Plattsville Estates Phases 3A, 3B and 4), constructed in the Plattsville Drainage Works 2007 watershed, in part of the S½ Lot 17, Concession 13 (Blenheim Township) in the community of Plattsville. This report is also being prepared in accordance with Council resolutions dated October 3, 2012 and December 7, 2016 to combine the Plattsville Estates Phases 3A, 3B and 4¹ drain reports into one (1) Engineer's drain Report.

The new drain (drainage works) will be known as the Plattsville Estates Phases 3 and 4 Drain.

The instructions resulted from five (5) drainage petitions submitted, three (3) petitions by the developer, 1578651 Ontario Ltd. (John Zimmer) (one for each of the three phases of the Plattsville Estates subdivisions – 3A, 3B and 4) and two (2) petitions by the Township of Blandford-Blenheim Road Superintendent (one for each of Phases 3A and 3B for the Subdivision's Streets). The second of the Road Superintendent's petitions re Phase 3B, was also to review and make recommendations on how to correct a drainage problem at the Plattsville Drain 1998, Storm Water Management (SWM) Area B as a result of the Plattsville Estates Phase 3B and Phase 4 developments.

This report is also prepared pursuant to Section 65 of the Drainage Act, to revise/ reapportion the maintenance schedules² for the Plattsville Drain 1998, Plattsville Drainage Works 2007 and Plattsville Estates Phase 1 Drain, for the new lots, blocks and streets of the Plattsville Estates Phases 3 & 4, plus the 2 other lots that had been created during the construction of Phase 3 that were formerly shown as future streets. This is a total of 186 new properties/lots/storm sewer service connections (PDC's) (154 lots + 30 townhouses/units + the 2 other lots = 186) and 5 new streets (an extension of Applewood Street, English Crescent, Fulcher Street, Glenbriar Street and Todd Way).

¹ See drawings for extent of Phases 3A, 3B and 4.

² Also called the "Schedule of Assessments for Future Maintenance".

For purposes of this Report, the Phase 3A and Phase 3B subdivision developments have been combined and are called the Phase 3 subdivision development. Some drawings and some of the text do distinguish Phase 3A from 3B but only for discussion purposes.

To address the instructions received and conditions in the subdivision agreements, this Report recommends the following:

- Incorporation/recognition of the storm sewers, manholes, catchbasins and laterals (private drain connections) that presently service the lots, blocks (6 with townhouses) and streets of Plattsville Estates Phases 3 and 4 and the additional lots created.
- Reapportioning of the future maintenance schedules for the Plattsville Drain 1998, Plattsville Drainage Works, Plattsville Estates Phase 1 Drain and Plattsville Estates Phase 2 Drain.
- Creation of a new future maintenance schedule for the works in Phases 3A, 3B and 4 being incorporated herein.

The value of the works being incorporated and the engineering and administration costs associated with this Report total **\$1,004,292**.

The total length of the drain(s) to be incorporated is approximately 2,236m (1,457m Plattsville Estates Phase 3 Drain component and 782m Plattsville Estates Phase 4 Drain component).

An assessment schedule is also provided to bill out the costs associated with this project.

A summary of the included Assessment Schedules is as follows:

ij) Schedules A and A-1

- Schedule A - Schedule of Assessments shows the assessments of the total estimated cost (value) of the project.
- Schedule A-1 – Schedule for Actual Cost Bylaw is for levying the final cost of the Drain as shown in Schedule A.

ii) Revised/Reapportioned Future Maintenance Schedules

- Schedule B (including Appendix 1) is the revised Schedule of Assessments for Future Maintenance for the applicable portions of the Plattsville Drainage Works 2007.
- Schedule C is the revised Schedule of Assessments for Future Maintenance for the applicable portions of the Plattsville Drain 1998 plus other branches (drains) in Plattsville that were not included in the 2007 schedules. Schedule C had been revised previously and included the Plattsville Estates Phase 2 Drain added in 2012. This revised schedule also now includes the Fennel Branch B-A of the Plattsville Drain 1998 to be recognized/incorporated in this Report.
- Schedule D is the revised Schedule of Assessments for Future Maintenance for the Plattsville Estates Phase 1 Drain.



Schedules B to D have been reapportioned/revised in accordance with Section 65 of the Drainage Act.

iii) New Future Maintenance Schedules

- Schedule E is the new Schedule of Assessments for Future Maintenance for the Plattsville Estates Phase 3 Drain.
- Schedule F is the new Schedule of Assessments for Future Maintenance for the Plattsville Estates Phase 4 Drain.

Schedules B to F are for prorating future maintenance costs. Together they constitute a complete set of Schedules of Assessments for Future Maintenance for all of the drains in Plattsville at the time of this Report.

2.0 BACKGROUND/HISTORY IN MORE DETAIL

There were two drainage petitions submitted to the Township for the Plattsville Estates Phase 3A. The Road Superintendent's petition was the first of these and was dated April 18, 2012. The petition by 1578651 Ontario Ltd. was the second of these and was dated April 23, 2012. Both of these petitions were in accordance with Section 4 of the Drainage Act, and were for the incorporation of the new drainage system (drainage works) to service the 51 lots and 4 streets of Plattsville Estates Phase 3A.

The Engineer was appointed pursuant to Section 8 of the Act, by resolution of Council on May 2, 2012 to prepare a report under Section 4 of the Drainage Act for the works in Phase 3A.

There were also two drainage petitions submitted to the Township for the Plattsville Estates Phase 3B: firstly, the Road Superintendent's petition dated July 4, 2012 and secondly the petition by 1578651 Ontario Ltd., also dated July 4, 2012. Both of these petitions were in accordance with Section 4 of the Drainage Act, and were for the incorporation of the new drainage system (drainage works) to service the 63 lots and 2 streets of Plattsville Estates Phase 3B. The Road Superintendent's petition also requested that an Engineer be appointed to review and make recommendations on how to correct the drainage problem at the storm drain outlet into the Plattsville SWM Area B due to the additional waters entering this SWM Area as a result of the Plattsville Estates Phase 3B and future Phase 3C. (Phase 3C was eventually renamed to Phase 4.)

The Engineer was appointed pursuant to Section 8 of the Act, by resolution of Council on July 4, 2012 to prepare a report under Section 4 of the Drainage Act for the works in Phase 3B.

On October 22, 2012, a letter was received from the Township with a resolution from Council dated October 3, 2012, "*to appoint the Engineer to combine the drain reports to be prepared for the Plattsville Estates Phase 3A and Plattsville Estates Phase 3B Drains into one Engineer's report.*" The resolution was based on instructions/requests from the developer for such.



There was one drainage petition submitted to the Township for the Plattsville Estates Phase 4. The petition was submitted by 1578651 Ontario Ltd. dated October 24, 2016, was in accordance with Section 4 of the Drainage Act and was for the incorporation of the new drainage system (drainage works) to service the 40 lots, 9 blocks and 2 streets of Plattsville Estates Phase 4.

The Engineer was appointed pursuant to Section 8 of the Act, by resolution of Council on December 7, 2016 “to prepare a new drainage report as per the petition in accordance with Section 4 of the Drainage and that the report be included as part of the petition report for Phase 3A and Phase 3B”.

The Plattsville Estates Phase 3A subdivision (servicing work) was constructed in 2011. The Phase 3B subdivision (servicing work) was constructed in 2012. The Phase 4 subdivision (servicing work) was initially constructed in 2016 with minor revisions in 2018.

3.0 DESCRIPTIONS OF THE AFFECTED EXISTING DRAINS FOR MAINTENANCE

The following is a description of those existing Plattsville Drains that will be affected for maintenance that the Plattsville Estates Phases 3 and 4 Drain outlet into.

a) Plattsville Drain 1998

The Plattsville Drain 1998 is a drainage report that was prepared by David Harsch, P. Eng. (K. Smart Associates Limited) dated June 30, 1998 that incorporated storm sewers, manholes, catchbasins, storm sewer service connections (PDC's) and two (2) storm water management facilities (SWM areas).

The 1998 report contained the Schedules of Assessments for Future Maintenance for the Fennel SWM Area A Drain*, the Fennel SWM Area B Drain* and also for the Hofstetter Farms Branch, Plattsville Drains 1979 (Young Branch 1979), 1987 (Young Branch 1987*), 1988 (Fennel Daniel Branch 1988* and Krystal Branch 1988), and 1989 (Fennel William Branch 1989). Those with asterisks will outlet various components of this Phases 3 and 4 Drain and will have revised maintenance schedules included.

This is Schedule C in this 2021 Report.

The Plattsville Estates Phase 2 Drain was added to this schedule in 2012.

b) Plattsville Drainage Works 2007

The Plattsville Drainage Works 2007 is a drainage report that was prepared by K. A. Smart, P. Eng. (K. Smart Associates Limited) dated March 31, 2007. Schedule A in the report was revised by the Court of Revision May 16, 2007. The Report was further revised for GRCA Approval on September 28, 2007. The drain report provided for the construction of new drains (storm sewers, manholes, catchbasins, storm sewer service connections (PDC's) and sediment control areas) throughout all of Plattsville south of Young Street and south of the work recognized by the 1998 Report. The work consisted of the Hume/Albert Branch, Douro Branch, Main Drain (Fennel, River to Mill*), Fennel Branch Extension, Albert West Branch, Albert Central Branch, Albert East Branch*, Hall Farm Branch*, Mill West Branch, York Branch, Samuel North Branch, Samuel South Branch, River North Branch. River South



Branch, Mill Central Branch, Mill East Branch, Ann North Branch, Ann South Branch, Isabella East Branch, Isabella West Branch, William North Branch, William South Branch, Platt North Branch, Platt South Branch, Walter Branch, Young West Branch and Young Central Branch.

The Schedule of Assessments for Future Maintenance contained columns for all of the branches noted above and also the Fennel Branch 1979 (Fennel, Mill to Young*) and a Special Total column* (if all CB's were cleaned).

Those components with asterisks will outlet various components of this Phases 3 and 4 Drain and will have revised maintenance schedules included.

This is Schedule B in this 2021 Report.

A complete history of the drains in Plattsville prior to the construction of the Plattsville Drainage Works 2007 is contained in the 2007 report.

c) Plattsville Estates Phase 1 Drain and Plattsville Estates Phase 2 Drain

The Plattsville Estates Phase 1 Drain is a drainage report that was prepared by K. A. Smart, P. Eng. (K. Smart Associates Limited) dated October 9, 2012. It incorporated storm sewers, manholes, catchbasins and storm sewer service connections (PDC's) to service a 26 lot and one street (Applewood Street) subdivision (Plattsville Estates Phase 1) that was constructed in 2009. The drain consisted of the Applewood Branch and Branches A and B.

The Schedule of Assessment for Future Maintenance only had one (1) column: Applewood Branch (including Br. A and Br. B) Total. It will be revised by this Report since Applewood Drive was extended as part of the Phase 3 and 4 work.

This is Schedule D in this 2021 Report.

The Plattsville Estates Phase 2 Drain was a drainage report prepared simultaneously with the Phase 1 Report. The Phase 2 Drain was a short extension of the SWM Area B Drain on Fennel Street. For future maintenance, the Phase 2 Drain is included as part of Schedule C as already noted.

4.0 PLATTSVILLE ESTATES PHASES 3A, 3B & 4 SUBDIVISION HISTORY

i) Plattsville Estates Phases 3A and 3B

The Plattsville Estates Phases (Stages) 3A and 3B subdivision agreements and plans (R.P. 41M-268 and R.P. 41M-282) were registered and passed as By-laws of the Township of Blandford-Blenheim. The subdivision agreements required the developer to petition and incorporate all storm drainage in accordance with Section 4 of the Drainage Act and to pay the costs of all drainage and the costs of the report(s) to incorporate such. Also the subdivision agreements required that the developer pay the costs to prepare new/revised maintenance schedules under Sections 65 or 76 of the Drainage Act, as required and to notify all lot purchasers of their obligation to participate in the future re maintenance of all affected drain(s). Phase 3A (R.P. 41M-268) consists of 51 Lots and 5 streets (an extension of Applewood Street, Todd Way and short portions (sections) of 3 streets (English



Crescent, Fulcher Street and Glenbriar Street)) and Phase 3B (R.P. 41M-282) consists of 63 Lots and 2 streets (extensions of English Crescent and Fulcher Street).

In 2008, 1578651 Ontario Ltd. (the subdivision developer) engaged the services of MTE Consultants Inc. to design Phases (Stages) 3A & 3B (and also to do a preliminary design for Phase 3C, now Phase 4) of the Plattsville Estates subdivision. Drawings were prepared for Phase 3A by MTE Consultants Inc. (the developer's consultant) for construction dated October 7, 2010. The drawings were reviewed and approved by Kevin Death, C.E.T. (K. Smart Associates Limited) in October 2010. Drawings were prepared for Phase 3B by MTE Consultants Inc. for construction dated November 30, 2011. The drawings were reviewed and approved by Kevin Death, C.E.T. (K. Smart Associates Limited) on March 7, 2012.

The Phase 3A subdivision (servicing work) was constructed in the spring and summer of 2011 and the Phase 3B subdivision (servicing work) was constructed in the summer of 2012. As-constructed (as recorded) drawings were prepared by MTE Consultants Inc. for Phase 3A dated September 19, 2011 and for Phase 3B dated September 10, 2012.

When the Phase 3A subdivision (servicing work) was constructed, 2 new lots fronting on Fennel Street East were created by the developer and services provided to them. These new lots were formerly shown to be future streets (Streets 4 & 5) in 1998.

To date, all of the Lots and Blocks in the Plattsville Estates Phases 3A & 3B (R.P.'s 41M-268 and 41M-282) Subdivisions and the 2 other lots that were created, have been sold, and all have separate assessment roll numbers and house numbers/street addresses and all have been built on.

ii) Plattsville Estates Phase 4

The Plattsville Estates Phase (Stage) 4 subdivision agreement and plan (R.P. 41M-319) was registered and passed as a By-law of the Township of Blandford-Blenheim. The subdivision agreement required the developer to petition and incorporate drainage work in accordance with Section 4 of the Drainage Act and to pay the costs of the drainage work and the report(s) to incorporate such.

Also, the subdivision agreement required that the developer pay the costs to prepare new/revised maintenance schedules under Sections 65 or 76 of the Drainage Act, as required and to notify all lot purchasers of their obligation to participate in the future re maintenance of all affected drain(s). Phase 4 (R.P. 41M-319) then was to consist of 40 Lots, 10 blocks (6 of the Blocks have a total of 24 townhouses (units)/properties) and 2 streets (extensions of Applewood Street (Court) and Glenbriar Street).

In 2015, 1578651 Ontario Ltd. (the subdivision developer) engaged the services of MTE Consultants Inc. to finalize the design for the next phase, Phase 4 (formerly Phase 3C) of the Plattsville Estates subdivision. A Technical Memorandum dated June 11, 2015 was received from MTE Consultants Inc. which addressed lot coverage and storm sewer capacity. A storm sewer review of Phase 4 was completed by David Harsch, P.Eng. (K. Smart Associates Limited) and commented on in a letter dated July 27, 2015 and sent to MTE. First and second submission drawings were submitted by MTE dated October 15,



2015 and February 5, 2016 respectively and were reviewed by Kevin Death, C.E.T. (K. Smart Associates Limited). Final submission drawings were submitted by MTE dated May 31, 2016 and were reviewed and approved by Kevin Death, C.E.T., in June 2016.

Drawings for construction were prepared by MTE dated July 14, 2016. The drawings were reviewed and approved by Kevin Death, C.E.T. (K. Smart Associates Limited) in July, 2016. The final submission and construction drawings had shown, services to 40 lots and 6 blocks with 24 proposed townhouses (units), and the 2 streets.

The Phase 4 subdivision (servicing work) was constructed in the summer and fall of 2016. As-constructed (as recorded) information was prepared by MTE on drawings dated February 7, 2017.

In 2017/2018, Claysam Custom Homes Ltd. purchased all of the Phase 4 subdivision lots (Lots 1 to 40), and also Blocks 41 to 46 from the developer, and engaged the services of MTE to revise one of the Phase 4 Applewood Street (Court) drawings, to provide services (connections for storm, sanitary and watermain) for 6 additional townhouses/units (one (1) each in Blocks 41 to 43, and 45 and 2 in Block 46) on a drawing dated May 2, 2017. This drawing was also reviewed and approved by Kevin Death, C.E.T. in 2017. The new and revised servicing work to accommodate the additional townhouses, was constructed in 2018 and was shown on the as-constructed (as recorded) drawing dated February 13, 2019.

All of the Lots and Blocks in the Plattsville Estates Phase 4 subdivision have separate assessment roll numbers. House numbers/street addresses have been assigned for the 40 lots and 6 Blocks with 30 townhouses/units/properties.

5.0 INVESTIGATIONS, MEETINGS, SITE WORK

5.1 Work Done re Fennell SWM Area B

As per one of the petitioned items, SWM Area B has been reviewed and will be improved. The improvement is to be incorporated as part of the work on this Phase 3 and 4 Report. The background to this is set out next.

Initially an on-site meeting was conducted in November 2016 to discuss the existing status of SWM Area B and work to be done going forward. Staff of the Township and of the undersigned Engineer met.

It was noted at that time that a small pool had been constructed at the storm pipe outlet in SWM B at its easterly limit. This pool was small and was intended to collect sediments coming down from the Plattsville Estates Subdivision lots and roads. This pool was noted to discharge into a catchbasin on its west bank and then a 150mm (6") tubing ran from this catchbasin to the main outlet of SWM Area B.

Township staff explained that the considerable sediments washing down from the subdivision fill up this small pool regularly and routine flushing of the 150mm dia. tubing is



necessary. The subdivider has agreed to clean the pool twice yearly and to flush the tubing as required.

Township staff said a permanent approach is necessary to ensure this work continues at the expense of the subdivider and/or alternate work (i.e. an improvement to the SWM facility) is necessary to avoid this continuous and repetitious work, especially after the Plattsville Estates Subdivision is fully built out. (At the time of the November 2016 meeting, Phase 4 had still to be completed.)

It was agreed that the Engineer should conduct a GPS survey of the SWM Area B including the pool and 150mm tubing and should consider what improvements should be requested. The Township's opinion was that any improvement should be undertaken by the subdivider as part of the servicing work. The Township also advised that the repetitious repair work should be continued by the subdivider until a more permanent solution was agreed upon and implemented near, or at, the end of Phase 4 servicing.

This meeting concluded. The Engineer then commenced the GPS survey of the facility including the pool and tubing.

Over the next 3± years, Phase 4 was primarily built out. During this time, continued repair was undertaken by the subdivider of the SWM B facility. The Engineer also prepared initial thoughts on a long-term solution.

In November, 2019, a further on-site meeting was conducted by staff of the Township and Engineer.

The Engineer's thoughts on expanding the pool area of the SWM area and improving the tubing outlet were discussed. The Township advised that they had excavated a small overflow channel parallel to the tubing outlet to try to give some remedy to the situation of the pool filling and the tubing being blocked.

It was agreed that the Engineer should approach and work with the subdivider's Engineer to prepare an acceptable design for an enlarged pool that could in effect work as a sediment basin/forebay area of a SWM site.

The Engineer then communicated with the Subdivider's Engineer who agreed to develop a design for such improvement.

By December 2021, the subdivider's Engineer had prepared an acceptable design and drawings for the enlarged pool in SWM B. The drawings showing such are now attached to this Report as Drawings 20 and 21. Drawing 19 shows an overview of the work. The new design also provides for a new 200mm dia. piped outlet from the pool area to the structure that outlets the overall SWM B facility. The existing 150mm outlet serving the existing pool will be removed.

The work in the December 2021 drawings has been tendered and it is anticipated construction will occur in 2023. It is the work shown by Drawings 19, 20 and 21 of this Report that will be incorporated as the SWM Area B Retrofit.



5.2 On-Site Meeting

On June 14, 2023 an on-site meeting was conducted as per the requirements of Section 4 of the Drainage Act.

The purpose of the site meeting was to allow the petitioners to confirm what was required. Also the on-site meeting provided the Engineer the opportunity to advise all landowners within the watershed of the proposed work of the purpose of the Drainage Report and the impacts on the landowners.

The on-site meeting was timed to ensure the majority of the subdivision properties had been sold by the subdivider, and to ensure the implications of the Drainage Report had been determined.

With respect to the petitioners being firstly the Road Superintendent of the Township and secondly the Subdivider, no one attended.

With respect to advising the landowners of the Report's implications the Engineer explained firstly that all drainage systems within the urban areas of Blandford-Blenheim (Plattsville, Princeton, Bright, Drumbo) exist as municipal drains and all landowners have an obligation to share in any repair or maintenance of the components of the Drainage Systems.

The Engineer then explained that the proposed Phase 3 and 4 Report places an obligation on the residents of Phases 3 and 4 to share in any costs associated with any repair and/or maintenance of those existing pipe drains and storm water management facilities in Plattsville and of those new pipe drains on streets in Phases 3 and 4 that carry any of the runoff waters from the lands and roads in Phases 3 and 4.

The Engineer then described the specific components and went on to explain that the financial obligations on any lot would be minimal.

The Engineer and Drainage Superintendent explained that in the past minimal to no repair/maintenance costs have been incurred on the pipe drains in Plattsville and that the only costs that have been billed in recent years to residents of Plattsville are costs associated with cutting grass and minor repairs to the storm water management facilities. It was indicated that these past costs have been in the magnitude of \$1,500 to \$2,000 per year resulting in an average annual cost of \$3.00 per lot in Plattsville. No increase in this is expected.

Lastly the Engineer explained that all costs in the preparation of this Report and on the construction of the drains involved is a charge solely to the subdivider.

With respect to the affected landowners, all of whom are in Phases 3 and 4, only approximately 6 properties were represented at the on-site meeting. A few other property representatives called and enquired about the project.

Questions asked pertained only to:



- a) Why are there the drainage problems at the rear of some of the lots on the north side of English Street associated with the next subdivision phase being developed to the north of Phase 3? The Township Drainage Superintendent said he would investigate and report back to the owner who asked. He felt it was associated with uncompleted lot grading in the next phase.
- b) Why wouldn't the sanitary sewer surcharge being paid by residents address the storm drainage work? The Engineer and Township explained that sanitary and storm drainage are separate items.
- c) Whether the \$3±/lot annual charge has been billed yet to residents for storm drainage. The Township said no since the servicing costs in the subdivision were the responsibility of the subdivider until all services become assumed by the Township, which has not yet happened.
- d) Whether storm drainage from the next phase north of English Street would outlet into the same storm water management facility as used by phases 3 and 4. The answer given was that only low flows equivalent to the predevelopment flow would drain to the facilities north of the school and that the heavier flows would drain west directly to the River.

6.0 AUTHORITY FOR REPORT

Section 4 of the Drainage Act provides for the construction of new drainage works for an area requiring drainage.

There were a total of 5 drainage petitions submitted (2 for Phase 3A, 2 for Phase 3B and 1 for Phase 4).

Two areas requiring drainage were evaluated:

- The first area requiring drainage is for Plattsville Estates Phases 3A and 3B. This area was determined to be the 114 new lots and one block area of Phases 3A & 3B (51 lots Phase 3A and 63 lots Phase 3B) and 5 streets (including Applewood Street, Todd Way, English Crescent, Fulcher Street, and a portion of Glenbriar Street) (R.P.'s 41M-268 and 41M-282) in part of the S½ of Lot 17, Concession 13 (Blenheim Township) in the community of Plattsville. The two (2) petitions submitted by 1578651 Ontario Ltd. for Phases 3A and 3B contained the signatures by John Zimmer on each petition along with the statement on each petition that "I have the authority to bind the Corporation" and represented the owner of the property, at that time, and represents all of the areas and owners in the area requiring drainage for Phases 3A and 3B. These petitions are therefore valid in accordance with Sections 4(1)(a) and 4(1)(b) of the Drainage Act. The two (2) Road Superintendent's petitions for Phases 3A and 3B submitted by Gary Crandall, the Roads Manager (Road Superintendent) at that time, for the Township of Blandford-Blenheim, for Phases 3A and 3B, are also deemed valid by themselves, in accordance with Section 4(1)(c) of the Drainage Act.



- The second area requiring drainage is for Plattsville Estates Phase 4, and was determined to be the proposed 40 lots and 8 Blocks (Blocks 41 to 48) and 2 proposed streets (roads) (extensions of Applewood Street and Glenbriar Street) (R.P. 41M-319) in part of the S½ of Lot 17, Concession 13 (Blenheim Township) in the community of Plattsville. The petition submitted by 1578651 Ontario Ltd. for Phase 4 contained the signature by John Zimmer along with the statement that "I have the authority to bind the Corporation" and represented the owner of the property, at that time, and represented all of the area and owners in the area requiring drainage for Phase 4. This petition is therefore valid in accordance with Sections 4(1)(a) and 4(1)(b) of the Drainage Act.

Therefore, this Report is properly initiated under Section 4 of the Drainage Act.

7.0 DESIGN CONSIDERATIONS

7.1 Review of the Subdivisions Drawings

The design drawings and the construction drawings of the subdivisions as prepared by the Subdivider's Engineer (MTE Kitchener) were reviewed and approved, by qualified staff of K. Smart Associates Limited, as a condition of the Subdivision Agreements for the areas of the Plattsville Estates Phases 3A, 3B and 4. As-constructed (as-recorded) drawings were secured from the Subdivider's Engineer and were reviewed by qualified staff of the undersigned. Information from these drawings was used to prepare the drawings in this Report.

7.2 Drain Capacity (Sizing Standards)

7.2.1 Storm Drains Being Incorporated

The storm drains being incorporated/recognized were sized in accordance with the capacity offered by the downstream existing storm sewers (drains) and SWM areas into which they outlet. A review of the Plattsville Drain 1998 indicated that the storm sewers had been sized, using the Rational Method, for a 5-year storm return frequency (5-year standard) and the Plattsville Drainage Works 2007, indicated that the downstream storm sewers had also been sized for a 5-year return storm (5-year standard). The Plattsville Estates Phases 3 and 4 Drain, storm drains being incorporated/ recognized, are also sized with a storm return frequency of 5 years. They outlet into the 1998 storm drains and SWM areas which in turn outlet into the 2007 storm drains.

7.2.2 Storm Water Management (SWM) Areas

The SWM areas constructed as part of the Plattsville Drain 1998 (Fennel SWM Area A and Fennel SWM Area B) were designed for the 100-year storm standard based on a review of prior reports.

7.3 Sufficient Outlet

Since the drains/branches being incorporated/recognized were designed to recognize the capacity of the existing downstream SWM Areas and drains that they outlet into, which then outlet into the Nith River, a sufficient outlet exists.



8.0 ENVIRONMENTAL IMPACT

No environmentally sensitive areas were observed in the areas of the subdivisions. The proposed work in the Plattsville Drain 1998 SWM Area B and the existing closed drains (storm sewers, etc.) being incorporated/recognized have a positive impact on the downstream and upstream land uses in the watershed, since the majority of the flows affected are collected and led to the Plattsville Drain 1998 Storm Water Management (SWM) areas. Even the flows that will not be drained to the SWM areas have been marginally reduced from the previous conditions.

The Grand River Conservation Authority (GRCA) expressed no concerns with respect to the petitions circulated and will receive a copy of this Report for review.

9.0 RECOMMENDATIONS

A description of the drainage works that are to be incorporated/recognized for future maintenance is described below. (For a complete description and value (actual costs) of the items to be incorporated/recognized, see **Appendix B.**) Further details regarding the drainage works are shown on the drawings.

9.1 Works to be Incorporated/Recognized for Plattsville Estates Phase 3 and 4 Drain

9.1.1 Plattsville Estates Phase 3 Drain (Drawing 5)

i) **Applewood Branch North**

Applewood Street (Township of Blandford-Blenheim)

This branch outlets into the top end, and is an extension, of the Applewood Branch of the Plattsville Estates Phase 1 Drain, and consists of the following:

- 1 – 1200mm dia. concrete manhole (MH 40). (The existing 300mm plug at the top end of the Plattsville Estates Phase 1 Drain, Applewood Branch, was removed and this MH was constructed at its location.)
- 42.4m of 300mm dia. PVC Ribbed Pipe (Ultra Rib or equal) storm sewer
- 1 – 600 x 600mm concrete catchbasin (including 7m of 250mm dia. PVC SDR 35 pipe lead) (CB 14.1)
- 4 – 150mm dia. PVC SDR 28 pipe storm sewer service connections (private drain connections or PDC's) (R.P. 41M-268, Lots 19, 20, 22 & 23).

The total length of the Applewood Branch North is 42.4 metres and was constructed in Phase 3A.

ii) **Applewood-Fennel Branch (Drawing 10)**

Fennel Street East (Twp of Blandford-Blenheim) / Twp of Blandford-Blenheim (Roll No. - 032-54)(R.P. 41M-268, Blks 52 & 115) / Applewood Street (Twp of Blandford-Blenheim)

This Branch outlets into the north end of the Fennel SWM Area B Drain, Plattsville Drain 1998, along Fennel Street East, and consists of the following:

- 1 - 1800mm dia. concrete manhole (MH 22). This manhole was constructed at the outlet of this branch into the Fennel SWM Area B Drain and replaced the existing



- 1500mm dia. MH from 1998. This MH is actually part of the Fennel SWM Area B Drain, Plattsville Drain 1998 for future maintenance purposes.
- 100.4m of 600mm dia. CL-3 concrete storm sewer
 - 1 – 1200mm dia. concrete manhole (MH 21)
 - 2 – 1500mm dia. concrete double catchbasin manholes (DCBMH 20 and DCBMH 19). DCBMH 19 is at top end of the Applewood-Fennel Branch on the north/east side of Applewood Street
 - 1 – 150mm dia. PVC SDR 28 pipe storm sewer service connection (private drain connection or PDC) to Roll No. -368 (R.P. 41M-141, Blks 86 & 91) (Lot B), E/S Fennel Street East, Phase 3A). This PDC is connected into the north/east side of MH 22.

Lot B and Blocks 52 and 115 were created during construction of Phase 3A in 2011/2012 (Lot B and Block 52 were formerly “future Street 4” in 1998).

The total length of the Applewood-Fennel Branch is 100.4m and was constructed in Phase 3A.

It is to be noted that the existing 1500mm dia. MH (MH 12), 18.5m of 525mm concrete storm, 1200mm dia. CBMH 11 and offset CB, 28m of 300mm concrete storm and 600 x 600mm RLCB 3 from Plattsville Drain 1998 were removed and are no longer part of the 1998 drain. Such were replaced by the 1800mm MH 22 and 47m± of the 600mm pipe of the Applewood-Fennel Branch.

iii) **Applewood Branch West (Drawings 5 & 6)**

Applewood Street (Twp of Blandford-Blenheim)

This Branch outlets into the top end of the Applewood-Fennel Branch and consists of the following:

- 20.4m of 600mm dia. CL-3 concrete storm sewer
- 128.9m of 450mm dia. CL-3 concrete storm sewer
- 2 – 1200mm dia. concrete manholes (MH 17 and MH 14). MH 14 is at the top end of this Branch
- 2 – 1200mm dia. concrete catchbasin manholes (CBMH 15 and CBMH 16)
- 2 – 600 x 600mm concrete catchbasins (including 7m of 250mm dia. PVC SDR 35 pipe leads at each CB) (CB 15.1 and CB 14.2)
- 13 – 150mm dia. PVC SDR 28 pipe storm sewer service connections (private drain connections or PDC's) (R.P. 41M-268, Lots 10 to 18 and 28 to 31)

The total length of the Applewood Branch West is 149.3m and was constructed in Phase 3A.

iv) Applewood Branch East (Drawing 6)

Applewood Street (Twp of Blandford-Blenheim)

This Branch outlets into the top end of the Applewood-Fennel Branch and consists of the following:

- 81.5m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer
- 1 – 1200mm dia. concrete manhole (MH 18). MH 18 is at the top end of this Branch.
- 10 – 150mm dia. PVC SDR 28 pipe storm sewer service connections (private drain connections or PDC's) (R.P. 41M-268 Lots 5 to 9 and 32 to 36).

The total length of the Applewood Branch East is 81.5m and was constructed in Phase 3A.

v) Applewood Branch South (Drawing 6)

Applewood Street (Twp of Blandford-Blenheim)

This Branch outlets into the Todd Way Branch and consists of the following:

- 83.5m of 450mm dia. CL-3 concrete storm sewer
- 27.7m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer
- 1 – 1200mm dia. concrete manhole (MH 30)
- 1 – 1200mm dia. concrete catchbasin manhole (CBMH 31)
- 1 – 600 x 600mm concrete catchbasin (including 7m of 250mm dia. PVC SDR 35 pipe lead) (CB 31.1)
- 9 – 150mm dia. PVC SDR 28 pipe storm sewer service connections (private drain connections or PDC's) (R.P. 41M-268, Lots 1 to 4 and 37 to 41)

The total length of the Applewood Branch South is 111.2m and was constructed in Phase 3A.

vi) English Branch North (Drawing 7)

English Crescent (Twp of Blandford-Blenheim)

This Branch outlets into the top end of Applewood Branch West and consists of the following:

- 41.0m of 375mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (Phase 3A)
- 224.2m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (26.6m in Phase 3A and 196.4m in Phase 3B)
- 2 – 1200mm dia. concrete manholes (MH 12 Phase 3A & MH 8 Phase 3B). MH 8 is at the top end of this Branch.
- 1 – 1500mm dia. concrete double catchbasin manhole (DCBMH 13 Phase 3A)
- 3 – 1200mm dia. concrete catchbasin manholes (CBMH 11 Phase 3A, CBMH 10 & CBMH 9 Phase 3B)
- 1 – 600 x 1200mm concrete double catchbasin (including 7m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) lead) (DCB 13.1) (Phase 3A)
- 3 – 600 x 600mm concrete catchbasins (including 7m of 250mm dia. PVC SDR 35 pipe lead at each CB) (CB 11.1 Phase 3A, CB 10.1 and CB 9.1 Phase 3B)
- 30 – 150mm dia. PVC SDR 28 pipe storm sewer service connections (private drain connections or PDC's) (4 in Phase 3A, R.P. 41M-268 Lots 24 to 27, and 26 in Phase 3B, R.P. 41M-282 Lots 1 to 14 and 52 to 63)



The total length of the English Branch North is 265.2m and was constructed in Phases 3A and 3B as noted above.

vii) English Branch Centre (Drawing 8)

English Crescent (Twp of Blandford-Blenheim)

This Branch outlets into the top end of the Fulcher Branch and consists of the following:

- 85.2m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer
- 1 – 1200mm dia. concrete manhole (MH 1). MH 1 is at the top end of this Branch.
- 1 – 1200mm dia. concrete catchbasin manhole (CBMH 2)
- 2 – 600 x 600mm concrete catchbasins (including 7m of 250mm dia. PVC SDR 35 pipe lead at each CB) (CB 2.1 and CB 3.1)
- 7 – 150mm dia. PVC SDR 28 pipe storm sewer service connections (private drain connections or PDC's) (R.P. 41M-282 Lots 15 to 21).

The total length of the English Branch Centre is 85.2m and was constructed in Phase 3B.

viii) English Branch South (Drawings 8 & 9)

English Crescent (Twp of Blandford-Blenheim)

This Branch outlets into the Applewood Branch South and consists of the following:

- 8.4m of 375mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (Phase 3A)
- 194.0m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (32.8m in Phase 3A and 161.2m in Phase 3B)
- 2 – 1200mm dia. concrete manholes (MH 28 Phase 3A and MH 26 Phase 3B)
- 1 – 1500mm dia. concrete double catchbasin manhole (DCBMH 29 Phase 3A)
- 2 – 1200mm dia. concrete catchbasin manholes (CBMH 27 and CBMH 25 Phase 3B)
- 1 – 600 x 1200mm concrete double catchbasin (including 7m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) lead) (DCB 29.1 Phase 3A)
- 2 – 600 x 600mm concrete catchbasins (including 7m of 250mm dia. PVC SDR 35 pipe lead at each CB) (CB 27.1 & CB 25.1 Phase 3B)
- 15 – 150mm dia. PVC SDR 28 pipe storm sewer service connections (private drain connections or PDC's) (R.P. 41M-282, Lots 22 to 36, Phase 3B)

The total length of the English Branch South is 202.4m and was constructed in Phases 3A and 3B as noted above.

ix) Fulcher Branch (Drawing 10)

Fulcher Street (Twp of Blandford-Blenheim)

This Branch outlets into the Applewood Branch West and consists of the following:

- 38.5m of 450mm dia. CL-3 concrete storm sewer (Phase 3A)
- 155.8m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (5.7m Phase 3A and 149.2m Phase 3B)
- 1 – 1200mm dia. concrete manhole (MH 6 Phase 3A)
- 1 – 1500mm dia. concrete double catchbasin manhole (DCBMH 7 Phase 3A)



- 3 – 1200mm dia. concrete catchbasin manholes (CBMH 5, CBMH 4 and CBMH 3 Phase 3B). CBMH 3 is at the top end of this Branch.
- 1 – 600 x 1200mm concrete double catchbasin (including 7m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) lead) (DCB 7.1 Phase 3A)
- 2 – 600 x 600mm concrete catchbasins (including 7m of 250mm dia. PVC SDR 35 pipe lead at each CB) (CB 5.1 & CB 4.1 Phase 3B)
- 15 – 150mm dia. PVC SDR 28 pipe storm sewer service connections (private drain connections or PDC's) (R.P. 41M-282, Lots 37 to 51, Phase 3B).

The total length of the Fulcher Branch is 194.3m and was constructed in Phases 3A and 3B as noted above.

x) Todd Way Branch (Drawing 11)

Todd Way (Twp of Blandford-Blenheim)

This Branch outlets into the Fennel SWM Area B Drain of the Plattsville Drain 1998 and consists of the following:

- 37.7m of 600mm dia. CL-3 concrete storm sewer (19.6m of this was constructed in 1998 as "Future Street 3" during construction of the Fennel SWM Area B Drain of the Plattsville Drain 1998, and is now to be recognized/incorporated as part of the Todd Way Branch and the remaining 18.1m was constructed in Phase 3A)
- 66.6m of 525mm dia. CL-3 concrete storm sewer
- 120.8m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer
- 1 – 1500mm dia. concrete catchbasin manhole (EXCBMH 8). (This CBMH was constructed in 1998 during construction of the Fennel SWM Area B Drain of the Plattsville Drain 1998 and is now to be recognized/incorporated as part of the Todd Way Branch.)
- 1 – 1500mm dia. concrete manhole (MH 38)
- 3 – 1200mm dia. concrete manholes (MH 39, MH 35 and MH 32). MH 32 is at the top end of this Branch.
- 2 – 1200mm dia. concrete catchbasin manholes (CBMH 36 and CBMH 33)
- 3 – 600 x 600mm concrete catchbasins (including 7m of 250mm dia. PVC SDR 35 pipe lead at each CB) (ECB, CB 36.1 and CB 33.1) (ECB and its lead was constructed in 1998 during construction of the Fennel SWM Area B Drain of the Plattsville Drain 1998 and is now to be recognized/incorporated as part of the Todd Way Branch).
- 6 – 150mm dia. PVC SDR 28 pipe storm sewer service connections (private drain connections or PDC's) (R.P. 41M-268, Lots 42 to 47, Phase 3A)

The total length of the Todd Way Branch is 225.1m and was constructed in Phase 3A except as noted above.

The total length of the Plattsville Estates Phase 3 Drain to be incorporated/recognized is 1,454.2m (42.4m Applewood Branch North, 100.4m Applewood-Fennel Branch, 149.3m Applewood Branch West, 81.5m Applewood Branch East, 111.2m Applewood Branch South, 264.0m English Branch North, 84.5m English Branch Centre, 202.4m English Branch South, 193.4m Fulcher Branch and 225.1m Todd Way Branch).



9.1.2 Plattsville Estates Phase 4 Drain

i) Applewood Branch A (Drawing 12)

Applewood Street (Twp of Blandford-Blenheim)

This Branch outlets into the Todd Way Branch of the Plattsville Estates Phase 3 Drain and consists of the following:

- 103.5m of 525mm dia. CL-3 concrete storm sewer (29.1m Phase 3A and 74.4m Phase 4)
- 98.2m of 375mm dia. CL-3 concrete storm sewer (Phase 4)
- 1 – 1500mm dia. concrete double catchbasin manhole (DCBMH 37) (Phase 3A)
- 2 – 1200mm dia. concrete manholes (MH 55 (Phase 4) & MH 58 (Phase 3A)). MH 55 is at the top end of this Branch.
- 2 – 1200mm dia. concrete catchbasin manholes (CBMH 56 and CBMH 57) (Phase 4)
- 1 – 600 x 1200mm concrete double catchbasin (including 7m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) lead) (DCB 37.1) (Phase 3A)
- 24 – 150mm dia. PVC SDR 28 pipe storm sewer service connections (private drain connections or PDC's) (2 in Phase 3A, R.P. 41M-268, Lots 50 & 51, 20 in Phase 4 R.P. 41M-319 - Lots 21 to 40 and 2 for townhouses (units) from Block 41 including 1 PDC that was constructed for an additional townhouse (unit) in Block 41)

The total length of the Applewood Branch A is 201.7m and was constructed in Phases 3A and 4 as noted above.

ii) Applewood Branch B (Drawing 13)

Applewood Street (Twp of Blandford-Blenheim)

This Branch outlets into the top end of the Applewood-Albert Branch and consists of the following:

- 77.2m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer
- 1 – 1200mm dia. concrete double catchbasin manhole (DCBMH 59)
- 1 - 600 x 1200mm concrete double catchbasin (including 9m± of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) lead) (DCB 59.1)
- 14 – 150mm dia. PVC SDR 28 pipe storm sewer service connections (private drain connections or PDC's) (11 for townhouses (units) from R.P. 41M-319, Blocks 41, 42 and 46 in Phase 4, plus 3 PDC's that were constructed, for additional townhouses (units), 1 in Block 42 and 2 in Block 46)

The total length of the Applewood Branch B is 77.2m and was constructed in Phase 4 except as noted above.

iii) Applewood Branch C (Drawing 13)

Applewood Street (Twp of Blandford-Blenheim)

This Branch outlets into the top end of the Applewood-Albert Branch and consists of the following:

- 64.2m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer
- 2 – 1200mm dia. concrete manholes (MH 61 & MH 63). MH 61 is at the top end of this Branch.
- 1 – 1200mm dia. concrete catchbasin manhole (CBMH 62)



- 1 - 600 x 600mm concrete catchbasin (including 8.7m of 250mm dia. PVC SDR 35 pipe lead (CB 62.1)
- 14 – 150mm dia. PVC SDR 28 pipe storm sewer service connections (private drain connections or PDC's) (12 for townhouses (units) from R.P. 41M-319, Blocks 43 to 45 in Phase 4, plus 2 PDC's that were constructed for additional townhouses (units), 1 in Block 43 and 1 in Block 45)

The total length of the Applewood Branch C is 64.2m and was constructed in Phase 4 except as noted above.

iv) Applewood-Albert Branch (Drawing 17)

Albert Street (County of Oxford) / Township of Blandford-Blenheim (Roll No. -033-47) (R.P. 41M-319, Block 47) / Applewood Street (Twp of Blandford-Blenheim)

This Branch outlets into the Albert East Branch of the Plattsville Drainage Works 2007, and consists of the following:

- 21.2m of 375mm dia. CL-3 concrete storm sewer (constructed in 2013/2014 during construction of the Albert East Branch of the Plattsville Drainage Works 2007 and is to be recognized/incorporated as part of the Applewood-Albert Branch)
- 77.1m of 375mm dia. CL-3 concrete storm sewer (Phase 4)
- 1 – 1200mm dia. existing concrete manhole (EXMH 2) (constructed in 2013/2014 during construction of the Albert East Branch of the Plattsville Drainage Works 2007 and is to be recognized/incorporated as part of the Applewood-Albert Branch)
- 1 – Stormceptor (STC 2000)
- 2 – 1200mm dia. concrete catchbasin manholes (CBMH 60 and CBMH 60.1) (Phase 4). CBMH 60 is at the top end of this Branch.
- 1 – 600 x 600mm concrete ditch inlet catchbasin (including 2.9m of 250mm dia. PVC SDR 35 pipe lead) (DI 60.2) (Phase 4)

The total length of the Applewood-Albert Branch is 98.3m and was constructed in Phase 4 except as noted above.

v) Glenbriar Branch North (Drawing 15)

Glenbriar Street (Twp of Blandford-Blenheim)

This Branch outlets into the Todd Way Branch of the Plattsville Estates Phase 3 Drain and consists of the following:

- 86.4m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (28.0m Phase 3A and 58.4m Phase 4)
- 1 – 1500mm dia. concrete double catchbasin manhole (DCBMH 34) (Phase 3A)
- 2 – 1200mm dia. concrete manholes (MH 64 and MH 50) (Phase 4). MH 50 is at the top end of this Branch.
- 1 – 600 x 1200mm concrete double catchbasin (including 7m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) lead) (DCB 34.1) (Phase 3A)
- 10 – 150mm dia. PVC SDR 28 pipe storm sewer service connections (private drain connections or PDC's) (2 in Phase 3A, Plan 41M-268, Lots 48 & 49 and 8 in Phase 4, R.P. 41M-319, Lots 1 to 4 and 17 to 20)



The total length of the Glenbriar Branch North is 86.4m and was constructed in Phases 3A and 4 as noted above.

vi) Glenbriar Branch South (Drawings 15 & 16)

Glenbriar Street (Twp of Blandford-Blenheim)

This Branch outlets into the top end of the Applewood Branch A and consists of the following:

- 152.8m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer
- 3 – 1200mm dia. concrete catchbasin manholes (CBMH 51, CBMH 53 and CBMH 54)
- 1 – 1200mm dia. concrete manhole (MH 52)
- 3 – 600 x 600mm concrete catchbasins (including 9m of 250mm dia. PVC SDR 35 pipe lead at each CB) (CB 51.1, CB 53.1 and CB 54.1)
- 12 – 150mm dia. PVC SDR 28 pipe storm sewer service connections (private drain connections or PDC's) (Phase 4, R.P. 41M-319, Lots 5 to 16)

The total length of the Glenbriar Branch South is 152.8m and was constructed in Phase 4.

vii) Branch A-A (Drawing 14)

Applewood Street (Twp of Blandford-Blenheim) / Roll No's. -033-35 and -033-36 (R.P. 41M-319, Lots 35 & 36)(6.0m wide x 35.4m long Storm Easement, 3m width on each property)

This Branch outlets into the Applewood Branch A and consists of the following:

- 48.8m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (17.0m length of it with storm sewer pipe insulation (Rigid EPS-Insulation Board) (41m²))
- 1 – 1200mm dia. concrete catchbasin manhole (CBMH 57.1)
- 1 - 600 x 600mm concrete rear yard ditch inlet catchbasin (DI 57.2). DI 57.2 is at the top end of this Branch.

The total length of Branch A-A is 48.8m and was constructed in Phase 4. This branch provides an outlet for rear yard surface drainage from parts of Roll No.'s -033-31 to -033-35 (R.P.41M-319, Lots 31 to 35). The easement as noted above is to be recognized as a Drainage Act right-of-way (Section 29) by this Report for purposes of future maintenance.

viii) Branch A-B (Drawing 14)

Applewood Street (Twp of Blandford-Blenheim) / Roll No's. -033-30 and -033-31 (R.P. 41M-319, Lots 30 & 31 (6.0m wide x 36.9m long Storm Easement, 3m width on each property)

This Branch outlets into the Applewood Branch A and consists of the following:

- 52.3m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (20.0m length of it with storm sewer pipe insulation (Rigid EPS-Insulation Board) (49m²))
- 1 – 1200mm dia. concrete catchbasin manhole (CBMH 56.1)
- 1 - 600 x 600mm concrete rear yard ditch inlet catchbasin (DI 56.2). DI 56.2 is at the top end of this Branch.

The total length of Branch A-B is 52.3m and was constructed in Phase 4. This branch provides an outlet for rear yard surface drainage from parts of Roll No.'s -033-30 and -033-



41 (R.P.41M-319, Lot 30 and parts of 2 townhouses (units) from Block 41). The easement as noted above is to be recognized as a Drainage Act right-of-way (Section 29) by this Report for purposes of future maintenance.

The total length of the Plattsville Estates Phase 4 Drain to be incorporated/recognized is 781.7m (201.7m Applewood Branch A, 77.2m Applewood Branch B, 64.2m Applewood Branch C, 98.3m Applewood-Albert Branch, 86.4m Glenbriar Branch North, 152.8m Glenbriar Branch South, 48.8m Branch A-A and 52.3m Branch A-B).

9.2 Works to be Incorporated/Recognized for Other Drains

9.2.1 Plattsville Drain 1998

i) Fennel SWM Area A Drain (Drawing 5)

Fennel Street East (Township of Blandford-Blenheim)

- 1 – 100mm dia. PVC SDR 28 pipe storm sewer service connection (private drain connection or PDC) to Roll No. -362 (R.P. 41M-141, Block 85 (Lot A), E/S Fennel Street East). This lot was created during construction of Plattsville Estates Phase 3A in 2011/2012. (It was formerly “future Street 5” in 1998.) This PDC is connected to EX MH27 on Fennel SWM Area “A” Drain and is to be recognized/ incorporated herein as part of Fennel SWM Area A Drain of the Plattsville Drain 1998.

ii) Fennel SWM Area B Drain (SWM Area B) Retrofit (Drawings 19, 20 & 21)

Township of Blandford-Blenheim (Roll No. -309) (R.P. 41M-141, Blocks 81 & 82)

- Incorporate the 86.9m of 200mm dia. plastic piping and 1 – 600 x 600mm concrete ditch inlet catchbasin (DICB) in SWM Area B, as shown on Drawing 19 of this Report.
- Incorporate the revised 37m x 15m± SWM component and 86.9m of 200mm outlet pipe with 600 x 600mm ditch inlet catchbasin as described to be SWM Retrofit Sediment Basin and work and as shown on Drawings 19 & 20 of this Report.
- The items are to be recognized/incorporated herein as part of Fennel SWM Area B Drain of the Plattsville Drain 1998. These items are additional items to the original SWM as constructed in 1988.
- A more detailed description of the items with the Retrofit are as follows:
 - 150m³ of topsoil work
 - 500m³ of excavation for the Retrofit in the overall SWM area
 - 100m³ of material disposal
 - 40m² of gabion mat with Terrafix 400 R or equal underlay
 - 55 tonnes of Granular B Type II
 - 190m² Class 1 riprap, 500mm thick
 - 1100m² of topsoil placement work
 - 1100m² of hydroseeding work
 - 86.9m of 200mm dia. storm sewer
 - 1 – 600 x 600mm concrete ditch inlet catchbasin
 - A shallow low flow channel swale paralleling the route of the 200mm pipe.



iii) Fennel Branch B-A (Drawing 18)

Fennel Street East (Township of Blandford-Blenheim) / Roll No. -378 (R.P. 41M-141, Lot 25) / Roll No. -379 (R.P. 41M-141, Lot 26) (3.0m wide x 35.0m long Storm Easement, 1.5m width on each property) (R.P. 41R-5167 Parts 1 & 2) and Roll No. -033-39 (R.P. 41M-319, Lot 39) (3.0m long x 3.0m wide Storm Easement) (R.P. 41R-5167 Part 3)

This Branch outlets into the Fennel SWM Area B Drain of the Plattsville Drain 1998, approximately 45m south of Todd Way and consists of the following:

- 54.5m of 300mm dia. CL-3 concrete storm sewer
- 1 – 600 x 600mm concrete rear lot catchbasin (RLCB 1). RLCB 1 is at the top end of this Branch.

The total length of Fennel Branch B-A is 54.5m.

This storm sewer and CB are now to be recognized/incorporated as a separate branch drain of the Plattsville Drain 1998 to be called Fennel Branch B-A. (This length (portion) of storm sewer and catchbasin was constructed in 1998 as part of the Fennel SWM Area B Drain, Plattsville Drain 1998). Fennel Branch B-A provides an outlet for rear yard surface drainage for parts of Roll No's. -033-36 to -033-40 (R.P. 41M-319, Lots 36 to 40) (Phase 4). The easements as noted above are to be recognized as Drainage Act right-of-ways (Section 29) by this Report for purposes of future maintenance.

9.2.2 Plattsville Estates Phase 1 Drain

i) Applewood Branch (Drawing 5)

Applewood Street (Township of Blandford-Blenheim)

- 1 – 100mm dia. PVC SDR 28 pipe storm sewer service connection (private drain connection or PDC) to Roll No. -032-23 (R.P. 41M-268, Lot 21) (Phase 3A)

This PDC was constructed in 2009 as a temporary service but is now to be incorporated/recognized as part of the Plattsville Estates Phase 1 Drain, Applewood Branch.

10.0 PRIVACY OF LANDS

Drainage Act right-of-ways to allow the Municipality to maintain the drain/branches will exist along those drains/branches where on various private properties.

Other landowners or the public may not enter or use the Drainage Act right-of-ways. Persons authorized to enter the Drainage Act right-of-ways to carry out duties authorized under the Drainage Act include Engineers, Contractors, and the appointed Drainage Superintendent, and/or their assistants.

11.0 USE OF PRIVATE DRAIN CONNECTIONS (PDC's)

All owners are advised/reminded that the storm sewer service (private drain) connections (PDC's) provided to each property (house/townhouse/unit) are only for the outlet of waters that are pumped from sumps. In other words, the connection is to only be used for pumped drainage. Gravity connections to foundation and roof drainage are not permitted or recommended.



12.0 ALIGNMENT OF DRAINS

All drains shall be maintained generally to the alignment as noted on the drawings. In the absence of survey bars, existing fences and similar boundary features are assumed to represent property lines.

Should landowners desire a more precise location for any drains in relation to their property line or if there is a dispute about the location of any property line, landowners may obtain a legal survey at their own cost prior to maintenance.

13.0 DRAWINGS AND SPECIFICATIONS

13.1 Drawings

13.1.1 Overall Plan and Drain Location and Watershed Plans (Drawings 1 to 4)

The plans for the Plattsville Estates Phases 3 and 4 Drain are on Drawings 1 to 3. Drawing 1 is an overall plan that shows the location of the existing Plattsville Drains that are affected for maintenance that the Plattsville Estates Phases 3 and 4 Drain outlet into, and also the location of the Plattsville Estates Phases 3 and 4 subdivisions.

Drawings 2 and 3 show the location of the branches of the Plattsville Estates Phases 3 and 4 Drain. Drawing 2 also shows the location of the storm water management area of the Plattsville Drain 1998, Fennel SWM Area "B" Drain. Drawing 3 also shows the location of the Fennel Branch B-A to be recognized/incorporated as part of the Plattsville Drain 1998. Drawings 2 and 3 also show the watersheds, Registered Plans (R.P.) numbers and Lot and Block numbers, and the affected Assessment Roll Numbers.

Drawing 4 contains a list of the affected roll numbers, owners' names (from the last revised assessment roll) and the hectares owned for each affected property. Drawing 4 also contains a Township of Blandford-Blenheim standard cross-section for a residential street.

13.1.2 Plan and Profiles and Other Drawings (Drawings 5 to 21)

Plan enlargements with profiles and other details/drawings for the Plattsville Estates Phases 3 and 4 Drain are on Drawings 5 to 21. The plan enlargements and profiles indicate the locations, stations, lengths, sizes, grades and inverts (elevations) of the drains/branches (storm sewers/pipes, manholes, catchbasins and leads, stormceptor, and PDC's) that are being recognized/incorporated. Drawings 5 to 18 also show the affected Assessment Roll No's., R.P., Lot and Block No's and street addresses (house numbers) and also contain the General Notes related to future maintenance. (These General Notes have also been incorporated into the specifications in **Appendix C.**)

Drawings 5 to 17 were based on information obtained from as-constructed drawings prepared by MTE Consultants Inc. dated September 19, 2011 (Phase 3A), September 10, 2012 (Phase 3B) and February 7, 2017 (Phase 4) and were modified and used for the Plattsville Estates Phases 3 and 4 Drain. Drawing 13 also includes the services for the 6 additional townhouses/units as shown on an as-recorded drawing provided by MTE dated February 13, 2019.



Drawing 18 was based on information from Drawing 4 of the Plattsville Drain 1998 report dated June 30, 1998 and contains the information (plan, drain size, inverts/elevations and grades) for Fennel Branch B-A to be recognized/incorporated as a separate branch of the Plattsville Drain 1998.

Drawing 19 shows the overview of the new work to be incorporated in the storm water management area known as the Fennel SWM Area B Drain.

Drawings 20 & 21 are enlargements of the work to be incorporated in the SWM facility.

13.2 Specifications

Appendix C contains the General and Standard Specifications (Special Provisions) (incorporated from the General Notes on the drawings from the Subdivider's Engineer) for the storm sewer/pipes, manholes, catchbasins and leads, stormceptor and private drain (storm sewer service) connections (PDC's). These are to be used for future maintenance/repairs of the Plattsville Estates Phases 3 and 4 Drain.

14.0 COST ESTIMATE

The estimated cost of this project includes Allowances to owners, the Engineering Cost and other costs associated with the project.

14.1 Allowances

Sections 29 to 33 of the Drainage Act provides for allowances (compensation) to owners affected by a proposed or new drain. On this project, there are only allowances for Sections 29 and 31.

14.1.1 Section 29 (Right-of-Way)

Section 29 on this project provides for the payment of an allowance to landowners for the right-of-way necessary for maintenance of the specified new drains/branches. Generally, the width of the right-of-way (R-O-W) is the width needed to maintain the drain/branch. On this project, this allowance compensates the owners for a corridor along the drain for maintenance purposes. Since most of the new works to be incorporated/recognized are primarily on new road allowances or on blocks owned by the Township where Section 29 (R-O-W) allowances are not necessary, only the portions of Branches A-A and A-B of Plattsville Estates Phase 4 Drain to be incorporated and a portion of the Fennel Branch B-A of Plattsville Drain 1998 to be recognized/incorporated, that are on private lands require Section 29 allowances. These latter drains are located along the property lines between separate lots.

On Branch A-A, a 6.0m wide Drainage Act R-O-W is to be created (3m width on each property on Assessment Roll No.'s -033-35 and -033-36, R.P. 41M-319, Lots 35 and 36) and on Branch A-B, a 6.0m wide Drainage Act right-of-way is to be created (3m width on each property on Assessment Roll No.'s -033-30 and -033-31, R.P. 41M-319, Lots 30 and 31). (There are easements shown for these on R.P. 41M-319 and also on MTE's drawings for Phase 4). On Fennel Branch B-A, a 3.0m wide Drainage Act right-of-way is to be created



(1.5m width on each property on Assessment Roll No.'s -378 and -379, R.P. 41M-141, Lots 25 & 26) and a 3m long x 3m wide Drainage Act right-of-way is to be created at the top end of Fennel Branch B-A (on Assessment Roll No. -033-39, R.P. 41M-319, Lot 39). (There is an easement shown on the Plattsville Drain 1998 drawings and also on R.P. 41M-5167 (Parts 1 to 3).)

The allowances for Section 29 (Right-of-Way) in this Report are based on a rate of \$30,000 per hectare (\$3/m²) for a vacant lot as the subdivisions had not been developed yet. This rate was also used for the Fennel Branch B-A as these properties were vacant (did not have houses built on them) in 1998 when the subdivision was developed, on R.P. 41M-141 Lots 25 and 26. This rate was also selected since it would generate a sufficient interest annually that if and when accumulated between possible repair frequencies, the accumulated total would compensate for damages during maintenance/repair activities when the R-O-W is used. There is a minimum Section 29 allowance of \$100.

14.1.2 Section 31 (Existing Drain)

Section 31 of the Drainage Act provides for payment of an allowance to the owner of an existing drain that is to be incorporated as part of the new Drain. The allowances are for the value of the drainage works or part of works being incorporated. We have determined that the allowances for the value of the new drains (branches) and other items being incorporated for the Plattsville Estates Phases 3 and 4 Drain, are to be made to the owners of the Assessment Roll No.'s and subdividers as listed in the allowances table as shown below. The values were calculated using the actual tendered lengths and prices (2011-2012 dollars for Phases 3A and 3B, and 2016 dollars for Phase 4) as obtained from MTE (the Subdivider's Engineer). These amounts are based on data shown in **Appendix B**. The subtotals have been rounded off the nearest dollar. Only the appropriate totals of the various components in Appendix B are shown in **Table 14-1 – Summary of Allowances**.

14.1.3 Summary of Allowances

The table below summarizes the amounts of the allowances to be provided under this report:

Table 14-1 - Summary of Allowances

R.P.	Lot	Assessment Roll No. (32-45-020-080)	Owner	R-O-W (Sec 29) (\$)	Existing Drain (Sec 31) (\$)	Total (\$)
Plattsville Drain 1998						
<i>i) Fennel Branch B-A (Sec. 29 allowances only)</i>						
41M-141	25	-378	C. Kunkel & M. Youmans	200	0	200
41M-141	26	-379	S. Snider	200	0	200
41M-319	39	-033-39	Claysam Custom Homes Ltd.	100	0	100
Sub Total Fennel Branch B-A (Section 29):				500	0	500
Plattsville Estates Phase 3 Drain (Section 31 Allowances Only)						
41M-268 & 41M-282 (1578651 Ontario Ltd.)				0	449,243 a)	449,243
Plattsville Estates Phase 4 Drain						
<i>i) Plattsville Estates Phase 4 Drain (Section 31 Allowances Only)</i>						
41M-319 (Modified)	Blks 41 to 43, 45 & 46	-033-41, -033-42, -033-43, -033-45, & -033-46	((Claysam Custom Homes Ltd.)) for service changes to additional townhouses (1578651 Ontario Ltd.) for all other work	0	5,460 b)i)	5,460 *
41M-319 Original				0	299,699 b)ii)	299,699
Sub Total (Section 31):					754,402	754,402



R.P.	Lot	Assessment Roll No. (32-45-020-080)	Owner	R-O-W (Sec 29) (\$)	Existing Drain (Sec 31) (\$)	Total (\$)
<i>ii) Branch A-A (Sec. 29 allowances only)</i>						
41M-319	35	-033-35	Claysam Custom Homes Ltd.	350	0	350
41M-319	36	-033-36	Claysam Custom Homes Ltd.	350	0	350
Sub Total Branch A-A (Section 29):				700	0	700
<i>iii) Branch A-B (Sec. 29 allowances only)</i>						
41M-319	30	-033-30	Claysam Custom Homes Ltd.	350	0	350
41M-319	31	-033-31	Claysam Custom Homes Ltd.	350	0	350
Sub Total Branch A-B (Section 29):				700	0	700
<u>Plattsville Estates SWM Area B RetroFit (Sec. 31 allowances only)</u>						
41M-268, 282 & 319		(1578651 Ontario Ltd.)		0	85,990 b(iii)	85,990
TOTAL ALLOWANCES:				1,900	840,392	842,292

Notes for Table 14-1:

1. All lands noted above are in the geographic Blenheim Township in the incorporated Township of Blandford-Blenheim.
2. See **Appendix B** for a breakdown of the value of all of the construction items to be incorporated. Only sub totals are shown here. These are the Section 31 allowances and consist of the following:
 - a) Plattsville Estates Phase 3 Drain
\$12,230 Applewood Branch North, \$39,262 Applewood-Fennel Branch, \$47,872 Applewood Branch West, \$17,418 Applewood Branch East, \$29,174 Applewood Branch South, \$86,624 English Branch North, \$33,070 English Branch Centre, \$67,605 English Branch South, \$60,799 Fulcher Branch, and \$55,189 Todd Way Branch for a total of \$449,243.
 - b) Plattsville Estates Phase 4 Drain
 - i) \$910 Applewood Branch A, \$2,730 Applewood Branch B and \$1,820 Applewood Branch C for a total of \$5,460 (for the 6 additional PDC's to townhouses). (See Appendix B for separate listing of these costs related to PDC revisions.)
 - ii) \$74,140 Applewood Branch A, \$26,822 Applewood Branch B, \$31,350 Applewood Branch C, \$58,004 Applewood-Albert Branch, \$32,265 Glenbriar Branch North, \$49,768 Glenbriar Branch South, \$13,445 Branch A-A and \$13,905 Branch A-B for a total of \$299,699. (These totals do not include PDC revisions costs.)
 - iii) \$85,990 SWM Area B Retrofit
3. () original owner/subdivider at the time Phases 3 & 4 were constructed who paid for all work except for the services for the 6 additional townhouses/units.
4. (()) owner/builder/subdivider at the time Phase 4 was completed who paid for the revised services for the additional townhouse units.
5. For convenience only, the owners' names as shown by the last revised assessment roll have also been included.

In accordance with Section 62(3) of the Act, the allowances shown may be deducted from the final assessment levied. Payment to the owner would only be made when the allowance is greater than the final assessment. The allowances are a fixed amount and will not be adjusted unless altered by an appeal.

14.2 Engineering Cost Estimate

14.2.1 Report Preparation

- Set up file and obtain background information, prepare for and attend on-site meetings, site examinations, field survey of the SWM "B" site using GPS, prepare



- plan and profile drawings, determine allowances, conduct discussions with affected landowners and Drainage Superintendent and authorities, prepare the cost estimates, considerations and reviews of the SWM Area B retrofit, draft report writing and typing, completing the drawings and report and appendices, and prepare the new assessment and future maintenance schedules for Plattsville Estates Phases 3 and 4 Drain.
- Reapportionment of the existing drains/branches in the applicable future maintenance schedules, under Sections 65 and 76 of the Drainage Act for the affected downstream drains in Plattsville
 - Preparation for and attending Council meetings for the Consideration of Report and Court of Revision

The cost for report preparation is usually not altered at the conclusion of a project unless the report is referred back or the report is appealed to the Drainage Tribunal, which would result in additional costs. The amounts shown for meetings are estimates. Final costs will be based on the actual time required for meetings.

Engineering costs are summarized in Table 14-2 – Estimated Cost Summary.

14.3 Section 73 (Administration) Costs Estimate

Section 73(2) and 73(3) of the Act direct that the cost of services provided by municipal staff and the Council to carry out the Drainage Act process shall not form part of the final cost of the drain. However, Section 73(1) outlines that the following costs incurred by a Municipality can be included in the cost of the drain: “*cost of any application, reference or appeal and the cost of temporary financing.*”

The estimate of Section 73 costs is included to cover the above referenced items from Section 73(1) and primarily provides for interest charges on financing the project until it is completed. This cost estimate may not be adequate to cover legal or engineering costs incurred by or assessed to the Municipality should the project be appealed beyond the Court of Revision though such costs will form part of the final drain cost.

Grant policy indicates that municipal costs for photocopying and mailing required to carry out the required procedures under the Drainage Act can be included in the final drain cost.

Section 73 costs are also summarized in Table 14-2 – Estimated Cost Summary.

14.4 Harmonized Sales Tax

The Harmonized Sales Tax (HST) will apply to most costs on this project (except for allowances). The Municipality is eligible for a partial refund on HST paid, the net 1.76% HST is shown in Table 14-2 – Estimated Cost Summary.



14.5 Estimated Cost Summary

Table 14-2 - Estimated Cost Summary

DESCRIPTION	TOTAL COST
ALLOWANCES (from Table 14-1) (Note: These are “fixed” allowances and therefore are not “estimates”):	\$ 842,292
ENGINEERING COST ESTIMATE:	
Report Preparation (including preparation of assessment schedules and <u>new</u> future maintenance schedules for Plattsville Estates Phases 3 and 4 Drain) and Reapportionment of future maintenance schedules of the Plattsville Drain 1998, Plattsville Drainage Works 2007 and Plattsville Estates Phase 1 Drain under Section 65 of the Act	128,200
Work related to the SWM Area B retrofit	15,000
Consideration of Report meeting (estimate/allowance)	1,000
Court of Revision (estimate/allowance)	1,000
TOTAL ENGINEERING COST ESTIMATE:	\$ 145,200 +
SECTION 73 (ADMINISTRATION) COSTS ESTIMATE:	
Printing of reports	\$ 1,600
Miscellaneous Municipal costs including interest	11,900
Unforeseen costs	500
TOTAL SECTION 73 (OTHER ADMINISTRATION) COSTS ESTIMATE:	\$ 14,000 +
NET HST ESTIMATE:	
Net HST Estimate (1.76%) on Engineering and eligible Administration costs	2,800
TOTAL NET HST ESTIMATE:	\$ 2,800
TOTAL ESTIMATED COST: \$ 1,004,292	

+ *These amounts plus \$2,800 Net HST total \$162,000*

15.0 ASSESSMENTS

The Drainage Act requires that the total estimated cost of any project be assessed to the affected lands and roads under the categories of Benefit (Section 22), Outlet Liability (Section 23), Injuring Liability (Section 23), Special Benefit (Section 24), and/or Increased Cost (Section 26). On this project, only assessments for Special Benefit (Section 24) are involved since the project is a works of incorporation. Thus the total of the Special Benefit Assessments has to equal the Total Estimated Cost.

15.1 Special Benefit Assessments (Section 24)

The assessments on this project are only Special Benefits since the Subdivision Agreements for Plattsville Estates Phases 3A, 3B and 4 require that the parties involved with the developments (the subdivider(s)) pay(s) all of the costs of this report.

The Developer/Subdivider for the majority of the project is/was 1578651 Ontario Ltd.



However, Claysam Custom Homes Ltd. purchased the majority of the properties in Phase 4 from the principal developer (1578651 Ontario Ltd.) in 2017/2018, and had services constructed/reconstructed for an additional 6 townhouses/units in the Block areas (R.P. 41M-319, Blocks 41, 42, 43, 45 & 46).

In Phases 3 and 4, there are a total of 186 properties, excluding Township owned blocks. (51 single family lots Phase 3A, 63 single family lots Phase 3B and 40 single family lots Phase 4, 30 townhouse lots Phase 4 plus 2 single family lots from original road blocks).

The following table illustrates the calculation of the Special Benefit Assessments.

Table 15-1 - Calculation of Special Benefit Assessments

Roll No./Owner	Engineering Costs for Report Preparation (Estimated)	Section 73 Admin Costs (Estimated)	Net HST (1.76%) on Eligible Eng & Admin (Estimated)	Allowances ((Sections 29 & 31)) (Fixed)	Total Special Benefit (Estimated)
1578651 Ontario Ltd.*	140,516 ^{a)}	13,548 ^{c)}	2,710	836,770 ^{e)}	993,544
Claysam Custom Homes Ltd. **	4,684 ^{b)}	452 ^{d)}	90	5,522 ^{f)}	10,748
TOTALS:	145,200	14,000	2,800	842,292	1,004,292

Notes:

- a) $180/186 \times 145,200 = \$140,516$
- b) $6/186 \times 145,200 = \$4,684$
- c) $180/186 \times 14,000 = \$13,548$
- d) $6/186 \times 14,000 = \$452$
- e) $\$1,838$ (Section 29 allowances – $180/186 \times 1900$) + $\$449,243 + 299,699 + \$85,990$ (Section 31 allowances) = $\$836,770$
- f) 6 additional properties/townhouses $\times \$910 \pm / \text{property/townhouse} = \$5,460$ (Section 31 allowances) + $\$62$ (Section 29 allowances - $6/186 \times 1900$) = $\$5,522$
- * Original subdivider of Plattsville Estates Phases 3 and 4
- ** Secondary subdivider of Plattsville Estates Phases 3 and 4

The actual special benefit assessments to be levied to the original developer (1578651 Ontario Ltd.) and to Claysam Custom Homes Ltd. will be calculated in accordance with this table. It is to be noted that:

- The Engineering costs should not vary significantly unless Drainage Act appeals have to be dealt with. Actual engineering costs as invoiced by this Engineer will be used.
- The Section 73 (Admin.) costs will be the actual administration costs incurred by the Municipality as defined in Section 14.3 of this Report.
- Net HST (1.76%) will be calculated on actual Engineering and any eligible Section 73 (Administration) items. (Interest is not eligible for HST.)
- Allowances are fixed as per Table 14-1 of this Report. The allowances to the subdividers will be deducted from their actual gross assessments and the nets (remainders) are to be paid to the Municipality by the Subdividers.



- The allowances to individual properties for Drainage Act right-of-ways are to be paid by the Municipality to the individual properties after the passage of the By-law to adopt this Report.
- These allowance payments to be paid to individual properties form part of the net payments to be made by the subdividers to the Municipality.
- The Special Benefit assessment to Claysam Custom Homes Ltd. is for the additional construction costs (\$5,460) (6 lots @ \$910 each) plus a prorata per lot cost for engineering, Section 29 allowances and administration.
- Township records indicate 1578651 Ontario Ltd. still is owner of one Block in 41M-210 and the assessment is shown against that parcel, if such is required. However, the assessment is to be paid even if this ownership no longer is applicable.
- Township records indicate Claysam Custom Homes is still the owner of parcels as shown on the attached Assessment Schedule. Therefore, the assessment shows against these parcels.
- The Special Benefit Assessments as shown in this Report will only change if the Total Estimated Cost changes due to changes in Engineering and/or Administration costs and/or due to any cost changes related to Appeals.
- Should the Estimated Cost change, the individual Special Benefits are to change prorata to the Estimated Cost Change.

Special Benefit Assessments do not apply for future maintenance assessments.

15.2 Assessment Schedules

15.2.1 Schedule A – Schedule of Assessments

The Estimated Cost for the preparation of this Report and for any work associated with this Report, all as discussed in Section 15.1, are to be assessed as shown by Schedule A, the Schedule of Assessments.

Schedule A in this Report involves only assessments to the subdividers, even if the subdividers (both or either) no longer own any lands in Plattsville Estates Phases 3 and 4. The justification of assessing the costs of this Report to the subdividers in Schedule A lies within the applicable Subdivision Agreements.

Where the subdividers at the time of this Report own lands in Plattsville Estates, some or all of the owned lands are shown in Schedule A but such may not be applicable at the time of final billing.

The assessment amounts in Schedule A are derived from the assessments/distribution shown in Table 15-1 – Calculation of Special Benefit Assessments.

Parcels who will receive land “allowances” but who have no assessments are also listed in Schedule A for purposes of the Actual Cost Bylaw calculations later. These parcels are



identified by the Municipal Roll Number and the owners' names from the last revised assessment roll.

15.2.2 Schedule A-1 – Schedule for Actual Cost Bylaw

Schedule A-1 shows the estimated “net” assessments to the subdividers after deducting the “allowances” from the total estimated assessments shown in Schedule A. Actual assessments in Schedule A-1 will be levied to the subdividers at the time the Actual Cost Bylaw is passed. Roll numbers, if applicable to the subdividers, are as per the Municipality’s last revised assessment roll, and the names are included for convenience.

The original subdivider (1578651 Ontario Ltd.) will be assessed most of the costs of this Report. They no longer own any of the properties in Phases 3 and 4, but are still responsible for these costs as per the subdivision agreements for Plattsville Estates Phases 3A, 3B and 4. They do own a parcel in Phase 1 at the time of this Report and the assessment is shown against that parcel for ease of billing, if required. The applicable actual net assessment will be billed directly to this original subdivider.

Should it be determined that the Assessment Roll No’s. shown in Schedule A as owned by Claysam Custom Homes Ltd. are no longer applicable at the time the final costs of this Report are billed out, the applicable actual net assessments to this subdivider are to be instead levied to any property in Plattsville Estates Phase 4 still owned by Claysam Custom Homes Ltd. or to Claysam Custom Homes Ltd. directly.

Schedule A-1 also shows the individual allowances for right-of-way (Section 29) to the private lands affected by Branches A-A and A-B of the Plattsville Estates Phase 4 Drain and for the Fennel Branch B-A of the Plattsville Drain 1998. The total of \$1,900 is to be paid by the Township to the owners of Assessment Roll No.’s -378 and -379 (R.P. 41M-141, Lots 25 and 26) and Assessment Roll No.’s -033-30, -033-31, -033-35, -033-36 and -033-39 (R.P. 41M-319, Lots 30, 31, 35, 36 and 39), at the time the costs of this Report are billed out. The cost of these allowances is included in the Total Estimated Cost.

15.2.3 Schedules of Assessment for Future Maintenance

Schedules B to F and the Schedules of Assessment for Future Maintenance. These are described in Section 16.3 of this Report.

16.0 MAINTENANCE

16.1 General

Section 74 of the Drainage Act requires the drain(s), as outlined in this report, to be maintained by the Municipality, and the costs of maintenance³ to be assessed to the upstream lands and roads prorata with the assessments in the future maintenance schedules.

³ The word “maintenance” is used but it also includes “repairs” and “minor improvements”.

In Plattsville, all street drains have been constructed pursuant to, and/or incorporated pursuant to, the Drainage Act and everyone pays, as applicable, towards maintenance of the drains on their streets and also towards the maintenance of the applicable drains on the downstream streets. The past annual maintenance costs have been very low but all Plattsville residents have to be aware of their obligation re drainage repair and maintenance.

Any drain and SWM area may require periodical repair and maintenance work such as pipe repairs or flushing/cleanouts, manhole (maintenance hole), stormceptor and catchbasin cleanouts and maintenance work at the SWM areas such as periodical sediment removal, inlet and outlet repair, pipe repairs and grass cutting/brushing and other repairs.

Schedules B to F (Schedules of Assessments for Future Maintenance) herein indicate how such maintenance costs are to be distributed in the future for all of the drains in Plattsville at this time. Only specified drains in these schedules, as described herein, affect the residents in Phases 3 and 4 of the Plattsville Estates.

Schedules B to F show the applicable affected Registered Plans and Lot and Block No.'s and the applicable individual Assessment Roll No.'s, owners and the affected roads/streets.

The Plattsville Estates Phases 3 and 4 Drain itself that is subject to maintenance by the residents in Phases 3 and 4 shall consist of all components listed in Sections 9.1 and 9.2, and as shown on the Drawings, in this Report.

The drawings and any specifications on the drawings and **Appendix C** (General and Standard Specifications for Maintenance), in this Report describe materials used, grades, construction methods, locations of components and other miscellaneous details. These drawings and specifications are to guide any repair or maintenance undertaken on the listed components.

16.2 Authority for Updating and Expanding Existing Maintenance Schedules

The Township of Blandford-Blenheim under Section 74 of the Drainage Act is required to maintain all drains constructed by bylaw under the Drainage Act. The cost of the maintenance is to be assessed to all upstream lands and roads prorata with updated existing scheduled and/or the future maintenance schedules all as provided for in the Engineer's reports in the current Bylaws for the drains. Therefore, in order to keep the existing drains' maintenance assessment schedules up-to-date, the Township requires an updating (reapportionment/revisions) of the maintenance assessments pursuant to Sections 65 or 76 of the Drainage Act as a result of the creation of the new lots, blocks and streets of Plattsville Estates Phases 3 and 4, plus the 2 other new lots that were created, that were formerly future streets in 1998.

The Subdivision Agreements for the Phase 3 and 4 Subdivisions required that the Subdivider pay for the costs of the Report (this Report) to update the existing schedules as well as to pay the costs of the new schedules herein for maintenance of the new drains built as part of Phase 3 and 4 work.



For the Plattsville Estates Phases 3 and 4 plus the 2 other lots that were created from former Blocks for roads, there are three existing municipal drain report maintenance schedules that require updated Schedules of Assessment for Future Maintenance. These three drain reports are:

- Plattsville Estates Phase 1 Drain 2012 and the identical Plattsville Estates Phase 2 Drain 2012 which updated the maintenance schedules for the drains constructed in 2007 in Plattsville and which recognized the Phases 1 and 2 of the Plattsville Estates.
- Plattsville Drain 1998 which addresses the maintenance of all other drains/branches in Plattsville that were not part of the Plattsville Drainage Works 2007 or the 2012 Reports.

As an overview, the residents in Phases 3 and 4 are responsible for sharing in the maintenance costs of the drain(s) that start(s) at the River, that proceed(s) north on Fennell Street and then east on either Young Street or Daniel Street to the Storm Water Management Facilities (SWMF's). Also, the residents are responsible for sharing in the costs of the maintenance of the two SWMF's, of the drains that run from the two SWMF's to the streets of Phases 3 and 4, and also of course the residents are responsible for their share of the costs of maintenance of the drains on their applicable subdivision streets.

Section 16.6 in this Report re "Severances/New Properties Created after Adoption of this Report" addresses how any future lots have to be provided for from a maintenance perspective.

16.3 Detailed Descriptions of the Schedules of Assessment for Future Maintenance

- Schedule B is the Schedule of Assessments for Future Maintenance of the drains constructed/improved by the Plattsville Drainage Works 2007. The schedule for maintenance of the 2007 Drains was updated in 2012 as part of the work for the Plattsville Estates Phases 1 and 2 and it is this upgraded 2012 schedule that is actually further upgraded in Schedule B.

Appendix 1, following Schedule B, is a listing of all the Assessment Roll No's and streets in the Block Assessment Area component of Schedule B.

The drain(s) from the River to Young Street along Fennell Street, the Albert Street East Drain, and the Hall Farm Branch Drain are the drains in Schedule B that outlet Phase 3 and 4 areas and that are updated. Also the "Special Total" column for use if all Plattsville catchbasins are simultaneously cleaned/repared is updated in Schedule B.

- Schedule C is the Schedule of Assessments for Future Maintenance of the drains recognized by the Plattsville Drain 1998 Report. The drains on Young, Fennell and Daniel Streets, the two storm water management facilities (SWMF's) and the drains that lead from the two SWMF's to the drains of the Phase 3 and 4 subdivisions are the components of this 1998 Report that service Phases 3 and 4. The schedule for maintenance of the 1998 Drain was actually updated in 2012 as part of the work for the Plattsville Estates Phases 1 and 2 and it is this upgraded 2012 schedule that is



actually upgraded in Schedule C. Schedule C also applies to the Plattsville Estates Phase 2 Drain.

- Schedule D is the Schedule of Assessments for Future Maintenance for the Plattsville Estates Phase 1 Drain. This schedules dates from one of the 2012 Reports and it is upgraded by this Report.
- Schedule E is the Schedule of Assessments for Future Maintenance for the Plattsville Estates Phase 3 Drain (i.e. the street drains built in Phases 3A & 3B).
- Schedule F is the Schedule of Assessments for Future Maintenance for the Plattsville Estates Phase 4 Drain (i.e. the street drains built in Phase 4).

Schedules B to D have been revised/reapportioned in accordance with Sections 65 and 76 of the Drainage Act for the new lots, blocks and streets of Plattsville Estates Phases 3 and 4 and for the other 2 lots that were created (formerly blocks for streets that are now lots). Schedules E and F are new Schedules of Assessments for Future Maintenance of the new drains in Phases 3 and 4. Schedules B to F are therefore a complete set of Schedules of Assessments for Future Maintenance to be used for all of the drains in Plattsville upon the passing of the By-law to incorporate this Report.

The Engineer's files (not included) contain notes regarding the calculations made for modifying the existing schedules and for creating the new schedules.

The revised copies of Schedules B to D should be placed in the respective Township's files for the applicable drains.

16.4 Applying the Percentages/Amounts Shown in the Future Maintenance Schedules

Schedules B to F are divided into columns to reflect the different drain/branches and intervals where maintenance work may be undertaken. (The lots and streets in Phases 3 and 4 are separately identified where possible.) These columns/intervals assist in identifying the upstream lands and roads to be assessed for future maintenance.

To apply Schedules B to F, the following procedure is necessary. First it is necessary to identify the drain/branch in which any drain repair is completed. Then all the assessments in the branch column are to be used to prorate the repair cost. If the repair work is undertaken in two or more drain/branches, then the assessments shown are totaled before being used for prorating. (It is to be noted that each lot/semi/townhouse (unit) is considered to be one property for future maintenance assessments since they each have a PDC from the drain/branch (storm drain) to them.)

The values for each drain/branch shown in Schedules B to F were arrived at generally by using the past values established for maintenance or by establishing a fair value for each new branch. Adjustments were made to keep the branch value for the new drains in Phases 3 and 4 comparable to the values of the existing branch drains shown in the various maintenance schedules on the Plattsville Drains. Individual assessments were established



considering the existing assessment schedules approach with adjustments where deemed appropriate. (As noted in the previous section, the Engineer has files re these calculations.)

The dollar amounts (values) shown in Schedules B to F are listed solely for calculating the percentages to be used when distributing future maintenance costs (share of future maintenance costs). These dollar amounts are not amounts to be levied by this Report.

Section 16.6 in this Report sets out how assessments for maintenance are to be altered for vacant lots or newly severed lots that are built on and if new severances are created in the future.

16.5 Duties of Landowners re Future Maintenance

All parties affected by the Plattsville Estates Phases 3 and 4 Drain are encouraged to periodically inspect the drains/branches and components and report any visible or suspected problems to the Municipality.

The maintenance of Private Drain Connections (PDC's) from the main storm sewer (drain) to the property line of each property/townhouse will be maintained by the Municipality. The maintenance of the PDC from the property line to the house/townhouse/building will be the responsibility of the landowner, and this portion is not part of the drain.

The owners of the private lands, on which any part of Branches A-A, A-B and/or B-A is located, as listed in Table 14-1 – Summary of Allowances and as shown on the drawings herein are to make an access to and then along the right-of-way shown for the applicable drain so that the Municipality may, at reasonable times, repair and maintain the particular drain in the future, as needed. The Drainage Act right-of-ways (easement) along these three drains/branches, on the private lands, exist for/in favour of the Municipality in order for the Municipality to maintain the drains. These right-of-ways as described in the Allowances section of this Report are to remain free of obstructions. The cost for removing obstructions, should such exist, is the responsibility of the applicable owner.

Any landowner making a new “connection” to any new or existing drain listed in this Report and in the previous reports shall notify the Drainage Superintendent before making the connection. If the Drainage Superintendent is not notified, the cost to remedy new connections that obstruct or otherwise damage the Drain will be the responsibility of the owner.

The discharge of anything but clean, unpolluted water into a drain is regulated by other provincial legislation. Any non-compliance will be reported to the appropriate environmental agency.

16.6 Severances/New Properties Created After Adoption of this Report

Should any owner within the affected watershed as shown herein create a new lot/parcel/townhouse/semi/unit/property (beyond or in addition to the new lots/townhouses/units/properties shown on the plans hereto), the lot/townhouse/semi/property is to be served by a new private drain connection (PDC) off one of the drains/branches shown herein. The



responsibility and costs for constructing such new PDC shall be to the owner creating the lot/townhouse/unit/property. The new connection is to be used for the outlet of waters pumped from sumps (pumped drainage only). Gravity connections to foundation and roof drainage are not permitted or recommended.

If any owner does so join a new severed lot/townhouse/semi/unit property, then that new lot/ townhouse/semi/unit/property is to be assessed an equal portion for maintenance similar to adjacent lots/properties and this statement is the authority for the municipality to do such. If it is not readily possible to determine what the assessments should be for future maintenance, then the Township may direct that a report pursuant to Sections 65 or 76 of the Drainage Act be prepared and at the applicant's expense.

In consideration of Section 65, an applicant for a severance has the following two options;

- a) The owners of the subdivided lands agree in writing pursuant to Section 65(6) of the Act, on the assessment that each parcel resulting from the severance shall have. If the original parcel is assessed a minimum assessment on any part of the drain then two new lots shall have the same minimum assessment (e.g. if 1 severance is involved, creating one new lot and leaving part of one original lot, then the assessment for the created lot would be equal to the assessment for the retained lot and when added together would be double what would have been the assessment to the affected lot prior to the severance), or
- b) To pay for the costs of an Engineer retained by the Township to review the properties and to prepare a Section 65 or 76 report on how the assessments should be apportioned. The provisions for maintaining a minimum assessment shall also apply where applicable.

By maintaining a minimum assessment on new severances, the future maintenance schedules (Schedules B to F included herein) may remain equitable for a longer period of time as new lots/townhouses/ semis/units/properties are assessed equally to existing lots/properties. Also, the minimum assessment to new lots/properties will result in a slightly reduced proportion for assessment to all other lots assessed as the total assessment on the part of the drain affected will be increased.

17.0 ENSURING DRAINAGE CAPACITY EXISTS FOR FUTURE LAND USE CHANGES

To ensure that the capacity of any drain in Plattsville that is described in the maintenance schedule is not exceeded by future land use changes or watershed changes, it is recommended that a Section 65 report be prepared by an Engineer to study the effects of the drainage changes if a land use change is to occur. It is normally recommended that all land uses which may generate increased runoff be developed with on-site storm water management.

When new lands are connected to the drain or when land use changes will cause the capacity of the drain(s) to be exceeded, a report by an Engineer under Section 4 or 78 may be required to provide/address the needed increased capacity.



18.0 BYLAW

This report including the drawings and specifications, assessment and future maintenance schedules and appendices, when adopted by bylaw in accordance with the Act, provides the basis for incorporation/recognition, and maintenance of the new drains constructed as part of the Phase 3 and 4 subdivisions and also provides for the updating of the Maintenance Schedules applicable to the downstream drain.

19.0 CHANGES TO DRAIN AFTER BYLAW IS PASSED AND BEFORE COST IS LEVIED

Changes, deletions or extensions to the drains/branches to be incorporated/ recognized in this Report that are requested or required after the bylaw is passed, cannot be undertaken unless this Report is amended.

If any individual or group of owners require additional minor work related to the Plattsville Estates Phases 3 and 4 Drain and are prepared to pay for such, they may make their own arrangements with a Contractor to have such work constructed. The Township and its Drainage Engineer must pre-approve such additions to verify there is no impact on the function or maintenance of the drain being incorporated. Any approved additional minor work added would not form part of the drain for the purpose of future maintenance.

All of which is respectfully submitted.

K. SMART ASSOCIATES LIMITED



K. A. Smart, P. Eng.



mw

**SCHEDULE A - SCHEDULE OF ASSESSMENTS
PLATTSVILLE ESTATES PHASES 3 AND 4 DRAIN
Township of Blandford-Blenheim**

R.P.	Lot	Roll No. (32-45-020-080)	Owner	Special Benefit (Sec 24)	Outlet (Sec 23)	Total Assess.
41M-319	30	-033-30	Claysam Custom Homes Ltd.	0	0	0
41M-319	31	-033-31	Claysam Custom Homes Ltd.	0	0	0
41M-319	35	-033-35	Claysam Custom Homes Ltd.	0	0	0
41M-319	36	-033-36	Claysam Custom Homes Ltd.	0	0	0
41M-319	39	-033-39	Claysam Custom Homes Ltd.	0	0	0
41M-319	Blks 41, 42, 43, 45 & 46	-033-35 to -033-41, -033-60, -033-62, -033-70 to -033-83 and -033-85 to -033-87	Claysam Custom Homes Ltd.	10,748	0	10,748
41M-141	25	-378	C. Kunkel & M.Youmans	0	0	0
41M-141	26	-379	S. Snider	0	0	0
41M-210	Blk 27	031-63	1578651 Ontario Ltd.	993,544	0	993,544
TOTALS:				1,004,292	0	1,004,292

Notes:

1. All of these lands are considered to be non-agricultural.
2. Section 21 of the Drainage Act, RSO 1990 requires that assessments be shown opposite each parcel of land and road affected. The affected parcels of land have been identified using the roll number from the last revised assessment roll for the Township. For convenience only, the owners' names as shown by the last revised assessment roll, has also been included.
3. The lands shown above are in the geographic Township of Blenheim.
4. 1578651 Ontario Ltd. is the original owner/developer/subdivider and the assessment is to be paid as per the Subdivision Agreement. The assessment is shown against one parcel believed to still be owned by 1578651 Ont. Ltd. However, even if no longer owned, the assessment is still to be paid as per the Subdivision Agreement.
5. Claysam Custom Homes Ltd. created six additional lots and is being assessed like the original subdivider. The assessment is shown against the townhouse parcels believed still to be owned by Claysam Custom Homes Ltd. However, if fewer or even no lots exist under ownership of Claysam CHL at the time of the billing, the assessment is still to be paid in accordance with the Subdivision Agreement.

**SCHEDULE A-1 - SCHEDULE FOR ACTUAL COST BYLAW
PLATTSVILLE ESTATES PHASES 3 AND 4 DRAIN
Township of Blandford-Blenheim**

R.P.	Lot	Roll No. (32-45-020-080)	Owner	Gross	Allowances	Net
				Total Assess.		Assess.
41M-319	30	-033-30	Claysam Custom Homes Ltd.	0	350	(350)
41M-319	31	-033-31	Claysam Custom Homes Ltd.	0	350	(350)
41M-319	35	-033-35	Claysam Custom Homes Ltd.	0	350	(350)
41M-319	36	-033-36	Claysam Custom Homes Ltd.	0	350	(350)
41M-319	39	-033-39	Claysam Custom Homes Ltd.	0	100	(100)
41M-319	Blks 41, 42, 43, 45 & 46	-033-35 to -033-41, -033-60, -033-62, -033-70 to -033-83 and -033-85 to -033-87	Claysam Custom Homes Ltd.	10,748	5,460	5,288
41M-141	25	-378	C. Kunkel & M.Youmans	0	200	(200)
41M-141	26	-379	S. Snider	0	200	(200)
41M-210	Blk 27	031-63	1578651 Ontario Ltd.	993,544	834,932	158,612
TOTALS:				1,004,292	842,292	162,000

Notes:

- All of these lands are considered to be non-agricultural.
- Section 21 of the Drainage Act, RSO 1990 requires that assessments be shown opposite each parcel of land and road affected. The affected parcels of land have been identified using the roll number from the last revised assessment roll for the Township. For convenience only, the owners' names as shown by the last revised assessment roll, has also been included.
- The lands shown above are in the geographic Township of Blenheim.
- 1578651 Ontario Ltd. is the original subdivider and no longer owns land in Phases 3 and 4. This net amount is to be paid directly by the subdivider to the Township. (See also the notes in Schedule A)
- Claysam Custom Homes Ltd. were a subsequent subdivider and the net amount shown is to be also paid directly by this subdivider to the Township. (See also the notes in Schedule A.)
- Amounts in brackets () are amounts to be paid to the listed roll numbers.
- \$5,460 and \$834,932 are Section 31 (Existing Drain) allowances.
- The value of the assessments identified in this schedule are estimates only and should not be considered final.
- Net assessments are levied to the owners at the time of actual cost bylaw.

**SCHEDULE B - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
PLATTSVILLE DRAINAGE WORKS 2007
Twp. of Blandford-Blenheim**

Original: Mar 31/07
Sec. 65: Apr 14/10
Sec. 65: Apr 11/11
Sec. 65: Jun 30/11

Revised: Oct. 9/12
Revised: June 30/23

File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080) Owner	Main Drain (Fennel River to Mill)	Fennel Branch 1979 (Fennel, Mill to Young)	Fennel Branch Extension	Hume/ Albert Branch	River N. Branch	River S. Branch	Albert W. Branch	Albert Central Branch	Albert E. Branch	Mill W. Branch	Mill Central Branch	Mill E. Branch	Samuel N. Branch	Samuel S. Branch
^ *	12	Pt 17	--	-265	Nithall Farms Limited												
	12	Pt N 1/2 17	S/S Albert E	-001-00	Nithall Farms Limited							180					
^^	12	Pt N 1/2 17	S/S Albert E	-001-78	K. Huber							180					
	12	Pt N 1/2 17	S/S Albert E	-001-80	Nithall Farms Limited							180					
	12	Pt N 1/2 17	S/S Albert E	-001-84	A. & M. Eagleson							180					
	12	Pt N 1/2 17	S/S Albert E	-001-86	B. & K. Koch							180					
	12	Pt N 1/2 17	S/S Albert E	-001-88	N. & K. Heuston							180					
	12	Pt N 1/2 17	S/S Albert E	-001-90	Carlisle Homes Ltd.							180					
	12	Pt N 1/2 17	S/S Albert E	-001-92	W. & D. Reeves							180					
	12	Pt N 1/2 17	S/S Albert E	-001-96	Apple Home Builders Ltd.							180					
^^^	12	Pt N 1/2 17	S/S Albert E	-001-89	Nithall Farms Limited							180					
^^^^	12	Pt N 1/2 17	S/S Albert E	-001-87	Nithall Farms Limited							180					
	12	Pt N 1/2 17	S/S Albert E	-002-00	Agnes Hall Estate							180					
	12	Pt N 1/2 17	S/S Albert E	-003-00	J. & B. Robinson							180					
	12	Pt N 1/2 17	S/S Albert E	-003-03	P. Rongits & B. Baechler							180					
	12	Pt N 1/2 17	S/S Albert E	-004-00	K. & M. Shantz							180					
	12	Pt N 1/2 17	S/S Albert E	-005-00	R. & K. Bell							180					
	12	Pt N 1/2 17	S/S Albert E	-005-10	G., R. & B. Gillies							180					
	12	Pt N 1/2 17	S/S Albert E	-006-00	F. Engels & K. Delany	11						180					
	12	Pt N 1/2 17	E/S Platt S	-006-05	M. & M. Stere	11											
RP116	25 & 50	S/S Albert E		-007-00	K. Thomson	22					240						
RP116	Ept 23	S/S Albert E		-008-00	K. & J. Snider	22					244						
RP116	Wpt 23	S/S Albert E		-009-00	A. & E. Doering	22					240						
RP116	22	S/S Albert E		-010-00	H. & M. Drager	22					240						
RP116	21	S/S Albert E		-011-00	S. & J. Cassaubon	22					240						
RP116	20 & 45	S/S Albert E		-012-00	N. & A. Wagner	22					240						
RP116	19	S/S Albert E		-013-00	R. & S. Dunk	22					240						
RP116	18	S/S Albert E		-014-00	D. & D. Hall	22					240						
RP116	14-17,47-48	S/S Albert E		-015-00	Missionary Church	44					480						
RP116	5-13,30-40	S/S Albert W		-016-00	Carborundum Abrasives Inc.	110				720							
RP116	Ept 55-73, 79-99	S/S Isabella E		-021-00	Norton Canada Inc.	110											
RP116	Pt 3 & 4	S/S Albert W		-022-00	Peck's Tap & Grill Inc.	11					240						
RP116	Pt 3	S/S Albert W		-023-00	D. Riness & K. Kidman	11					240						
RP116	2	S/S Albert W		-024-00	S. Helm	11					120						
RP116	1	S/S Albert W		-025-00	J. & C. Harmer		200										
RP116	1	S/S Albert W		-026-00	S. Barakzai		200										
RP116	2	S/S Albert W		-027-00	M. & R. Hofstetter		400										
RP116	3 & 4	S/S Albert W		-028-00	J. Layte & J. Hewitt		400										
	13	Pt S 1/2 17	S/S Mill E	-030-94	T. & T. Frank								22		65		
	13	Pt S 1/2 17	W/S Fennel	-030-96	H. & R. Savich								22		35		
	13	Pt S 1/2 17	W/S Fennel	-030-98	J. & L. Sattler								22		35		
	13	Pt S1/2 17	N/S Albert E	-031-01	K. & T. Breitkopf	11						180			22	65	
	13	Pt S1/2 17	N/S Albert E	-032-00	T., J. & D. Baer	11						180			22	65	
*+****	M-268	1	W/S Applewood St	-032-03	J. & M. Guenther												
*+****	M-268	2	W/S Applewood St	-032-04	J. & D. Chabot												
*+****	M-268	3	W/S Applewood St	-032-05	M. Czajkowski & S. Eisenbach												
*+****	M-268	4	W/S Applewood St	-032-06	T., B. & N. Araujo												
*+****	M-268	5	W/S Applewood St	-032-07	S. Young												
*+****	M-268	6	W/S Applewood St	-032-08	M. & T. Starich												
*+****	M-268	7	W/S Applewood St	-032-09	A. Neufeld												
*+****	M-268	8	W/S Applewood St	-032-10	K. & K. Fried												
*+****	M-268	9	W/S Applewood St	-032-11	D. & P. Fletcher												
*+****	M-268	10	W/S Applewood St	-032-12	C. Cameron & G. Commisso												
*+****	M-268	11	W/S Applewood St	-032-13	F. & K. Raymond												
*+****	M-268	12	W/S Applewood St	-032-14	A. Longo & S. Misener												
*+****	M-268	13	W/S Applewood St	-032-15	J. & K. Faulkner												
*+****	M-268	14	W/S Applewood St	-032-16	L. Kurt & D. Wallbank												
*+****	M-268	15	W/S Applewood St	-032-17	T. Dean & J. Murray												
*+****	M-268	16	W/S Applewood St	-032-18	P. & B. Rachfalowski												
*+****	M-268	17	W/S Applewood St	-032-19	E. & S. Poore												
*+****	M-268	18	W/S Applewood St	-032-20	S. Craig												
*+****	M-268	19	W/S Applewood St	-032-21	B. Smith & G. Dell'Unto												
*+****	M-268	20	W/S Applewood St	-032-22	N. Martile & A. Rydlo												
*+****	M-268	21	E/S Applewood St	-032-23	C. Slaby & J. Montgomery-Slaby												

**SCHEDULE B - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
PLATTSVILLE DRAINAGE WORKS 2007
Twp. of Blandford-Blenheim**

Original: Mar 31/07
Sec. 65: Apr 14/10
Sec. 65: Apr 11/11
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Revised: Oct. 9/12
Revised: June 30/23

File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner	Main Drain (Fennel River to Mill)	Fennel Branch 1979 (Fennel, Mill to Young)	Fennel Branch Extension	Hume/ Albert Branch	River N. Branch	River S. Branch	Albert W. Branch	Albert Central Branch	Albert E. Branch	Mill W. Branch	Mill Central Branch	Mill E. Branch	Samuel N. Branch	Samuel S. Branch
*+M-268	22	E/S Applewood St	-032-24	D. & S. Dicu														
*+M-268	23	E/S Applewood St	-032-25	R. & M. Milord														
*+M-268	24	N/S English Cres	-032-26	M. & A. Ofori-Atta														
*+M-268	25	N/S English Cres	-032-27	A. Baker & A. Willsey														
*+M-268	26	S/S English Cres	-032-28	J. Jordan & C. Akerman														
*+M-268	27	S/S English Cres	-032-29	G. & T. Yutronkie														
*+M-268	28	E/S Applewood St	-032-30	N. Roeter & B. Eby														
*+M-268	29	E/S Applewood St	-032-31	T. & M. Gingerich														
*+M-268	30	E/S Applewood St	-032-32	A. Whyte & S. Zeller														
*+M-268	31	E/S Applewood St	-032-33	E. Berner & K. Nielson														
*+M-268	32	E/S Applewood St	-032-34	M. Philippi														
*+M-268	33	E/S Applewood St	-032-35	S. & S. Jenken														
*+M-268	34	E/S Applewood St	-032-36	A. Brown & E. Hamilton-Piercy														
*+M-268	35	E/S Applewood St	-032-37	M. & R. Hofstetter														
*+M-268	36	E/S Applewood St	-032-38	G. & T. Spachman														
*+M-268	37	E/S Applewood St	-032-39	C. & D. Westphal														
*+M-268	38	E/S Applewood St	-032-40	C. Borho & T. Wszolek														
*+M-268	39	E/S Applewood St	-032-41	D. & A. Marck														
*+M-268	40	E/S Applewood St	-032-42	G. Piccola & C. Kania														
*+M-268	41	E/S Applewood St	-032-43	T. & S. Kieffer														
*+M-268	42	N/S Todd Way	-032-44	A. & Y. Golshani														
*+M-268	43	N/S Todd Way	-032-45	H. Ruhwedel														
*+M-268	44	N/S Todd Way	-032-46	L. & S. Jorgensen														
*+M-268	45	N/S Todd Way	-032-47	J. & D. Beemer														
*+M-268	46	N/S Todd Way	-032-48	P. Davidson & T. Mushing														
*+M-268	47	N/S Todd Way	-032-49	J. & K. Robinson														
*+M-268	48	E/S Glenbriar	-032-50	J. Stephenson & D. Crabtree									15					
*+M-268	49	W/S Glenbriar	-032-51	G. Seed														
*+M-268	50	E/S Applewood St	-032-52	D. Hadenko														
*+M-268	51	W/S Applewood St	-032-53	A. Montgomery & M. Grouchy														
*+M-268	Blks 52 & 115	E/S Fennel E	-032-54	Township of Blandford-Blenheim														
	13	Pt S 1/4 17				11							180		43		130	
+M-319	1	N/S Albert E	-033-00	L. McAdam									15					
+M-319	2	E/S Glenbriar	-033-01	D. & J. Mogus									15					
+M-319	3	E/S Glenbriar	-033-02	Z. & I. Sos									15					
+M-319	4	E/S Glenbriar	-033-03	S. & C. Bender									15					
+M-319	5	E/S Glenbriar	-033-04	D. Langsford & H. Shuttleworth									15					
+M-319	6	E/S Glenbriar	-033-05	M. Steenbergen & V. Gardiner									15					
+M-319	7	E/S Glenbriar	-033-06	B. & M. MacMillan									15					
+M-319	8	E/S Glenbriar	-033-07	E. & F. Garcia									15					
+M-319	9	E/S Glenbriar	-033-08	K. Dempsey									15					
+M-319	10	E/S Glenbriar	-033-09	S. & N. Shantz									15					
+M-319	11	E/S Glenbriar	-033-10	B. & J. Jessop									15					
+M-319	12	E/S Glenbriar	-033-11	B. & T. De Belleval									15					
+M-319	13	E/S Glenbriar	-033-12	S. Stoyles & M. Norenberg														
+M-319	14	W/S Glenbriar	-033-13	J. Dimascio & J. Dynes														
+M-319	15	W/S Glenbriar	-033-14	R. & L. Brading														
+M-319	16	W/S Glenbriar	-033-15	D. Danylyk														
+M-319	17	W/S Glenbriar	-033-16	J. Kubassek & A. Weiss														
+M-319	18	W/S Glenbriar	-033-17	C. Leko & R. Krajcinovic														
+M-319	19	W/S Glenbriar	-033-18	J. & D. Melo														
+M-319	20	W/S Glenbriar	-033-19	K. Burden														
+M-319	21	E/S Applewood Street	-033-20	N. Kour														
+M-319	22	E/S Applewood Street	-033-21	Claysam Custom Homes Ltd.														
+M-319	23	E/S Applewood Street	-033-22	Claysam Custom Homes Ltd.														
+M-319	24	E/S Applewood Street	-033-23	Claysam Custom Homes Ltd.														
+M-319	25	E/S Applewood Street	-033-24	Claysam Custom Homes Ltd.														
+M-319	26	E/S Applewood Street	-033-25	Claysam Custom Homes Ltd.														
+M-319	27	E/S Applewood Street	-033-26	A. Munar & E. Santos														
+M-319	28	E/S Applewood Street	-033-27	J. Wiles & M. Cows														
+M-319	29	E/S Applewood Street	-033-28	D. & V. Penfound														
+M-319	30	E/S Applewood Street	-033-29	Claysam Custom Homes Ltd.														
+M-319	31	W/S Applewood Street	-033-30	Claysam Custom Homes Ltd.														
+M-319	32	W/S Applewood Street	-033-31	Claysam Custom Homes Ltd.														
+M-319	33	W/S Applewood Street	-033-32	S. & K. Shahab														
+M-319	33	W/S Applewood Street	-033-33	J. & G. Filsinger														

**SCHEDULE B - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
PLATTSVILLE DRAINAGE WORKS 2007
Twp. of Blandford-Blenheim**

Original: Mar 31/07
Sec. 65: Apr 14/10
Sec. 65: Apr 11/11
Sec. 65: Jun 30/11

Revised: Oct. 9/12
Revised: June 30/23

File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner	Main Drain (Fennel River to Mill)	Fennel Branch 1979 (Fennel, Mill to Young)	Fennel Branch Extension	Hume/ Albert Branch	River N. Branch	River S. Branch	Albert W. Branch	Albert Central Branch	Albert E. Branch	Mill W. Branch	Mill Central Branch	Mill E. Branch	Samuel N. Branch	Samuel S. Branch
++++	M-319	34	W/S Applewood Street	-033-34	G. & H. Graff													
++++	M-319	35	W/S Applewood Street	-033-35	Claysam Custom Homes Ltd.													
++++	M-319	36	W/S Applewood Street	-033-36	Claysam Custom Homes Ltd.													
++++	M-319	37	W/S Applewood Street	-033-37	Claysam Custom Homes Ltd.													
++++	M-319	38	W/S Applewood Street	-033-38	Claysam Custom Homes Ltd.													
++++	M-319	39	W/S Applewood Street	-033-39	Claysam Custom Homes Ltd.													
++++	M-319	40	W/S Applewood Street	-033-40	Claysam Custom Homes Ltd.													
++++	M-319	Pt Blk 41	203 Applewood Street	-033-41	Claysam Custom Homes Ltd.													
++++	M-319	Pt Blk 41	205 Applewood Street	-033-62	Claysam Custom Homes Ltd.													
++++	M-319	Pt Blk 41	207 Applewood Street	-033-63	D. Fried & N. Mahon								90					
++++	M-319	Pt Blk 41	209 Applewood Street	-033-64	N. Savija & E. Rayner								90					
++++	M-319	Pt Blk 41	211 Applewood Street	-033-60	A. & O. Garba								90					
++++	M-319	Pt Blk 42	215 Applewood Street	-033-65	B. & L. Erb								90					
++++	M-319	Pt Blk 42	217 Applewood Street	-033-66	J. Bursley & J. Scheel								90					
++++	M-319	Pt Blk 42	219 Applewood Street	-033-67	N. Codrean								90					
++++	M-319	Pt Blk 42	221 Applewood Street	-033-68	K. Feick & L. Stebbings								90					
++++	M-319	Pt Blk 42	223 Applewood Street	-033-69	S. & L. Johnston								90					
++++	M-319	Pt Blk 43	229 Applewood Street	-033-70	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 43	231 Applewood Street	-033-71	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 43	233 Applewood Street	-033-72	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 43	235 Applewood Street	-033-73	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 43	237 Applewood Street	-033-74	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 44	241 Applewood Street	-033-75	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 44	243 Applewood Street	-033-76	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 44	245 Applewood Street	-033-77	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 44	247 Applewood Street	-033-78	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 45	236 Applewood Street	-033-83	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 45	238 Applewood Street	-033-82	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 45	240 Applewood Street	-033-81	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 45	242 Applewood Street	-033-80	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 45	244 Applewood Street	-033-79	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 46	210 Applewood Street	-033-89	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 46	212 Applewood Street	-033-88	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 46	214 Applewood Street	-033-87	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 46	216 Applewood Street	-033-84	D. & J. Baptista								90					
++++	M-319	Pt Blk 46	218 Applewood Street	-033-85	Claysam Custom Homes Ltd.								90					
++++	M-319	Pt Blk 46	220 Applewood Street	-033-86	Claysam Custom Homes Ltd.								90					
++++	M-319	Blk 47	S/S Applewood Street	-033-47	Twp. of Blandford-Blenheim								90					
++++	M-319	Pt Blk 48	S/S Applewood Street	-033-48	1578651 O/A Plattsville Estates								90					
	13	Pt S½ 17	S/S Mill E	-034-00	Thames Valley District School Board	247												
	13	Pt S½ 17	S/S Mill E	-034-05	Twp. of Blandford-Blenheim	83	76	25					180			129		1,160
	13	Pt S½ 17	N/S Albert E	-035-00	L. Wagner	11							180					65
	13	Pt S½ 17	N/S Albert E	-036-00	C. & R. Tilley	11							180					65
	13	Pt S½ 17	N/S Albert E	-037-00	M. Dougherty	11							180					65
	13	Pt S½ 17	N/S Albert E	-038-00	W. Leeder	11							180					
	13	Pt S½ 17	N/S Albert E	-039-00	G. & D. Meyer								180					
	13	Pt S½ 17	N/S Albert E	-040-00	B. & B. Heintz								180					
	13	Pt S½ 17	N/S Albert E	-041-00	I-Vue Solutions Inc.	11							180			43		
	RP162	26	N/S Albert E	-042-00	R. & K. Dedman	22							180			43		
*++++	M-282	1	N/S English Cres	-042-01	J. & P. Awde							240						
*++++	M-282	2	N/S English Cres	-042-04	L. & M. Douglas													
*++++	M-282	3	N/S English Cres	-042-07	D. & C. Storrs													
*++++	M-282	4	N/S English Cres	-042-10	J. Johnson & N. Abbott-Johnson													
*++++	M-282	5	N/S English Cres	-042-13	R. & S. Mousley													
*++++	M-282	6	N/S English Cres	-042-16	J. & D. Fleming													
*++++	M-282	7	N/S English Cres	-042-19	S. & M. Snetsinger													
*++++	M-282	8	N/S English Cres	-042-22	E. Louhing													
*++++	M-282	9	N/S English Cres	-042-25	R. Train & E. Winger													
*++++	M-282	10	N/S English Cres	-042-28	T. & L. Smith													
*++++	M-282	11	N/S English Cres	-042-31	W. & W. Ledrew													
*++++	M-282	12	N/S English Cres	-042-34	G. Jonas & J. Niziol													
*++++	M-282	13	N/S English Cres	-042-37	C. Dique & J. Renseforth													
*++++	M-282	14	N/S English Cres	-042-40	R. & S. Baptista													
*++++	M-282	15	N/S English Cres	-042-43	V. & R. Suserski													
*++++	M-282	16	E/S English Cres	-042-46	R. Lemp & M. McKinnon													

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PLATTSVILLE DRAINAGE WORKS 2007
Twp. of Blandford-Blenheim**

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File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080) Owner	Main Drain (Fennel River to Mill)	Fennel Branch 1979 (Fennel, Mill to Young)	Fennel Branch Extension	Hume/ Albert Branch	River N. Branch	River S. Branch	Albert W. Branch	Albert Central Branch	Albert E. Branch	Mill W. Branch	Mill Central Branch	Mill E. Branch	Samuel N. Branch	Samuel S. Branch
*+***	M-282	17	E/S English Cres	-042-49	J. & K. Van Der Zalm												
*+***	M-282	18	E/S English Cres	-042-52	S. McMahon & J. Dicks												
*+***	M-282	19	E/S English Cres	-042-55	I. & H. Tousek												
*+***	M-282	20	E/S English Cres	-042-58	K. & A. Taylor												
*+***	M-282	21	E/S English Cres	-042-61	A. & M. Hollinsworth												
*+***	M-282	22	E/S English Cres	-042-64	R. & A. Dedman												
*+***	M-282	23	E/S English Cres	-042-67	C. Fitzpatrick & T. Jones												
*+***	M-282	24	E/S English Cres	-042-70	L. Gonzalez & Q. Herrera												
*+***	M-282	25	E/S English Cres	-042-73	O. & L. Santos												
*+***	M-282	26	E/S English Cres	-042-76	W. & A. Lovell												
*+***	M-282	27	E/S English Cres	-042-79	J. Lavallee												
*+***	M-282	28	E/S English Cres	-042-82	M., M. & P. Koshil												
*+***	M-282	29	S/S English Cres	-042-85	S. & M. Burns												
*+***	M-282	30	S/S English Cres	-042-88	B. & M. Meadus												
*+***	M-282	31	S/S English Cres	-042-91	M. Hesketh												
*+***	M-282	32	S/S English Cres	-042-94	M. Roberts & C. Oakes												
*+***	M-282	33	N/S English Cres	-042-97	V. Thelge & K. Peiris												
*+***	M-282	34	N/S English Cres	-043-00	C. Legate												
*+***	M-282	35	N/S English Cres	-043-03	J. Keller & S. Double												
*+***	M-282	36	N/S English Cres	-043-06	R. Hough & C. Cressman												
*+***	M-282	37	S/S Fulcher St	-043-09	J. Van De Slyke												
*+***	M-282	38	S/S Fulcher St	-043-12	J. Mangiacasale & A. Rodi												
*+***	M-282	39	S/S Fulcher St	-043-15	M. & C. Oliveira												
*+***	M-282	40	S/S Fulcher St	-043-18	A. & E. Ciochon												
*+***	M-282	41	S/S Fulcher St	-043-21	S. Hughes & E. Hughes												
*+***	M-282	42	S/S Fulcher St	-043-24	S. Swartzentruber												
*+***	M-282	43	N/S Fulcher St	-043-27	J. & T. Braunig												
*+***	M-282	44	N/S Fulcher St	-043-30	M. Sancier & T. Jarrin												
*+***	M-282	45	N/S Fulcher St	-043-33	A. & J. Patey												
*+***	M-282	46	N/S Fulcher St	-043-36	D. & R. Remillard												
*+***	M-282	47	N/S Fulcher St	-043-39	M. Brink & Z. Johnston												
*+***	M-282	48	N/S Fulcher St	-043-42	J. & A. Hall												
*+***	M-282	49	N/S Fulcher St	-043-45	M. & L. Letson												
*+***	M-282	50	N/S Fulcher St	-043-48	A. & C. Hicks												
*+***	M-282	51	N/S Fulcher St	-043-51	C. Grotenhuis & A. Goddard												
*+***	M-282	52	S/S English Cres	-043-54	G. Wells & Q. Lang												
*+***	M-282	53	S/S English Cres	-043-57	S. Andrushko & T. Harkness												
*+***	M-282	54	S/S English Cres	-043-60	E. Pamer												
*+***	M-282	55	S/S English Cres	-043-63	J., J. & J. Zielinski												
*+***	M-282	56	S/S English Cres	-043-66	M. & M. Bajdo												
*+***	M-282	57	S/S English Cres	-043-69	M. Baker & C. Floto												
*+***	M-282	58	S/S English Cres	-043-72	D. & M. Burca												
*+***	M-282	59	S/S English Cres	-043-75	D. & J. King												
*+***	M-282	60	S/S English Cres	-043-78	W. & K. Hall												
*+***	M-282	61	S/S English Cres	-043-81	S. Ward & C. Smith												
*+***	M-282	62	S/S English Cres	-043-84	G. Parkhurst & R. Ruocco												
*+***	M-282	63	S/S English Cres	-043-87	J. & C. Lewis												
RP162		25	N/S Albert E	-044-00	S. Ellis						240						
RP162		23, 24 & 32	N/S Albert E	-044-02	P. & J. Piller						240						
RP162		23, 24 & 32	N/S Albert E	-044-04	R. & T. Burrough						240						
RP162		23, 24 & 32	N/S Albert E	-045-00	R. Bullock						240						
RP162		21 & 22	N/S Albert E	-046-00	W. & E. Molloy						240						
RP162		Spt 19, 20	N/S Albert E	-047-00	P. Bell						240						
RP162		Pt 17 & 18 & 39	N/S Albert E	-048-00	D. Piggott						240						
RP162		15, 16 & 44	N/S Albert E	-049-00	C. & J. Kaastra						240						
RP162		14	N/S Albert W	-050-00	D. & M. Pettigrew						240						
RP162		13 & 45	N/S Albert W	-051-00	Canada Post Corporation						90						
RP162		12	N/S Albert W	-052-00	M. & D. Broda						90						
RP162		11	N/S Albert W	-053-00	D. & S. Brown						180						
RP57		1, NPt 10, Pt 1	N/S Albert W	-054-00	Connections Plus Communications						180						
RP57		9	N/S Albert W	-055-00	G. & M. Alves						240						
RP57		E 1/2 8	N/S Albert W	-056-00	D. Rushnell						240						120
RP57		7 & W 1/2 8	N/S Albert W	-058-00	Smithcan Investments Inc.						240						120
RP57		6	N/S Albert W	-060-00	Canadian Imperial Bank of Commerce						240						60
RP57		W Pt 5 E/S York	N/S Albert W	-061-00	S. & M. Kwon						240						60

**SCHEDULE B - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
PLATTSVILLE DRAINAGE WORKS 2007
Twp. of Blandford-Blenheim**

Original: Mar 31/07
Sec. 65: Apr 14/10
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File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner	Main Drain (Fennel River to Mill)	Fennel Branch 1979 (Fennel, Mill to Young)	Fennel Branch Extension	Hume/ Albert Branch	River N. Branch	River S. Branch	Albert W. Branch	Albert Central Branch	Albert E. Branch	Mill W. Branch	Mill Central Branch	Mill E. Branch	Samuel N. Branch	Samuel S. Branch
RP57	E Pt 4 W/S York	N/S Albert W	-063-00	N. & A. Wagner	11			200					50					
+++	RP57	SW Pt 4	N/S Albert W	-064-00	11			400					25					
+++	RP57	3 NWP14	N/S Albert W	-065-00	11			400					25					
	RP57	1 & 2	N/S Albert W	-066-00				600										
	RP57	1	N/S Albert W	-067-00				400										
	RP162	N1/2 86	S/S Young	-070-00	22	7								43				
	RP162	85, S1/2 86	E/S Ann N	-071-00	22									43				
	RP162	N1/2 87	S/S Young	-071-01	22	7								22				
	RP162	S1/2 87, 88	E/S Ann N	-072-00	22									43				
	RP162	89, 90	E/S Ann N	-073-00	22									43				
	RP162	N1/2 59,60	E/S Ann N	-074-00	22									43				
	RP162	N1/2 37	S/S Mill E	-075-00	22									86				
	RP162	36	S/S Mill E	-075-02	22									86				
	RP162	S1/2 37	E/S Ann N	-076-00	22									43				
	RP162	N1/2 19 & 20	E/S Ann N	-076-01	22									43				
	RP162	N1/2 19 & 20	E/S Ann N	-076-03	22									43				
	RP162	N1/2 19 & 20	E/S Ann N	-077-00	22									43				
	RP162	95, 96	W/S Ann N	-077-10	22	8								43				
	RP162	95, 96	W/S Ann N	-078-00	22	7								43				
	RP162	94	W/S Ann N	-079-00	22	7								43				
	RP162	93	W/S Ann N	-080-00	22	7								43				
	RP162	92	W/S Ann N	-081-00	22	7								43				
	RP162	91	E/S Ann N	-082-00	22	7								43				
	RP162	57 & 58	N/S Mill E	-083-00	22	7								86				
	RP162	40	S/S Mill E	-084-00	22									86				
	RP162	NPt 17 & 18	W/S Ann N	-085-01	22									43				
	RP116	41 & 42	N/S Isabella E	-086-00	22						120							
	RP116	43	N/S Isabella E	-087-00	22						120							
*		12	PN1/2 19	W/S Douro	-097-00			400										
		33	1 & 2	W/S Douro	-098-00													
	PR116	Pt 52 & 76	E/S Douro	-102-00														
	RP116	27	E/S Douro	-103-00														
	RP116	26	E/S Douro	-104-00														
	RP162	S Pt 43	E/S Fennell W	-105-01	22													
	RP162	101, 102	E/S Fennell W	-106-00	22	14												
	RP162	99, 100	E/S Fennell W	-107-00	22	14												
	RP162	99, 100	E/S Fennell W	-107-02	22	14												
	RP162	S1/2 97, 98	E/S Fennell W	-108-00	22	14												
	RP162	N1/2 97, 98	E/S Fennell W	-109-00	22	14												
	RP162	53 & 54	N/S Mill W	-110-00	22	14							100					
	RP162	Pts 46, 47 & 48	W/S Fennell W	-110-05	22													
	RP162	103	W/S Fennell W	-111-00	22	14								25				
	RP162	104, 105	W/S Fennell W	-112-00	22	14								25				
	RP162	106-111	W/S Fennell W	-113-00	22	14		60		40				25				
	RP162	SPT 107-018	W/S Fennell W	-113-02	22	14		60		40				25				
	RP162	NPt 107-018	W/S Fennell W	-113-04	22	14		60		40				25				
	RP116	51	S/S Isabella W	-114-00														
	RP116	W1/2 53	S/S Isabella W	-115-00														
	RP116	E1/2 53	S/S Isabella W	-116-00														
	RP116	54, Pt 55	S/S Isabella W	-117-00														
	RP116	74 & 75	S/S Isabella E	-118-06	11													
	RP116	28	N/S Isabella W	-119-00														
	RP116	29	N/S Isabella W	-120-00														
	RP116	44	N/S Isabella E	-121-00	22													
	RP116	25 & 50	N/S Isabella E	-121-01	22													
	RP116	24 & 49	N/S Isabella E	-121-05	22													
	RP116	20 & 45	N/S Isabella E	-121-10	22													
	RP57	9	W/S Samuel	-122-00	22									50				290
	RP57	8	W/S Samuel	-124-00	22									50				290
	RP57	7	W/S Samuel	-125-00	22									50				290
	RP57	6	W/S Samuel	-126-00	22									50				290
	RP57	5	W/S Samuel	-127-00	22									50				290
	RP57	4	W/S Samuel	-128-00	22									50				290
	RP57	1,2,3	W/S Samuel	-129-00	22						240			100				240

**SCHEDULE B - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
PLATTSVILLE DRAINAGE WORKS 2007
Twp. of Blandford-Blenheim**

Original: Mar 31/07
Sec. 65: Apr 14/10
Sec. 65: Apr 11/11
Sec. 65: Jun 30/11

Revised: Oct. 9/12
Revised: June 30/23

File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner	Main Drain (Fennel River to Mill)	Fennel Branch 1979 (Fennel, Mill to Young)	Fennel Branch Extension	Hume/ Albert Branch	River N. Branch	River S. Branch	Albert W. Branch	Albert Central Branch	Albert E. Branch	Mill W. Branch	Mill Central Branch	Mill E. Branch	Samuel N. Branch	Samuel S. Branch
RP57	7	E/S Samuel	-130-00	D. & T. Smith	22									50			290	
RP57	7	W/S River	-130-10	R. & L. Gordon	22				180					50				
RP57	6	E/S Samuel	-131-00	G. & A. Becker	22				180					50			290	
RP57	Pt N Pt 5	E/S Samuel	-131-10	J. Dunk	22				180					50			290	
RP57	Pt NPt 5, 4	E/S Samuel	-132-00	D. & S. From	22				180					50			140	
RP57	Pt NPt 5, 4	E/S Samuel	-133-00	S. Fleming	22				180					50			140	
RP57	S Pt 4	E/S Samuel	-134-00	J. & J. Muers	22				180					50			140	
RP57	3	N/S Mill W	-135-00	J. & D. M. Beemer	22				90					100			140	
RP57	2	E/S Samuel	-136-00	G. Wootton & M. Trump	22					180		120		100				120
RP57	Pt 1	E/S Samuel	-137-00	W. & L. Currah	22					180		120		100				240
RP162	Pt 46,47	W/S Fennel W	-139-00	Bell Canada	22									100				
RP162	41,42	S/S Mill E	-140-00	P. & P. Quiring	22										86			
RP162	43	S/S Mill E	-140-01	S. Misener	22										86			
RP162	34 & 35	S/S Mill E	-140-03	G. & L. Moser	22										86			
RP162	34 & 35	S/S Mill E	-141-00	S. Morgan	22										86			
RP162	30	S/S Mill E	-142-00	M. Telling & M. Jackson	22										172			
RP57	3	N/S Mill W	-143-00	E. Brash	22									100				
RP57	7 & 8	N/S Mill W	-144-00	J. & P. House	22									200			40	
RP57	9	N/S Mill W	-145-00	B. & J. Moss	22									100			140	
RP57	3	N/S Mill W	-146-00	R. Chambers	22				180					100				
RP162	51	N/S Mill W	-147-00	J. Dowson	22				180					100				
RP162	52	N/S Mill W	-148-00	B. & R. Thomas	22									200				
RP162	55 & 56	N/S Mill E	-149-00	A. & C. Bernier	22	7									86			
RP162	S1/2 59,60	N/S Mill E	-150-00	M. Beuermann	22										86			
RP162	61,62,79,80	N/S Mill E	-151-00	J. & M. Glendinning	44										172			
RP162	63, 64	N/S Mill E	-151-10	J. Redman & L. Creeden	22										86			
RP162	63, 64	N/S Mill E	-152-00	P. & J. Kellendonk	22										86			
RP162	65	N/S Mill E	-153-00	D. Berner	22										86			
RP162	66-68	N/S Mill E	-154-00	D. & A. Steiss	22										86			
RP162	66-68	W/S Platt N	-154-01	P. Huber	22										43			
RP162	66-68	W/S Platt N	-154-02	D. & V. Mathews	22										43			
13	Pt S1/2 17	N/S Mill E	-155-00	Blandford-Blenheim Township	134										129	515		
13	Pt S1/2 17	S/S Mill E	-156-00	Blandford-Blenheim Township	44								360		129	390		
13	Pt S1/2 17	N/S Mill E	-156-05	Blandford-Blenheim Township	231	14									129	775		
13	Pt S1/2 17	E/S Platt N	-157-00	Blandford-Blenheim Township	33	7									86			
13	Pt S1/2 17	E/S Platt N	-158-00	J. Youmans	11							90			43	130		
13	Pt S1/2 17	E/S Platt N	-159-00	N. Reinhart	11							90			43			
13	Pt S1/2 17	E/S Platt N	-160-00	C. & T. Reinhart	11										43			
12	PN1/2 17	E/S Platt S	-161-00	S. & S. Davidson	11										43			
RP162	Pt 69 & 70	W/S Platt N	-162-00	M. Glendinning	22										43			
RP162	Pt 69	W/S Platt N	-162-05	J. Roe	22										43			
RP162	Pts 28 & 29	W/S Platt N	-163-00	A. & A. Price	22										172			
RP162	Pt 29	S/S Mill E	-163-20	C. Leiskau	22										86			
RP162	N1/2 27	W/S Platt N	-164-00	J. & K. Luckhardt	22										43			
RP162	S1/2 27	W/S Platt N	-165-00	K. Lewis, R. Keip & R. Keip	22							60			43			
RP57	Pt 1 & 2	E/S Hume	-168-00	Blandford-Blenheim Township				400										
RP57	Pt 2&3, Victoria	E/S Hume	-170-00	G. Leite Trustee	11			400						100				
RP57	5,6,7,8,Pt.4 York	W/S Hume	-172-00	Plattsville Grist Mill Ltd.	22			400						100				
RP57	3 & 4	W/S Hume	-173-00	A. & L. Kropf				400										
RP57	2	W/S Hume	-173-01	W. & G. Hartlieb				400										
13	Pt S1/2 17	E/S Walter	-174-00	J. & P. Hamilton	22										43	130		
RP162	N Pt 73 & 74	E/S William N	-175-00	L. & S. Smith	22	7									43			
RP162	S Pt 73 & 74	E/S William N	-176-00	T. & N. Payne	22										43			
RP162	76 & 77	E/S William N	-176-05	C. & C. Kindree	22										43			
RP162	76 & 77	E/S William N	-177-00	N. & T. Shantz	22										43			
RP162	78	E/S William N	-178-00	M. & S. Baldwin	22										43			
RP162	31	S/S Mill E	-179-00	J. Dunker & G. Molloy	22										86			
RP162	23 , 24 & 32	E/S William N	-180-00	J. & C. Sherk	22							60			43			
RP116	14-17,47-48	N/S Isabella E	-181-00	M. Bender & H. Isert-Bender	22										43			
RP162	83, 84	W/S William N	-183-00	B. Habel	22	7									43			
RP162	N1/2 81 & 82	W/S William N	-184-00	W. & W. Van Natter	22										43			
RP162	33	W/S William N	-186-00	J. Harmer	22										43			
RP116	46	N/S Isabella E	-187-00	D. & D. Campbell	22													
RP57	10	W/S River	-188-01	County of Oxford	11				90					25				
13	Pt S1/2 18	E/S River	-189-00	D. J. DeYoe	22				270					50				

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File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner	Main Drain (Fennel River to Mill)	Fennel Branch 1979 (Fennel, Mill to Young)	Fennel Branch Extension	Hume/ Albert Branch	River N. Branch	River S. Branch	Albert W. Branch	Albert Central Branch	Albert E. Branch	Mill W. Branch	Mill Central Branch	Mill E. Branch	Samuel N. Branch	Samuel S. Branch
13	PtS1/2 18	E/S River	-190-00	D. Whitelaw	22				180					50				
13	PtS1/2 18	E/S River	-190-02	J. Wilson & L. Cullen	22				180					50				
13	PtS1/2 18	N/S Young	-190-04	D. Bulford & T. Keeble	11				180					25				
M97	1	W/S Fennel	-190-06	R. & D. Waring					90					25				
M97	2	W/S Fennel	-190-08	R. Rutherford					90					25				
M97	3	W/S Fennel	-190-10	G. Cameron					90					25				
M97	4	W/S Fennel	-190-12	R. Manning					90					25				
M108	1	W/S Fennel	-190-14	D. & J. Glendinning					90					25				
M108	2	W/S Fennel	-190-16	S. & M. Saatchi					90					25				
M108	3	W/S Fennel	-190-18	R. & K. Smith					90					25				
M108	4	W/S Fennel	-190-20	E. & J. Jones					90					25				
M108	5	W/S Fennel	-190-22	C. & I. Racheter					90					25				
M108	6	W/S Fennel	-190-24	J. Crane					90					25				
M108	7	W/S Fennel	-190-28	B. Fennell & H. Clarke					90					25				
M108	8	N/S Fennel	-190-32	P. & D. Demaline					90					25				
M108	19 & Pt 1	N/S Fennel	-190-54	S. Henhoffer & B. Schmitt					90					25				
RP162	111	E/S River	-192-00	G. & K. Mair	22				180					50				
RP162	112	E/S River	-193-00	J. Graham	22				180					50				
RP162	113	E/S River	-194-00	G. & P. Hall	22				180					50				
RP162	114	E/S River	-195-00	D. Geisel & C. Ellis-Geisel	22				180					50				
RP162	46-49	E/S River	-196-00	C. Ormerod-Comeau	22					180	120			100				
RP162	50	E/S River	-197-00	D. & K. Riddell	22					180	120							
M97	Pt. 28	N/S Young	-200-02	F. & J. Sommerville														
M97	Pt. 29	N/S Young	-200-04	A. Hudson														
M97	Pt. 30	N/S Young	-200-06	B. Debelleva & T. Lowe														
M97	Pt. 31	N/S Young	-200-08	S. & W. Harley														
M97	Pt. 32	N/S Young	-200-10	B. Gaulton														
M97	Pt. 33	N/S Young	-200-12	J. & L. Shantz														
M97	Pt. 34	N/S Young	-200-14	L. & S. Scott														
M97	Pt. 35	N/S Young	-200-16	J. & S. MacDonald														
M97	Pt. 36	N/S Young	-200-18	C. Doering														
M97	Pt. 37	N/S Young	-200-24	R. Kirk														
M97	Pt. 38	N/S Young	-200-26	J. Stuart														
M97	Pt. 39	N/S Young	-200-28	C. Douitsis & A. Barnes														
M97	Pt. 40	N/S Young	-200-30	D. & M. Hewitt														
RP57	8 & 9	N/S Young	-201-00	H. Van Eeghen Estate	22				180					50				
RP57	10,11,12,Pt 13	N/S Young	-202-00	J. Baker & C. Niebergall	11				40					50			140	
RP57	2, Pt10, 11	N/S Young	-203-00	B. & M. Langer	11									50				
RP162	106-111	E/S River	-204-00	D. & K. Mair	22				180					50			140	
RP162	71 & 72	W/S Platt N	-204-01	R. & D. Glendinning	22	7									43			
RP57	9 & 10	W/S York	-205-00	N. Lavers	11									50				
RP57	13	Pts 18 & 19	-205-02	Optimist Club of Plattsville - Bright Inc.	11									50				
RP57	5	W/S York	-205-05	R. Caldecott	11									50				
RP57	4	W/S York	-206-00	G. Robertson	11									50				
RP57	Pts 4 & 5	N/S Mill W	-208-00	B. Hofstetter	22									100				
RP57	3	W/S York	-209-00	L. & D. DeJonge	22									100				
RP57	2	W/S York	-210-00	D. & K. Meredith	22									50				
RP57	1 W/S York	W/S York	-211-00	J. Braby	22									50				
RP57	9	E/S York	-212-00	G. & M. Rivais	22									50			140	
RP57	8	E/S York	-213-00	E. Hink	22									50				
RP57	7	E/S York	-214-00	F. & G. Lewis	22									50				
RP57	6	E/S York	-215-00	M., K & S. Allen	22									50				
RP57	N1/2 5	E/S York	-216-00	C. & L. Kunkel	22									50				
RP57	S1/2 5	E/S York	-217-00	H. Giese	22									50				
RP57	4	E/S York	-218-00	J. & V. Reavely	22									50				
RP57	6	N/S Mill W	-219-00	R. & D. Caldecott	22									100				
RP57	Pt 2 & 3	E/S York	-220-00	Plattsville United Church Trustees	22									100				120
RP57	2	E/S York	-221-00	N. & W. Bell	22									50				120
RP57	1 E/S York	E/S York	-222-00	D. Dawson	22									50				120
RP57	NW Pt 5	E/S York	-223-00	J. & M. Glendinning, & T. Baer	22									50				60
*	13	PtS1/2 17	W/S Hoffstetter	-270-00	County of Oxford	22	14							50				
13	PtS1/2 17	W/S Hoffstetter	-271-00	Cress-Ridge Farms Ltd.	55	58			180					25				
13	PtS1/2 18	E/S River	-272-00	R. & G. Mair	11				90					25				
13	Pt S½ 17	W/S Fennel	-300-00	K. & K. Schmidtke											22	65		
++	RP248	1	E/S Fennel E	-389-02	M. & L. O'Brien													

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File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner	Main Drain (Fennel River to Mill)	Fennel Branch 1979 (Fennel, Mill to Young)	Fennel Branch Extension	Hume/ Albert Branch	River N. Branch	River S. Branch	Albert W. Branch	Albert Central Branch	Albert E. Branch	Mill W. Branch	Mill Central Branch	Mill E. Branch	Samuel N. Branch	Samuel S. Branch	
++	RP248	2	E/S Fennel E	-389-04	R. & J. Hutchinson														
++	RP248	3	E/S Fennel E	-389-06	J. Robert & J. Deming														
++	RP248	4	E/S Fennel E	-389-08	M. & C. Thibideau														
++	RP248	5	E/S Fennel E	-389-10	E. & C. Stewart														
++	RP248	6	E/S Fennel E	-389-12	G. & B. Balzer														
++	RP248	7	E/S Fennel E	-389-14	S. Gdanski & P. Redman														
	M-141	Block 81	W/S Fennel	-309-00	Twp. Of Blandford-Blenheim	86	58												
	M-141	Block 82	Joshua Court	-330-00	Twp. of Blandford-Blenheim	43	29												
	M-141	Block 80	--	-341-00	Twp. of Blandford-Blenheim (SWMM A)	86	58												
		Block Assessment Area (see Appendix 1 for owners)			Twp. of Blandford-Blenheim	10,508	6,921												
Total Assessments on Lands:						15,554	7,506	180	5,800	5,150	1,260	4,800	4,924	8,730	4,650	4,626	4,145	3,770	1,440
		Douro Street (Oxford Road 8)	County of Oxford																
		Albert Street (Oxford Road 8)	County of Oxford			675		1,610			1,440	2,880	4,320						
		Isabella Street	Twp. of Blandford-Blenheim			258		1,610											
		Hume Street	Twp. of Blandford-Blenheim																
		York Street	Twp. of Blandford-Blenheim			258								920					
		Samuel Street	Twp. of Blandford-Blenheim			258			90		720			655			1,300	810	
		River Road	Twp. of Blandford-Blenheim			387			2,340	770	720			920					
		Fennel Street (West)	Twp. of Blandford-Blenheim			334	282	60											
		Fennel Street (East)	Twp. of Blandford-Blenheim																
		Ann Street	Twp. of Blandford-Blenheim			334						1,080			765				
		William Street	Twp. of Blandford-Blenheim			334						360			765				
		Platt Street	Twp. of Blandford-Blenheim			334						360			765				
		Walter Street	Twp. of Blandford-Blenheim			116									136		815		
		Mill Street	Twp. of Blandford-Blenheim			835								1,830	2,070	4,140			
		Young Street	Twp. of Blandford-Blenheim			450	188		810					655			480		
		**** Applewood Street	Twp. of Blandford-Blenheim										1,152						
		**** English Crescent	Twp. of Blandford-Blenheim																
		**** Fulcher Street	Twp. of Blandford-Blenheim																
		**** Glenbriar Street	Twp. of Blandford-Blenheim																
		**** Todd Way	Twp. of Blandford-Blenheim																
Total Assessments on Roads:						4,573	470	60	3,220	3,240	770	2,880	4,680	5,472	4,980	4,501	4,955	1,780	810
TOTAL ASSESSMENTS ON PLATTSVILLE DRAINAGE WORKS 2007:						20,127	7,976	240	9,020	8,390	2,030	7,680	9,604	14,202	9,630	9,127	9,100	5,550	2,250

Notes:

- All of the above lands noted with an asterisk (*) are classified as agricultural and have the Farm Property Class Tax Rate (F.P.C.T.R.)
 - Section 21 of the Drainage Act, RSO 1990 requires that assessments be shown opposite each parcel of land and road affected. The affected parcels of land have been identified using the roll number from the last revised assessment roll for the Township. For convenience only, the owners' names as shown by the last revised assessment roll, has also been included.
 - Refer to the 1998 Future Maintenance Schedule (Schedule C) for maintenance of existing drains in Plattsville not included herein.
 - See Appendix 1 following this Schedule B for a listing of all of the owners and roads in the Block Assessment Area. This Appendix has been revised to include (revise) the information for the 26 new lots in Plattsville Estates Phase 1.
 - The dollar amounts shown are not amounts to be paid at this time. These amounts are only to be used to create the percentages or portions that each parcel (property) and road will pay for any future maintenance repair or maintenance costs.
 - This column may not be necessary since in recent years, the Township and County have cleaned all catchbasins as part of road work costs and there has not been billings to landowners.
- ^ Revised for Section 65 report April 14, 2010 by K. A. Smart, P.Eng. (K. Smart Associates Limited).
^^ Revised for Section 65 report April 14, 2010 by K. A. Smart, P.Eng. (K. Smart Associates Limited) to show property transferred from D. & K. Hall to Nithall Farms Limited.
^^^ Revised for Section 65 report April 11, 2011 by K. A. Smart, P. Eng. (K. Smart Associates Limited)
**** Revised for Section 65 report June 30, 2011 by K. A. Smart, P. Eng. (K. Smart Associates Limited)
+ Added or revised October 9, 2012 (for Plattsville Estates Phases 1 and 2 Drains)
++ Revised for Section 65 report March 27, 2014 by K. A. Smart, P. Eng. (K. Smart Associates Limited)
+++ Added or revised for this Plattsville Estates Phases 3 and 4 Drain Report.

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File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080) Owner	Ann N. Branch	Ann S. Branch	William North Branch	William South Branch	Platt N. Branch	Platt S. Branch	Hall Farm Branch	Douro Branch	Isabella West Branch	Isabella East Branch	York Branch	Young W. Branch	Young Central Branch	Walter Branch	Special Total ^o (if all CB's cleaned)
^ *	12	Pt 17	--	-265	Nithall Farms Limited					900								15
	12	PtN½ 17	S/S Albert E	-001-00	Nithall Farms Limited					1,800								15
^^	12	PtN½ 17	S/S Albert E	-001-78	K. Huber					135								15
	12	PtN½ 17	S/S Albert E	-001-80	Nithall Farms Limited					135								15
	12	PtN½ 17	S/S Albert E	-001-84	A. & M. Eagleson					135								15
	12	PtN½ 17	S/S Albert E	-001-86	B. & K. Koch					135								15
	12	PtN½ 17	S/S Albert E	-001-88	N. & K. Heuston					135								15
	12	PtN½ 17	S/S Albert E	-001-90	Carlisle Homes Ltd.					135								15
	12	PtN½ 17	S/S Albert E	-001-92	W. & D. Reeves					135								15
	12	PtN½ 17	S/S Albert E	-001-96	Apple Home Builders Ltd.					135								15
^^^	12	PtN½ 17	S/S Albert E	-001-89	Nithall Farms Limited					135								15
^^^^	12	PtN½ 17	S/S Albert E	-001-87	Nithall Farms Limited					135								15
	12	PtN½ 17	S/S Albert E	-002-00	Agnes Hall Estate					135								15
	12	PtN½ 17	S/S Albert E	-003-00	J. & B. Robinson					135								15
	12	PtN½ 17	S/S Albert E	-003-03	P. Rongits & B. Baechler					135								15
	12	PtN½ 17	S/S Albert E	-004-00	K. & M. Shantz					135								15
	12	PtN½ 17	S/S Albert E	-005-00	R. & K. Bell					135								15
	12	PtN½ 17	S/S Albert E	-005-10	G., R. & B. Gillies					135								15
	12	PtN½ 17	S/S Albert E	-006-00	F. Engels & K. Delany					140			160					15
	12	PtN½ 17	E/S Platt S	-006-05	M. & M. Stere					140			160					15
RP116	25 & 50	S/S Albert E	-007-00	K. Thomson						140			160					15
RP116	Ept 23	S/S Albert E	-008-00	K. & J. Snider						40			80					15
RP116	Wpt 23	S/S Albert E	-009-00	A. & E. Doering						40			80					15
RP116	22	S/S Albert E	-010-00	H. & M. Drager			120		40				160					15
RP116	21	S/S Albert E	-011-00	S. & J. Cassaubon			120						160					15
RP116	20 & 45	S/S Albert E	-012-00	N. & A. Wagner			40						80					15
RP116	19	S/S Albert E	-013-00	R. & S. Dunk			40						80					15
RP116	18	S/S Albert E	-014-00	D. & D. Hall	200		20						40					15
RP116	14-17,47-48	S/S Albert E	-015-00	Missionary Church	200													15
RP116	5-13,30-40	S/S Albert W	-016-00	Carborundum Abrasives Inc.							380	450						60
RP116	Ept 55-73, 79-99	S/S Isabella E	-021-00	Norton Canada Inc.						180			1,280					15
RP116	Pt 3 & 4	S/S Albert W	-022-00	Peck's Tap & Grill Inc.							50	60						15
RP116	Pt 3	S/S Albert W	-023-00	D. Riness & K. Kidman							50	60						15
RP116	2	S/S Albert W	-024-00	S. Helm							50	60						15
RP116	1	S/S Albert W	-025-00	J. & C. Harmer							100	30						15
RP116	1	S/S Albert W	-026-00	S. Barakzai							100							15
RP116	2	S/S Albert W	-027-00	M. & R. Hofstetter														15
RP116	3 & 4	S/S Albert W	-028-00	J. Layte & J. Hewitt														15
	13	Pt S½ 17	S/S Mill E	-030-94	T. & T. Frank												120	15
	13	Pt S½ 17	W/S Fennel	-030-96	H. & R. Savich												120	15
	13	Pt S½ 17	W/S Fennel	-030-98	J. & L. Sattler												120	15
	13	Pt S1/2 17	N/S Albert E	-031-01	K. & T. Breitkopf					135								15
	13	Pt S1/2 17	N/S Albert E	-032-00	T., J. & D. Baer					135								15
*++++	M-268	1	W/S Applewood St	-032-03	J. & M. Guenther													
*++++	M-268	2	W/S Applewood St	-032-04	J. & D. Chabot													
*++++	M-268	3	W/S Applewood St	-032-05	M. Czajkowski & S. Eisenbach													
*++++	M-268	4	W/S Applewood St	-032-06	T., B. & N. Araujo													
*++++	M-268	5	W/S Applewood St	-032-07	S. Young													
*++++	M-268	6	W/S Applewood St	-032-08	M. & T. Starich													
*++++	M-268	7	W/S Applewood St	-032-09	A. Neufeld													
*++++	M-268	8	W/S Applewood St	-032-10	K. & K. Fried													
*++++	M-268	9	W/S Applewood St	-032-11	D. & P. Fletcher													
*++++	M-268	10	W/S Applewood St	-032-12	C. Cameron & G. Commisso													
*++++	M-268	11	W/S Applewood St	-032-13	F. & K. Raymond													
*++++	M-268	12	W/S Applewood St	-032-14	A. Longo & S. Misener													
*++++	M-268	13	W/S Applewood St	-032-15	J. & K. Faulkner													
*++++	M-268	14	W/S Applewood St	-032-16	L. Kurt & D. Wallbank													
*++++	M-268	15	W/S Applewood St	-032-17	T. Dean & J. Murray													
*++++	M-268	16	W/S Applewood St	-032-18	P. & B. Rachfalowski													
*++++	M-268	17	W/S Applewood St	-032-19	E. & S. Poore													
*++++	M-268	18	W/S Applewood St	-032-20	S. Craig													
*++++	M-268	19	W/S Applewood St	-032-21	B. Smith & G. Dell'Unto													
*++++	M-268	20	W/S Applewood St	-032-22	N. Martile & A. Rydlo													
*++++	M-268	21	E/S Applewood St	-032-23	C. Slaby & J. Montgomery-Slaby													

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PLATTSVILLE DRAINAGE WORKS 2007
Twp. of Blandford-Blenheim**

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Sec. 65: Apr 14/10
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Sec. 65: Jun 30/11

Revised: Oct. 9/12
Revised: June 30/23

File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner	Ann N. Branch	Ann S. Branch	William North Branch	William South Branch	Platt N. Branch	Platt S. Branch	Hall Farm Branch	Douro Branch	Isabella West Branch	Isabella East Branch	York Branch	Young W. Branch	Young Central Branch	Walter Branch	Special Total ° (if all CB's cleaned)
*++++	M-268	22	E/S Applewood St	-032-24	D. & S. Dicu														
*++++	M-268	23	E/S Applewood St	-032-25	R. & M. Milord														
*++++	M-268	24	N/S English Cres	-032-26	M. & A. Ofori-Atta														
*++++	M-268	25	N/S English Cres	-032-27	A. Baker & A. Willsey														
*++++	M-268	26	S/S English Cres	-032-28	J. Jordan & C. Akerman														
*++++	M-268	27	S/S English Cres	-032-29	G. & T. Yutronkie														
*++++	M-268	28	E/S Applewood St	-032-30	N. Roeter & B. Eby														
*++++	M-268	29	E/S Applewood St	-032-31	T. & M. Gingerich														
*++++	M-268	30	E/S Applewood St	-032-32	A. Whyte & S. Zeller														
*++++	M-268	31	E/S Applewood St	-032-33	E. Berner & K. Nielson														
*++++	M-268	32	E/S Applewood St	-032-34	M. Philippi														
*++++	M-268	33	E/S Applewood St	-032-35	S. & S. Jenken														
*++++	M-268	34	E/S Applewood St	-032-36	A. Brown & E. Hamilton-Piercy														
*++++	M-268	35	E/S Applewood St	-032-37	M. & R. Hofstetter														
*++++	M-268	36	E/S Applewood St	-032-38	G. & T. Spachman														
*++++	M-268	37	E/S Applewood St	-032-39	C. & D. Westphal														
*++++	M-268	38	E/S Applewood St	-032-40	C. Borho & T. Wszolek														
*++++	M-268	39	E/S Applewood St	-032-41	D. & A. Marck														
*++++	M-268	40	E/S Applewood St	-032-42	G. Piccola & C. Kania														
*++++	M-268	41	E/S Applewood St	-032-43	T. & S. Kieffer														
*++++	M-268	42	N/S Todd Way	-032-44	A. & Y. Golshani														
*++++	M-268	43	N/S Todd Way	-032-45	H. Ruhwedel														
*++++	M-268	44	N/S Todd Way	-032-46	L. & S. Jorgensen														
*++++	M-268	45	N/S Todd Way	-032-47	J. & D. Beemer														
*++++	M-268	46	N/S Todd Way	-032-48	P. Davidson & T. Mushing														
*++++	M-268	47	N/S Todd Way	-032-49	J. & K. Robinson														
*++++	M-268	48	E/S Glenbriar	-032-50	J. Stephenson & D. Crabtree						10								
*++++	M-268	49	W/S Glenbriar	-032-51	G. Seed														
*++++	M-268	50	E/S Applewood St	-032-52	D. Hadenko														
*++++	M-268	51	W/S Applewood St	-032-53	A. Montgomery & M. Grouchy														
*++++	M-268	Blks 52 & 115	E/S Fennel E	-032-54	Township of Blandford-Blenheim														
++++	13	Pt S 1/4 17	N/S Albert E	-033-00	L. McAdam						135							360	15
++++	M-319	1	E/S Glenbriar	-033-01	D. & J. Mogus						10								
++++	M-319	2	E/S Glenbriar	-033-02	Z. & I. Sos						10								
++++	M-319	3	E/S Glenbriar	-033-03	S. & C. Bender						10								
++++	M-319	4	E/S Glenbriar	-033-04	D. Langsford & H. Shuttleworth						10								
++++	M-319	5	E/S Glenbriar	-033-05	M. Steenbergen & V. Gardiner						10								
++++	M-319	6	E/S Glenbriar	-033-06	B. & M. MacMillan						10								
++++	M-319	7	E/S Glenbriar	-033-07	E. & F. Garcia						10								
++++	M-319	8	E/S Glenbriar	-033-08	K. Dempsey						10								
++++	M-319	9	E/S Glenbriar	-033-09	S. & N. Shantz						10								
++++	M-319	10	E/S Glenbriar	-033-10	B. & J. Jessop						10								
++++	M-319	11	E/S Glenbriar	-033-11	B. & T. De Belleval						10								
++++	M-319	12	E/S Glenbriar	-033-12	S. Stoyles & M. Norenberg						10								
++++	M-319	13	W/S Glenbriar	-033-13	J. Dimascio & J. Dynes														
++++	M-319	14	W/S Glenbriar	-033-14	R. & L. Brading														
++++	M-319	15	W/S Glenbriar	-033-15	D. Danylyk														
++++	M-319	16	W/S Glenbriar	-033-16	J. Kubassek & A. Weiss														
++++	M-319	17	W/S Glenbriar	-033-17	C. Leko & R. Krajinovic														
++++	M-319	18	W/S Glenbriar	-033-18	J. & D. Melo														
++++	M-319	19	W/S Glenbriar	-033-19	K. Burden														
++++	M-319	20	W/S Glenbriar	-033-20	N. Kour														
++++	M-319	21	E/S Applewood Street	-033-21	Claysam Custom Homes Ltd.														
++++	M-319	22	E/S Applewood Street	-033-22	Claysam Custom Homes Ltd.														
++++	M-319	23	E/S Applewood Street	-033-23	Claysam Custom Homes Ltd.														
++++	M-319	24	E/S Applewood Street	-033-24	Claysam Custom Homes Ltd.														
++++	M-319	25	E/S Applewood Street	-033-25	Claysam Custom Homes Ltd.														
++++	M-319	26	E/S Applewood Street	-033-26	A. Munar & E. Santos														
++++	M-319	27	E/S Applewood Street	-033-27	J. Wiles & M. Cows														
++++	M-319	28	E/S Applewood Street	-033-28	D. & V. Penfound														
++++	M-319	29	E/S Applewood Street	-033-29	Claysam Custom Homes Ltd.														
++++	M-319	30	W/S Applewood Street	-033-30	Claysam Custom Homes Ltd.														
++++	M-319	31	W/S Applewood Street	-033-31	Claysam Custom Homes Ltd.														
++++	M-319	32	W/S Applewood Street	-033-32	S. & K. Shahab														
++++	M-319	33	W/S Applewood Street	-033-33	J. & G. Filsinger														

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Revised: June 30/23

File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner	Ann N. Branch	Ann S. Branch	William North Branch	William South Branch	Platt N. Branch	Platt S. Branch	Hall Farm Branch	Douro Branch	Isabella West Branch	Isabella East Branch	York Branch	Young W. Branch	Young Central Branch	Walter Branch	Special Total ^o (if all CB's cleaned)
****	M-319	34	W/S Applewood Street	-033-34	G. & H. Graff														
****	M-319	35	W/S Applewood Street	-033-35	Claysam Custom Homes Ltd.														
****	M-319	36	W/S Applewood Street	-033-36	Claysam Custom Homes Ltd.														
****	M-319	37	W/S Applewood Street	-033-37	Claysam Custom Homes Ltd.														
****	M-319	38	W/S Applewood Street	-033-38	Claysam Custom Homes Ltd.														
****	M-319	39	W/S Applewood Street	-033-39	Claysam Custom Homes Ltd.														
****	M-319	40	W/S Applewood Street	-033-40	Claysam Custom Homes Ltd.														
****	M-319	Pt Blk 41	203 Applewood Street	-033-41	Claysam Custom Homes Ltd.														
****	M-319	Pt Blk 41	205 Applewood Street	-033-62	Claysam Custom Homes Ltd.														
****	M-319	Pt Blk 41	207 Applewood Street	-033-63	D. Fried & N. Mahon							65							
****	M-319	Pt Blk 41	209 Applewood Street	-033-64	N. Savija & E. Rayner							65							
****	M-319	Pt Blk 41	211 Applewood Street	-033-60	A. & O. Garba							65							
****	M-319	Pt Blk 42	215 Applewood Street	-033-65	B. & L. Erb							65							
****	M-319	Pt Blk 42	217 Applewood Street	-033-66	J Bursey & J. Scheel							65							
****	M-319	Pt Blk 42	219 Applewood Street	-033-67	N. Codrean							65							
****	M-319	Pt Blk 42	221 Applewood Street	-033-68	K. Feick & L. Stebbings							65							
****	M-319	Pt Blk 42	223 Applewood Street	-033-69	S. & L. Johnston							65							
****	M-319	Pt Blk 43	229 Applewood Street	-033-70	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 43	231 Applewood Street	-033-71	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 43	233 Applewood Street	-033-72	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 43	235 Applewood Street	-033-73	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 43	237 Applewood Street	-033-74	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 44	241 Applewood Street	-033-75	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 44	243 Applewood Street	-033-76	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 44	245 Applewood Street	-033-77	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 44	247 Applewood Street	-033-78	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 45	236 Applewood Street	-033-83	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 45	238 Applewood Street	-033-82	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 45	240 Applewood Street	-033-81	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 45	242 Applewood Street	-033-80	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 45	244 Applewood Street	-033-79	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 46	210 Applewood Street	-033-89	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 46	212 Applewood Street	-033-88	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 46	214 Applewood Street	-033-87	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 46	216 Applewood Street	-033-84	D. & J. Baptista							65							
****	M-319	Pt Blk 46	218 Applewood Street	-033-85	Claysam Custom Homes Ltd.							65							
****	M-319	Pt Blk 46	220 Applewood Street	-033-86	Claysam Custom Homes Ltd.							65							
****	M-319	Blk 47	S/S Applewood Street	-033-47	Twp. of Blandford-Blenheim							65							
****	M-319	Pt Blk 48	S/S Applewood Street	-033-48	1578651 O/A Plattsville Estates							65							
		13	Pt S½ 17	S/S Mill E	-034-00	Thames Valley District School Board			240										60
		13	Pt S½ 17	S/S Mill E	-034-05	Twp. of Blandford-Blenheim					135							120	60
		13	Pt S½ 17	N/S Albert E	-035-00	L. Wagner					135								15
		13	Pt S½ 17	N/S Albert E	-036-00	C. & R. Tilley					135								15
		13	Pt S½ 17	N/S Albert E	-037-00	M. Dougherty					135								15
		13	Pt S½ 17	N/S Albert E	-038-00	W. Leeder					135								15
		13	Pt S½ 17	N/S Albert E	-039-00	G. & D. Meyer					135								15
		13	Pt S½ 17	N/S Albert E	-040-00	B. & B. Heintz					135								15
		13	Pt S½ 17	N/S Albert E	-041-00	I-Vue Solutions Inc.			120		135								15
	RP162	26	N/S Albert E	-042-00	R. & K. Dedman				120										15
*****	M-282	1	N/S English Cres	-042-01	J. & P. Awde														
*****	M-282	2	N/S English Cres	-042-04	L. & M. Douglas														
*****	M-282	3	N/S English Cres	-042-07	D. & C. Storrs														
*****	M-282	4	N/S English Cres	-042-10	J. Johnson & N. Abbott-Johnson														
*****	M-282	5	N/S English Cres	-042-13	R. & S. Mousley														
*****	M-282	6	N/S English Cres	-042-16	J. & D. Fleming														
*****	M-282	7	N/S English Cres	-042-19	S. & M. Snetsinger														
*****	M-282	8	N/S English Cres	-042-22	E. Louhing														
*****	M-282	9	N/S English Cres	-042-25	R. Train & E. Winger														
*****	M-282	10	N/S English Cres	-042-28	T. & L. Smith														
*****	M-282	11	N/S English Cres	-042-31	W. & W. Ledrew														
*****	M-282	12	N/S English Cres	-042-34	G. Jonas & J. Niziol														
*****	M-282	13	N/S English Cres	-042-37	C. Dique & J. Renseforth														
*****	M-282	14	N/S English Cres	-042-40	R. & S. Baptista														
*****	M-282	15	N/S English Cres	-042-43	V. & R. Suserski														
*****	M-282	16	E/S English Cres	-042-46	R. Lemp & M. McKinnon														

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File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner	Ann N. Branch	Ann S. Branch	William North Branch	William South Branch	Platt N. Branch	Platt S. Branch	Hall Farm Branch	Douro Branch	Isabella West Branch	Isabella East Branch	York Branch	Young W. Branch	Young Central Branch	Walter Branch	Special Total ° (if all CB's cleaned)
*+M-282	17	E/S English Cres	-042-49	J. & K. Van Der Zalm															
*+M-282	18	E/S English Cres	-042-52	S. McMahon & J. Dicks															
*+M-282	19	E/S English Cres	-042-55	I. & H. Tousek															
*+M-282	20	E/S English Cres	-042-58	K. & A. Taylor															
*+M-282	21	E/S English Cres	-042-61	A. & M. Hollinsworth															
*+M-282	22	E/S English Cres	-042-64	R. & A. Dedman															
*+M-282	23	E/S English Cres	-042-67	C. Fitzpatrick & T. Jones															
*+M-282	24	E/S English Cres	-042-70	L. Gonzalez & Q. Herrera															
*+M-282	25	E/S English Cres	-042-73	O. & L. Santos															
*+M-282	26	E/S English Cres	-042-76	W. & A. Lovell															
*+M-282	27	E/S English Cres	-042-79	J. Lavallee															
*+M-282	28	E/S English Cres	-042-82	M., M. & P. Koshil															
*+M-282	29	S/S English Cres	-042-85	S. & M. Burns															
*+M-282	30	S/S English Cres	-042-88	B. & M. Meadus															
*+M-282	31	S/S English Cres	-042-91	M. Hesketh															
*+M-282	32	S/S English Cres	-042-94	M. Roberts & C. Oakes															
*+M-282	33	N/S English Cres	-042-97	V. Thelge & K. Peiris															
*+M-282	34	N/S English Cres	-043-00	C. Legate															
*+M-282	35	N/S English Cres	-043-03	J. Keller & S. Double															
*+M-282	36	N/S English Cres	-043-06	R. Hough & C. Cressman															
*+M-282	37	S/S Fulcher St	-043-09	J. Van De Slyke															
*+M-282	38	S/S Fulcher St	-043-12	J. Mangiacasale & A. Rodi															
*+M-282	39	S/S Fulcher St	-043-15	M. & C. Oliveira															
*+M-282	40	S/S Fulcher St	-043-18	A. & E. Ciochon															
*+M-282	41	S/S Fulcher St	-043-21	S. Hughes & E. Hughes															
*+M-282	42	S/S Fulcher St	-043-24	S. Swartzentruber															
*+M-282	43	N/S Fulcher St	-043-27	J. & T. Braunig															
*+M-282	44	N/S Fulcher St	-043-30	M. Sancier & T. Jarrin															
*+M-282	45	N/S Fulcher St	-043-33	A. & J. Patey															
*+M-282	46	N/S Fulcher St	-043-36	D. & R. Remillard															
*+M-282	47	N/S Fulcher St	-043-39	M. Brink & Z. Johnston															
*+M-282	48	N/S Fulcher St	-043-42	J. & A. Hall															
*+M-282	49	N/S Fulcher St	-043-45	M. & L. Letson															
*+M-282	50	N/S Fulcher St	-043-48	A. & C. Hicks															
*+M-282	51	N/S Fulcher St	-043-51	C. Grotenhuis & A. Goddard															
*+M-282	52	S/S English Cres	-043-54	G. Wells & Q. Lang															
*+M-282	53	S/S English Cres	-043-57	S. Andrushko & T. Harkness															
*+M-282	54	S/S English Cres	-043-60	E. Pamer															
*+M-282	55	S/S English Cres	-043-63	J., J. & J. Zielinski															
*+M-282	56	S/S English Cres	-043-66	M. & M. Bajdo															
*+M-282	57	S/S English Cres	-043-69	M. Baker & C. Floto															
*+M-282	58	S/S English Cres	-043-72	D. & M. Burca															
*+M-282	59	S/S English Cres	-043-75	D. & J. King															
*+M-282	60	S/S English Cres	-043-78	W. & K. Hall															
*+M-282	61	S/S English Cres	-043-81	S. Ward & C. Smith															
*+M-282	62	S/S English Cres	-043-84	G. Parkhurst & R. Ruocco															
*+M-282	63	S/S English Cres	-043-87	J. & C. Lewis															
RP162	25	N/S Albert E	-044-00	S. Ellis															15
RP162	23, 24 & 32	N/S Albert E	-044-02	P. & J. Piller															15
RP162	23, 24 & 32	N/S Albert E	-044-04	R. & T. Burrough															15
RP162	23, 24 & 32	N/S Albert E	-045-00	R. Bullock			130												15
RP162	21 & 22	N/S Albert E	-046-00	W. & E. Molloy	80		130												15
RP162	Spt 19, 20	N/S Albert E	-047-00	P. Bell	80														15
RP162	Pt 17 & 18 & 39	N/S Albert E	-048-00	D. Piggott	160														15
RP162	15, 16 & 44	N/S Albert E	-049-00	C. & J. Kaastra															15
RP162	14	N/S Albert W	-050-00	D. & M. Pettigrew															15
RP162	13 & 45	N/S Albert W	-051-00	Canada Post Corporation															15
RP162	12	N/S Albert W	-052-00	M. & D. Broda															15
RP162	11	N/S Albert W	-053-00	D. & S. Brown															15
RP57	1, NPt 10, Pt 1	N/S Albert W	-054-00	Connections Plus Communications															15
RP57	9	N/S Albert W	-055-00	G. & M. Alves															15
RP57	E 1/2 8	N/S Albert W	-056-00	D. Rushnell															15
RP57	7 & W 1/2 8	N/S Albert W	-058-00	Smithcan Investments Inc.															15
RP57	6	N/S Albert W	-060-00	Canadian Imperial Bank of Commerce															15
RP57	WPt 5 E/S York	N/S Albert W	-061-00	S. & M. Kwon											120				15

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Twp. of Blandford-Blenheim**

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Sec. 65: Apr 11/11
Sec. 65: Jun 30/11
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File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner	Ann N. Branch	Ann S. Branch	William North Branch	William South Branch	Platt N. Branch	Platt S. Branch	Hall Farm Branch	Douro Branch	Isabella West Branch	Isabella East Branch	York Branch	Young W. Branch	Young Central Branch	Walter Branch	Special Total ^o (if all CB's cleaned)
RP57	E Pt 4 W/S York	N/S Albert W	-063-00	N. & A. Wagner											120				15
+++	RP57	SW Pt 4	N/S Albert W	-064-00	W. Glenn Riesberry (T. & C. Gerth) 854961 Ontario Inc. (Dynamic Roofing (Cambridge) Inc.)										60				15
+++	RP57	3 NWP14	N/S Albert W	-065-00	D. Piggott										60				15
	RP57	1 & 2	N/S Albert W	-066-00	H. Wills & J. Murthick														15
	RP57	1	N/S Albert W	-067-00	J. Long & K. Kraemer														15
	RP162	N1/2 86	S/S Young	-070-00		80													15
	RP162	85, S1/2 86	E/S Ann N	-071-00	G. & C. Williams	160													15
	RP162	N1/2 87	S/S Young	-071-01	S. & L. Corbett	80													15
	RP162	S1/2 87, 88	E/S Ann N	-072-00	B. & C. Davidson	160													15
	RP162	89, 90	E/S Ann N	-073-00	A. & M. Ellis	160													15
	RP162	N1/2 59,60	E/S Ann N	-074-00	P. & P. Quiring	160													15
	RP162	N1/2 37	S/S Mill E	-075-00	E. & M. Wood	160													15
	RP162	36	S/S Mill E	-075-02	J. & M. Glendinning	80													15
	RP162	S1/2 37	E/S Ann N	-076-00	B. & B. Davie	160													15
	RP162	N1/2 19 & 20	E/S Ann N	-076-01	J. & S. Calder	160													15
	RP162	N1/2 19 & 20	E/S Ann N	-076-03	J. & J. Thomson	160													15
	RP162	N1/2 19 & 20	E/S Ann N	-077-00	G. & J. Haskett	160													15
	RP162	95, 96	W/S Ann N	-077-10	K. Pettigrew & S. Hyde	80													15
	RP162	95, 96	W/S Ann N	-078-00	A. Wilkinson	160													15
	RP162	94	W/S Ann N	-079-00	L. Shunamon	160													15
	RP162	93	W/S Ann N	-080-00	W. & B. Campbell	160													15
	RP162	92	W/S Ann N	-081-00	R. & J. Earl	160													15
	RP162	91	E/S Ann N	-082-00	W. Jackson & M. Koopman	160													15
	RP162	57 & 58	N/S Mill E	-083-00	A. Smith	160													15
	RP162	40	S/S Mill E	-084-00	R. Tikel	80													15
	RP162	NPt 17 & 18	W/S Ann N	-085-01	B. & J. VanManen	160													15
	RP116	41 & 42	N/S Isabella E	-086-00	C. Goffon Estate									240					15
	RP116	43	N/S Isabella E	-087-00	G. Hess		200	20						160					15
*		12	PN1/2 19	W/S Douro	-097-00	415518 Ontario Limited						190							15
		33	1 & 2	W/S Douro	-098-00	D. Hamilton & D. Wagler						190							15
	PR116	Pt 52 & 76	E/S Douro	-102-00	J. & N. Dufton							190							15
	RP116	27	E/S Douro	-103-00	H. Hill							100	120						15
	RP116	26	E/S Douro	-104-00	S. Dahms							190	60						15
	RP162	S Pt 43	E/S Fennell W	-105-01	County of Oxford														15
	RP162	101, 102	E/S Fennell W	-106-00	K. & L. Settatree														15
	RP162	99, 100	E/S Fennell W	-107-00	B. White & K. Shaw														15
	RP162	99, 100	E/S Fennell W	-107-02	S. Carrier														15
	RP162	S1/2 97, 98	E/S Fennell W	-108-00	M. Elsby														15
	RP162	N1/2 97, 98	E/S Fennell W	-109-00	J. & D. Baer														15
	RP162	53 & 54	N/S Mill W	-110-00	J. Brown														15
	RP162	Pts 46, 47 & 48	W/S Fennell W	-110-05	C. Ormerod-Comeau														15
	RP162	103	W/S Fennell W	-111-00	J. & E. Bauman														15
	RP162	104, 105	W/S Fennell W	-112-00	W. & M. Alderson														15
	RP162	106-111	W/S Fennell W	-113-00	R. & J. Sallians														15
	RP162	SPT 107-018	W/S Fennell W	-113-02	L. & E. Heimbecker												190		15
	RP162	NPt 107-018	W/S Fennell W	-113-04	H. Lackenbauer & E. Ostrom														15
	RP116	51	S/S Isabella W	-114-00	D. Wight							100	60						15
	RP116	W1/2 53	S/S Isabella W	-115-00	F. & E. Wesseling							100	120						15
	RP116	E1/2 53	S/S Isabella W	-116-00	K. & S. Swiech							100	120						15
	RP116	54, Pt 55	S/S Isabella W	-117-00	D. Brown							100	120						15
	RP116	74 & 75	S/S Isabella E	-118-06	R. & D. Hallman									320					15
	RP116	28	N/S Isabella W	-119-00	T. Ward							100	120						15
	RP116	29	N/S Isabella W	-120-00	J. & K. Luckhardt							100	120						15
	RP116	44	N/S Isabella E	-121-00	D. & M. Braniff			40						320					15
	RP116	25 & 50	N/S Isabella E	-121-01	A. & D. Carter					70				320					15
	RP116	24 & 49	N/S Isabella E	-121-05	E. Doering					40				320					15
	RP116	20 & 45	N/S Isabella E	-121-10	M. & J. Dubrick			40						320					15
	RP57	9	W/S Samuel	-122-00	R. Grover & S. Dietrich														15
	RP57	8	W/S Samuel	-124-00	K. & L. Johnston											240			15
	RP57	7	W/S Samuel	-125-00	A. Haley														15
	RP57	6	W/S Samuel	-126-00	J. & P. Vanderfleet														15
	RP57	5	W/S Samuel	-127-00	K. Davidson														15
	RP57	4	W/S Samuel	-128-00	T. & L. Weigel														15
	RP57	1,2,3	W/S Samuel	-129-00	United Church of Canada														15

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File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner	Ann N. Branch	Ann S. Branch	William North Branch	William South Branch	Platt N. Branch	Platt S. Branch	Hall Farm Branch	Douro Branch	Isabella West Branch	Isabella East Branch	York Branch	Young W. Branch	Young Central Branch	Walter Branch	Special Total ^o (if all CB's cleaned)
RP57	7	E/S Samuel	-130-00	D. & T. Smith															15
RP57	7	W/S River	-130-10	R. & L. Gordon															15
RP57	6	E/S Samuel	-131-00	G. & A. Becker															15
RP57	Pt N Pt 5	E/S Samuel	-131-10	J. Dunk															15
RP57	Pt NPt 5, 4	E/S Samuel	-132-00	D. & S. From															15
RP57	Pt NPt 5, 4	E/S Samuel	-133-00	S. Fleming															15
RP57	S Pt 4	E/S Samuel	-134-00	J. & J. Muers															15
RP57	3	N/S Mill W	-135-00	J. & D. M. Beemer															15
RP57	2	E/S Samuel	-136-00	G. Wootton & M. Trump															15
RP57	Pt 1	E/S Samuel	-137-00	W. & L. Currah															15
RP162	Pt 46,47	W/S Fennell W	-139-00	Bell Canada															15
RP162	41,42	S/S Mill E	-140-00	P. & P. Quiring															15
RP162	43	S/S Mill E	-140-01	S. Misener	80														15
RP162	34 & 35	S/S Mill E	-140-03	G. & L. Moser	80														15
RP162	34 & 35	S/S Mill E	-141-00	S. Morgan	80		130												15
RP162	30	S/S Mill E	-142-00	M. Telling & M. Jackson															15
RP57	3	N/S Mill W	-143-00	E. Brash															15
RP57	7 & 8	N/S Mill W	-144-00	J. & P. House															15
RP57	9	N/S Mill W	-145-00	B. & J. Moss															15
RP57	3	N/S Mill W	-146-00	R. Chambers															15
RP162	51	N/S Mill W	-147-00	J. Dowson															15
RP162	52	N/S Mill W	-148-00	B. & R. Thomas															15
RP162	55 & 56	N/S Mill E	-149-00	A. & C. Bernier															15
RP162	S1/2 59,60	N/S Mill E	-150-00	M. Beuermann	160														15
RP162	61,62,79,80	N/S Mill E	-151-00	J. & M. Glendinning	160		390												15
RP162	63, 64	N/S Mill E	-151-10	J. Redman & L. Creeden			130												15
RP162	63, 64	N/S Mill E	-152-00	P. & J. Kellendonk			65												15
RP162	65	N/S Mill E	-153-00	D. Berner			65												15
RP162	66-68	N/S Mill E	-154-00	D. & A. Steiss			65		120										15
RP162	66-68	W/S Platt N	-154-01	P. Huber			65		240										15
RP162	66-68	W/S Platt N	-154-02	D. & V. Mathews			65		240										15
13	Pt S1/2 17	N/S Mill E	-155-00	Blandford-Blenheim Township					360										15
13	Pt S1/2 17	S/S Mill E	-156-00	Blandford-Blenheim Township						1,850									60
13	Pt S1/2 17	N/S Mill E	-156-05	Blandford-Blenheim Township					720										60
13	Pt S1/2 17	E/S Platt N	-157-00	Blandford-Blenheim Township					480										15
13	Pt S1/2 17	E/S Platt N	-158-00	J. Youmans					120		65								15
13	Pt S1/2 17	E/S Platt N	-159-00	N. Reinhart					240		65								15
13	Pt S1/2 17	E/S Platt N	-160-00	C. & T. Reinhart					240		65								15
12	Pt N1/2 17	E/S Platt S	-161-00	S. & S. Davidson			65			100	65			160					15
RP162	Pt 69 & 70	W/S Platt N	-162-00	M. Glendinning			65		240										15
RP162	Pt 69	W/S Platt N	-162-05	J. Roe			65		240										15
RP162	Pts 28 & 29	W/S Platt N	-163-00	A. & A. Price					120										15
RP162	Pt 29	S/S Mill E	-163-20	C. Leiskau															15
RP162	N1/2 27	W/S Platt N	-164-00	J. & K. Luckhardt					240										15
RP162	S1/2 27	W/S Platt N	-165-00	K. Lewis, R. Keip & R. Keip					240										15
RP57	Pt 1 & 2	E/S Hume	-168-00	Blandford-Blenheim Township															15
RP57	Pt 2&3, Victoria	E/S Hume	-170-00	G. Leite Trustee															15
RP57	5,6,7,8,Pt.4 York	W/S Hume	-172-00	Plattsville Grist Mill Ltd.															15
RP57	3 & 4	W/S Hume	-173-00	A. & L. Kropf															15
RP57	2	W/S Hume	-173-01	W. & G. Hartleib															15
13	Pt S1/2 17	E/S Walter	-174-00	J. & P. Hamilton														480	15
RP162	N Pt 73 & 74	E/S William N	-175-00	L. & S. Smith			130												15
RP162	S Pt 73 & 74	E/S William N	-176-00	T. & N. Payne			260												15
RP162	76 & 77	E/S William N	-176-05	C. & C. Kindree			260												15
RP162	76 & 77	E/S William N	-177-00	N. & T. Shantz			260												15
RP162	78	E/S William N	-178-00	M. & S. Baldwin			260												15
RP162	31	S/S Mill E	-179-00	J. Dunker & G. Molloy			130												15
RP162	23, 24 & 32	E/S William N	-180-00	J. & C. Sherk			260												15
RP116	14-17,47-48	N/S Isabella E	-181-00	M. Bender & H. Isert-Bender				120		40				320					15
RP162	83, 84	W/S William N	-183-00	B. Habel	80		130												15
RP162	N1/2 81 & 82	W/S William N	-184-00	W. & W. Van Natter	80		260												15
RP162	33	W/S William N	-186-00	J. Harmer	80		260												15
RP116	46	N/S Isabella E	-187-00	D. & D. Campbell				120						320					15
RP57	10	W/S River	-188-01	County of Oxford															15
13	Pt S1/2 18	E/S River	-189-00	D. J. DeYoe															30

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Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner	Ann N. Branch	Ann S. Branch	William North Branch	William South Branch	Platt N. Branch	Platt S. Branch	Hall Farm Branch	Douro Branch	Isabella West Branch	Isabella East Branch	York Branch	Young W. Branch	Young Central Branch	Walter Branch	Special Total ^o (if all CB's cleaned)
13	PtS1/2 18	E/S River	-190-00	D. Whitelaw															15
13	PtS1/2 18	E/S River	-190-02	J. Wilson & L. Cullen													190		15
13	PtS1/2 18	N/S Young	-190-04	D. Bulford & T. Keeble													190		15
M97	1	W/S Fennel	-190-06	R. & D. Waring															15
M97	2	W/S Fennel	-190-08	R. Rutherford															15
M97	3	W/S Fennel	-190-10	G. Cameron															15
M97	4	W/S Fennel	-190-12	R. Manning															15
M108	1	W/S Fennel	-190-14	D. & J. Glendinning															15
M108	2	W/S Fennel	-190-16	S. & M. Saatchi															15
M108	3	W/S Fennel	-190-18	R. & K. Smith															15
M108	4	W/S Fennel	-190-20	E. & J. Jones															15
M108	5	W/S Fennel	-190-22	C. & I. Racheter															15
M108	6	W/S Fennel	-190-24	J. Crane															15
M108	7	W/S Fennel	-190-28	B. Fennell & H. Clarke															15
M108	8	N/S Fennel	-190-32	P. & D. Demaline															15
M108	19 & Pt 1	N/S Fennel	-190-54	S. Henhoffer & B. Schmitt															15
RP162	111	E/S River	-192-00	G. & K. Mair															15
RP162	112	E/S River	-193-00	J. Graham															15
RP162	113	E/S River	-194-00	G. & P. Hall															15
RP162	114	E/S River	-195-00	D. Geisel & C. Ellis-Geisel															15
RP162	46-49	E/S River	-196-00	C. Ormerod-Comeau															15
RP162	50	E/S River	-197-00	D. & K. Riddell															15
M97	Pt. 28	N/S Young	-200-02	F. & J. Sommerville															15
M97	Pt. 29	N/S Young	-200-04	A. Hudson															15
M97	Pt. 30	N/S Young	-200-06	B. Debelleval & T. Lowe															15
M97	Pt. 31	N/S Young	-200-08	S. & W. Harley															15
M97	Pt. 32	N/S Young	-200-10	B. Gaulton															15
M97	Pt. 33	N/S Young	-200-12	J. & L. Shantz															15
M97	Pt. 34	N/S Young	-200-14	L. & S. Scott															15
M97	Pt. 35	N/S Young	-200-16	J. & S. MacDonald															15
M97	Pt. 36	N/S Young	-200-18	C. Doering															15
M97	Pt. 37	N/S Young	-200-24	R. Kirk															15
M97	Pt. 38	N/S Young	-200-26	J. Stuart															15
M97	Pt. 39	N/S Young	-200-28	C. Douitsis & A. Barnes															15
M97	Pt. 40	N/S Young	-200-30	D. & M. Hewitt															15
RP57	8 & 9	N/S Young	-201-00	H. Van Eeghen Estate													190		15
RP57	10,11,12,Pt 13	N/S Young	-202-00	J. Baker & C. Niebergall												480	95		15
RP57	2, Pt10, 11	N/S Young	-203-00	B. & M. Langer												480		190	15
RP162	106-111	E/S River	-204-00	D. & K. Mair			65		120										15
RP162	71 & 72	W/S Platt N	-204-01	R. & D. Glendinning															15
RP57	9 & 10	W/S York	-205-00	N. Lavers											240				15
RP57	13	Pts 18 & 19	W/S York	-205-02	Optimist Club of Plattsville - Bright Inc.										240				15
RP57	5	W/S York	-205-05	R. Caldecott											240				15
RP57	4	W/S York	-206-00	G. Robertson											240				15
RP57	Pts 4 & 5	N/S Mill W	-208-00	B. Hofstetter											120				15
RP57	3	W/S York	-209-00	L. & D. DeJonge											120				15
RP57	2	W/S York	-210-00	D. & K. Meredith											240				15
RP57	1 W/S York	W/S York	-211-00	J. Braby											240				15
RP57	9	E/S York	-212-00	G. & M. Rivais											120	240			15
RP57	8	E/S York	-213-00	E. Hink											240				15
RP57	7	E/S York	-214-00	F. & G. Lewis											240				15
RP57	6	E/S York	-215-00	M., K & S. Allen											240				15
RP57	N1/2 5	E/S York	-216-00	C. & L. Kunkel											240				15
RP57	S1/2 5	E/S York	-217-00	H. Giese											240				15
RP57	4	E/S York	-218-00	J. & V. Reavely											240				15
RP57	6	N/S Mill W	-219-00	R. & D. Caldecott											120				15
RP57	Pt 2 & 3	E/S York	-220-00	Plattsville United Church Trustees											120				15
RP57	2	E/S York	-221-00	N. & W. Bell											240				15
RP57	1 E/S York	E/S York	-222-00	D. Dawson											240				15
RP57	NW Pt 5	E/S York	-223-00	J. & M. Glendinning, & T. Baer											240				15
*	13	PtS1/2 17	W/S Hoffstetter	-270-00	County of Oxford														15
13	PtS1/2 17	W/S Hoffstetter	-271-00	Cress-Ridge Farms Ltd.															15
13	PtS1/2 18	E/S River	-272-00	R. & G. Mair															15
13	Pt S½ 17	W/S Fennel	-300-00	K. & K. Schmidtke															15
++	RP248	1	E/S Fennel E	-389-02	M. & L. O'Brien														15

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Revised: June 30/23

File No. 02-009, 10-046, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner	Ann N. Branch	Ann S. Branch	William North Branch	William South Branch	Platt N. Branch	Platt S. Branch	Hall Farm Branch	Douro Branch	Isabella West Branch	Isabella East Branch	York Branch	Young W. Branch	Young Central Branch	Walter Branch	Special Total ^o (if all CB's cleaned)	
++	RP248	2	E/S Fennel E	-389-04	R. & J. Hutchinson															
++	RP248	3	E/S Fennel E	-389-06	J. Robert & J. Deming															
++	RP248	4	E/S Fennel E	-389-08	M. & C. Thibideau															
++	RP248	5	E/S Fennel E	-389-10	E. & C. Stewart															
++	RP248	6	E/S Fennel E	-389-12	G. & B. Balzer															
++	RP248	7	E/S Fennel E	-389-14	S. Gdanski & P. Redman															
	M-141	Block 81	W/S Fennel	-309-00	Twp. Of Blandford-Blenheim														30	
	M-141	Block 82	Joshua Court	-330-00	Twp. of Blandford-Blenheim														30	
	M-141	Block 80	--	-341-00	Twp. of Blandford-Blenheim (SWMM A)														30	
		Block Assessment Area (see Appendix 1 for owners)			Twp. of Blandford-Blenheim														8,100	
Total Assessments on Lands:						4,080	800	3,640	680	4,440	790	10,835	2,190	1,500	5,240	4,560	1,440	1,045	1,560	12,210
		Douro Street (Oxford Road 8)	County of Oxford									1,540								180
		Albert Street (Oxford Road 8)	County of Oxford							4,320										540
		Isabella Street	Twp. of Blandford-Blenheim									380	675	1,920						180
		Hume Street	Twp. of Blandford-Blenheim																	180
		York Street	Twp. of Blandford-Blenheim												2,500					180
		Samuel Street	Twp. of Blandford-Blenheim																	180
		River Road	Twp. of Blandford-Blenheim														95			180
		Fennel Street (West)	Twp. of Blandford-Blenheim																	180
		Fennel Street (East)	Twp. of Blandford-Blenheim							135										180
		Ann Street	Twp. of Blandford-Blenheim		1,920	600								80						180
		William Street	Twp. of Blandford-Blenheim				3,120	480						320						180
		Platt Street	Twp. of Blandford-Blenheim						2,340	580				320						180
		Walter Street	Twp. of Blandford-Blenheim															600		180
		Mill Street	Twp. of Blandford-Blenheim																	180
		Young Street	Twp. of Blandford-Blenheim													720	580			180
	++++	Applewood Street	Twp. of Blandford-Blenheim							828										0
	++++	English Crescent	Twp. of Blandford-Blenheim																	0
	++++	Fulcher Street	Twp. of Blandford-Blenheim																	0
	++++	Glenbriar Street	Twp. of Blandford-Blenheim																	0
	++++	Todd Way	Twp. of Blandford-Blenheim																	0
Total Assessments on Roads:					1,920	600	3,120	480	2,340	580	5,283	1,920	675	2,640	2,500	720	675	600	3,060	
TOTAL ASSESSMENTS ON PLATTSVILLE DRAINAGE WORKS 2007:					6,000	1,400	6,760	1,160	6,780	1,370	16,118	4,110	2,175	7,880	7,060	2,160	1,720	2,160		15,270

Notes:

- All of the above lands noted with an asterisk (*) are classified as agricultural and have the Farm Property Class Tax Rate (F.P.C.T.R.)
 - Section 21 of the Drainage Act, RSO 1990 requires that assessments be shown opposite each parcel of land and road affected. The affected parcels of land have been identified using the roll number from the last revised assessment roll for the Township. For convenience only, the owners' names as shown by the last revised assessment roll, has also been included.
 - Refer to the 1998 Future Maintenance Schedule (Schedule C) for maintenance of existing drains in Plattsville not included herein.
 - See Appendix 1 following this Schedule B for a listing of all of the owners and roads in the Block Assessment Area. This Appendix has been revised to include (revise) the information for the 26 new lots in Plattsville Estates Phase 1.
 - The dollar amounts shown are not amounts to be paid at this time. These amounts are only to be used to create the percentages or portions that each parcel (property) and road will pay for any future maintenance repair or maintenance costs.
 - This column may not be necessary since in recent years, the Township and County have cleaned all catchbasins as part of road work costs and there has not been billings to landowners.
- ^A Revised for Section 65 report April 14, 2010 by K. A. Smart, P.Eng. (K. Smart Associates Limited).
^{AA} Revised for Section 65 report April 14, 2010 by K. A. Smart, P.Eng. (K. Smart Associates Limited) to show property transferred from D. & K. Hall to Nithall Farms Limited.
^{AAA} Revised for Section 65 report April 11, 2011 by K. A. Smart, P. Eng. (K. Smart Associates Limited)
^{AAAA} Revised for Section 65 report June 30, 2011 by K. A. Smart, P. Eng. (K. Smart Associates Limited)
⁺⁺ Added or revised October 9, 2012 (for Plattsville Estates Phases 1 and 2 Drains)
⁺⁺⁺ Revised for Section 65 report March 27, 2014 by K. A. Smart, P. Eng. (K. Smart Associates Limited)
⁺⁺⁺⁺ Added or revised for this Plattsville Estates Phases 3 and 4 Drain Report.

APPENDIX 1

OWNERS IN BLOCK ASSESSMENT AREA IN SCHEDULE B
PLATTSVILLE DRAINAGE WORKS 2007

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner
M-141	36	W/S Fennel	-030-94	J. Dawson & H. Feverbacher-Dawson
M-141	37	W/S Fennel	-030-96	H. & P. Savich
M-141	38	W/S Fennel	-030-98	J. & L. Sattler
M-268	1	W/S Applewood St	-032-03	J. & M. Guenther
M-268	2	W/S Applewood St	-032-04	J. & D. Chabot
M-268	3	W/S Applewood St	-032-05	M. Czajkowski & S. Eisenbach
M-268	4	W/S Applewood St	-032-06	T., B. & N. Araujo
M-268	5	W/S Applewood St	-032-07	S. Young
M-268	6	W/S Applewood St	-032-08	M. & T. Starich
M-268	7	W/S Applewood St	-032-09	A. Neufeld
M-268	8	W/S Applewood St	-032-10	K. & K. Fried
M-268	9	W/S Applewood St	-032-11	D. & P. Fletcher
M-268	10	W/S Applewood St	-032-12	C. Cameron & G. Comisso
M-268	11	W/S Applewood St	-032-13	F. & K. Raymond
M-268	12	W/S Applewood St	-032-14	A. Longo & S. Misener
M-268	13	W/S Applewood St	-032-15	J. & K. Faulkner
M-268	14	W/S Applewood St	-032-16	L. Kurt & D. Wallbank
M-268	15	W/S Applewood St	-032-17	T. Dean & J. Murray
M-268	16	W/S Applewood St	-032-18	P. & B. Rachfalowski
M-268	17	W/S Applewood St	-032-19	E. & S. Poore
M-268	18	W/S Applewood St	-032-20	S. Craig
M-268	19	W/S Applewood St	-032-21	B. Smith & G. Dell'Unto
M-268	20	W/S Applewood St	-032-22	N. Martile & A. Rydlo
M-268	21	E/S Applewood St	-032-23	C. Slaby & J. Montgomery-Slaby
M-268	22	E/S Applewood St	-032-24	D. & S. Dicu
M-268	23	E/S Applewood St	-032-25	R. & M. Milord
M-268	24	N/S English Cres	-032-26	M. & A. Ofori-Atta
M-268	25	N/S English Cres	-032-27	A. Baker & A. Willsey
M-268	26	S/S English Cres	-032-28	J. Jordan & C. Akerman
M-268	27	S/S English Cres	-032-29	G. & T. Yutronkie
M-268	28	E/S Applewood St	-032-30	N. Roeter & B. Eby
M-268	29	E/S Applewood St	-032-31	T. & M. Gingerich
M-268	30	E/S Applewood St	-032-32	A. Whyte & S. Zeller
M-268	31	E/S Applewood St	-032-33	E. Berner & K. Nielson
M-268	32	E/S Applewood St	-032-34	M. Philippi
M-268	33	E/S Applewood St	-032-35	S. & S. Jenken
M-268	34	E/S Applewood St	-032-36	A. Brown & E. Hamilton-Piercy
M-268	35	E/S Applewood St	-032-37	M. & R. Hofstetter
M-268	36	E/S Applewood St	-032-38	G. & T. Spachman
M-268	37	E/S Applewood St	-032-39	C. & D. Westphal
M-268	38	E/S Applewood St	-032-40	C. Borho & T. Wszolek
M-268	39	E/S Applewood St	-032-41	D. & A. Marck
M-268	40	E/S Applewood St	-032-42	G. Piccola & C. Kania
M-268	41	E/S Applewood St	-032-43	T. & S. Kieffer
M-268	42	N/S Todd Way	-032-44	A. & Y. Golshani
M-268	43	N/S Todd Way	-032-45	H. Ruhwedel
M-268	44	N/S Todd Way	-032-46	L. & S. Jorgensen
M-268	45	N/S Todd Way	-032-47	J. & D. Beemer
M-268	46	N/S Todd Way	-032-48	P. Davidson & T. Mushing
M-268	47	N/S Todd Way	-032-49	J. & K. Robinson
M-268	48	E/S Glenbriar	-032-50	J. Stephenson & D. Crabtree
M-268	49	W/S Glenbriar	-032-51	G. Seed
M-268	50	E/S Applewood St	-032-52	D. Hadenko
M-268	51	W/S Applewood St	-032-53	A. Montgomery & M. Grouchy
M-268	Blks 52 & 115	E/S Fennel E	-032-54	Township of Blandford-Blenheim

Original: Mar 31/07
 Revised by C.O.R.: May 16/07
 Revised: Oct. 9/12
 Revised: June 30/23

APPENDIX 1
OWNERS IN BLOCK ASSESSMENT AREA IN SCHEDULE B
PLATTSVILLE DRAINAGE WORKS 2007

Page 1-2
 File No. 02-009,
 10-203, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner
M-319	1	E/S Glenbriar	-033-01	D. & J. Mogus
M-319	2	E/S Glenbriar	-033-02	Z. & I. Sos
M-319	3	E/S Glenbriar	-033-03	S. & C. Bender
M-319	4	E/S Glenbriar	-033-04	D. Langsford & H. Shuttleworth
M-319	5	E/S Glenbriar	-033-05	M. Steenberg & V. Gardiner
M-319	6	E/S Glenbriar	-033-06	B. & M. MacMillan
M-319	7	E/S Glenbriar	-033-07	E. & F. Garcia
M-319	8	E/S Glenbriar	-033-08	K. Dempsey
M-319	9	E/S Glenbriar	-033-09	S. & N. Shantz
M-319	10	E/S Glenbriar	-033-10	B. & J. Jessop
M-319	11	E/S Glenbriar	-033-11	B. & T. De Belleval
M-319	12	E/S Glenbriar	-033-12	S. Stoyles & M. Norenberg
M-319	13	W/S Glenbriar	-033-13	J. Dimascio & J. Dynes
M-319	14	W/S Glenbriar	-033-14	R. & L. Brading
M-319	15	W/S Glenbriar	-033-15	D. Danylyk
M-319	16	W/S Glenbriar	-033-16	J. Kubassek & A. Weiss
M-319	17	W/S Glenbriar	-033-17	C. Leko & R. Krajinovic
M-319	18	W/S Glenbriar	-033-18	J. & D. Melo
M-319	19	W/S Glenbriar	-033-19	K. Burden
M-319	20	W/S Glenbriar	-033-20	N. Kour
M-319	21	E/S Applewood Street	-033-21	Claysam Custom Homes Ltd.
M-319	22	E/S Applewood Street	-033-22	Claysam Custom Homes Ltd.
M-319	23	E/S Applewood Street	-033-23	Claysam Custom Homes Ltd.
M-319	24	E/S Applewood Street	-033-24	Claysam Custom Homes Ltd.
M-319	25	E/S Applewood Street	-033-25	Claysam Custom Homes Ltd.
M-319	26	E/S Applewood Street	-033-26	A. Munar & E. Santos
M-319	27	E/S Applewood Street	-033-27	J. Wiles & M. Cowls
M-319	28	E/S Applewood Street	-033-28	D. & V. Penfound
M-319	29	E/S Applewood Street	-033-29	Claysam Custom Homes Ltd.
M-319	30	W/S Applewood Street	-033-30	Claysam Custom Homes Ltd.
M-319	31	W/S Applewood Street	-033-31	Claysam Custom Homes Ltd.
M-319	32	W/S Applewood Street	-033-32	S. & K. Shahab
M-319	33	W/S Applewood Street	-033-33	J. & G. Filsinger
M-319	34	W/S Applewood Street	-033-34	G. & H. Graff
M-319	35	W/S Applewood Street	-033-35	Claysam Custom Homes Ltd.
M-319	36	W/S Applewood Street	-033-36	Claysam Custom Homes Ltd.
M-319	37	W/S Applewood Street	-033-37	Claysam Custom Homes Ltd.
M-319	38	W/S Applewood Street	-033-38	Claysam Custom Homes Ltd.
M-319	39	W/S Applewood Street	-033-39	Claysam Custom Homes Ltd.
M-319	40	W/S Applewood Street	-033-40	Claysam Custom Homes Ltd.
M-319	Pt Blk 41	W/S Applewood Street	-033-41 (203)	Claysam Custom Homes Ltd.
M-319	Pt Blk 41	W/S Applewood Street	-033-41 (205)	Claysam Custom Homes Ltd.
M-282	1	N/S English Cres	-042-01	J. & P. Awde
M-282	2	N/S English Cres	-042-04	L. & M. Douglas
M-282	3	N/S English Cres	-042-07	D. & C. Storrs
M-282	4	N/S English Cres	-042-10	J. Johnson & N. Abbott-Johnson
M-282	5	N/S English Cres	-042-13	R. & S. Mousley
M-282	6	N/S English Cres	-042-16	J. & D. Fleming
M-282	7	N/S English Cres	-042-19	S. & M. Snetsinger
M-282	8	N/S English Cres	-042-22	E. Louhing
M-282	9	N/S English Cres	-042-25	R. Train & E. Winger
M-282	10	N/S English Cres	-042-28	T. & L. Smith
M-282	11	N/S English Cres	-042-31	W. & W. Ledrew
M-282	12	N/S English Cres	-042-34	G. Jonas & J. Nizioł
M-282	13	N/S English Cres	-042-37	C. Dique & J. Renseforth

APPENDIX 1

OWNERS IN BLOCK ASSESSMENT AREA IN SCHEDULE B
PLATTSVILLE DRAINAGE WORKS 2007

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner
M-282	14	N/S English Cres	-042-40	R. & S. Baptista
M-282	15	N/S English Cres	-042-43	V. & R. Suserski
M-282	16	E/S English Cres	-042-46	R. Lemp & M. McKinnon
M-282	17	E/S English Cres	-042-49	J. & K. Van Der Zalm
M-282	18	E/S English Cres	-042-52	S. McMahon & J. Dicks
M-282	19	E/S English Cres	-042-55	I. & H. Tousek
M-282	20	E/S English Cres	-042-58	K. & A. Taylor
M-282	21	E/S English Cres	-042-61	A. & M. Hollinsworth
M-282	22	E/S English Cres	-042-64	R. & A. Dedman
M-282	23	E/S English Cres	-042-67	C. Fitzpatrick & T. Jones
M-282	24	E/S English Cres	-042-70	L. Gonzalez & Q. Herrera
M-282	25	E/S English Cres	-042-73	O. & L. Santos
M-282	26	E/S English Cres	-042-76	W. & A. Lovell
M-282	27	E/S English Cres	-042-79	J. Lavallee
M-282	28	E/S English Cres	-042-82	M., M. & P. Koshil
M-282	29	S/S English Cres	-042-85	S. & M. Burns
M-282	30	S/S English Cres	-042-88	B. & M. Meadus
M-282	31	S/S English Cres	-042-91	M. Hesketh
M-282	32	S/S English Cres	-042-94	M. Roberts & C. Oakes
M-282	33	N/S English Cres	-042-97	V. Thelge & K. Peiris
M-282	34	N/S English Cres	-043-00	C. Legate
M-282	35	N/S English Cres	-043-03	J. Keller & S. Double
M-282	36	N/S English Cres	-043-06	R. Hough & C. Cressman
M-282	37	S/S Fulcher St	-043-09	J. Van De Slyke
M-282	38	S/S Fulcher St	-043-12	J. Mangiacasale & A. Rodi
M-282	39	S/S Fulcher St	-043-15	M. & C. Oliveira
M-282	40	S/S Fulcher St	-043-18	A. & E. Ciochon
M-282	41	S/S Fulcher St	-043-21	S. Hughes & E. Hughes
M-282	42	S/S Fulcher St	-043-24	S. Swartzentruber
M-282	43	N/S Fulcher St	-043-27	J. & T. Braunig
M-282	44	N/S Fulcher St	-043-30	M. Sancier & T. Jarrin
M-282	45	N/S Fulcher St	-043-33	A. & J. Patey
M-282	46	N/S Fulcher St	-043-36	D. & R. Remillard
M-282	47	N/S Fulcher St	-043-39	M. Brink & Z. Johnston
M-282	48	N/S Fulcher St	-043-42	J. & A. Hall
M-282	49	N/S Fulcher St	-043-45	M. & L. Letson
M-282	50	N/S Fulcher St	-043-48	A. & C. Hicks
M-282	51	N/S Fulcher St	-043-51	C. Grotenhuis & A. Goddard
M-282	52	S/S English Cres	-043-54	G. Wells & Q. Lang
M-282	53	S/S English Cres	-043-57	S. Andrushko & T. Harkness
M-282	54	S/S English Cres	-043-60	E. Pamer
M-282	55	S/S English Cres	-043-63	J., J. & J. Zielinski
M-282	56	S/S English Cres	-043-66	M. & M. Bajdo
M-282	57	S/S English Cres	-043-69	M. Baker & C. Floto
M-282	58	S/S English Cres	-043-72	D. & M. Burca
M-282	59	S/S English Cres	-043-75	D. & J. King
M-282	60	S/S English Cres	-043-78	W. & K. Hall
M-282	61	S/S English Cres	-043-81	S. Ward & C. Smith
M-282	62	S/S English Cres	-043-84	G. Parkhurst & R. Ruocco
M-282	63	S/S English Cres	-043-87	J. & C. Lewis
M-97	1	W/S Fennel	-190-06	R. & D. Waring
M-97	2	W/S Fennel	-190-08	R. Rutherford
M-97	3	W/S Fennel	-190-10	G. Cameron
M-97	4	W/S Fennel	-190-12	R. Manning
M-108	1	W/S Fennel	-190-14	D. & J. Glendinning

APPENDIX 1

OWNERS IN BLOCK ASSESSMENT AREA IN SCHEDULE B
PLATTSVILLE DRAINAGE WORKS 2007

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner
M-108	2	W/S Fennel	-190-16	S. & M. Saatchi
M-108	3	W/S Fennel	-190-18	R. & K. Smith
M-108	4	W/S Fennel	-190-20	E. & J. Jones
M-108	5	W/S Fennel	-190-22	C. & I. Racheter
M-108	6	W/S Fennel	-190-24	J. Crane
M-108	7	W/S Fennel	-190-28	B. Fennell & H. Clarke
M-108	8	N/S Fennel	-190-32	P. & D. Demaline
M-108	9	N/S Fennel	-190-34	A. & C Lantz
M-108	10	N/S Fennel	-190-36	L. & J Powell
M-108	11	N/S Fennel	-190-38	A.& B. McKinnon
M-108	12	N/S Fennel	-190-40	H. McLorinan
M-108	13	N/S Fennel	-190-42	R.& R. Shilliday
M-108	14	N/S Fennel	-190-44	S.& K. McKinnon
M-108	15	N/S Fennel	-190-46	H. & H. Maendel
M-108	16	N/S Fennel	-190-48	A. Dick & S. Kline
M-108	17	N/S Fennel	-190-50	G.& N. Filiatrault
M-108	18	N/S Fennel	-190-52	D. & D. Wiseman
M-108	19	N/S Fennel	-190-54	S. Henhoffer & B. Schmitt
M-108	20	N/S Fennel	-190-56	C.& M. Entz
M-108	33	S/S Fennel	-190-60	G.& S. Leite
M-108	34	S/S Fennel	-190-62	A.& W. Grier
M-108	35	S/S Fennel	-190-64	M.& E. Huygens
M-108	36	S/S Fennel	-190-66	A.& D. Pepino
M-108	37	S/S Fennel	-190-68	G. McTaggart & N. Delisle
M-108	38	E/S Fennel	-190-70	J. Emmerson
M-108	39	E/S Fennel	-190-72	D. McBay & T. Cook
M-108	40	E/S Fennel	-190-74	D.& H. Nicholson
M-108	41	E/S Fennel	-190-76	F.& J. Balzer
M-108	42	E/S Fennel	-190-78	E. & C. Rafferty
M-108	43	E/S Fennel	-190-80	H. & C. Raetsen
M-97	5	E/S Fennel	-190-82	L. & C. Gould
M-97	6	Krystal Crt	-190-84	J. & A. White
M-97	7	Krystal Crt	-190-86	J.& G. Zlak
M-97	8	Krystal Crt	-190-88	R. & J. Simpson
M-97	9	Krystal Crt	-190-90	H. Youngblut
M-97	10	Krystal Crt	-190-92	D. & R. Hallman
M-97	11	Krystal Crt	-190-94	R. Hamilton & L. Hernandez
M-97	12	Krystal Crt	-190-96	R. & J. Hoover
M-97	13	Krystal Crt	-190-98	D. & V. Connors
M-97	Pt. 14	W/S William	-191-02	J. Tessari
M-97	Pt. 14	W/S William	-191-04	G. Wheating & C. Smith
M-108	Pt. 27	W/S William	-191-09	D.& F. Davison
M-108	Pt. 27	W/S William	-191-10	D. Oscarson
M-108	Pt. 28	W/S William	-191-11	J.& B. Maciel
M-108	Pt. 28	W/S William	-191-12	J. Braniff in Trust
M-108	Pt. 29	W/S William	-191-13	L. & S. Balding
M-108	Pt. 29	W/S William	-191-14	R. & A. Vermaas
M-108	Pt. 30	W/S William	-191-15	M & V Chicoyne
M-108	Pt. 30	W/S William	-191-16	R. Zimmerman & D. Davidson-Zimmerman
M-108	Pt. 31	W/S William	-191-17	K. & N Best
M-108	Pt. 31	W/S William	-191-18	R. Baker
M-108	Pt. 32	W/S William	-191-19	I. & S. Martens
M-108	Pt. 32	W/S William	-191-20	P. & P. Schultz
M-108	Pt. 21	E/S William	-191-24	J.& S. Clarke
M-108	Pt. 21	E/S William	-191-25	N. Williamson

APPENDIX 1

OWNERS IN BLOCK ASSESSMENT AREA IN SCHEDULE B
PLATTSVILLE DRAINAGE WORKS 2007

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner
M-108	Pt. 22	E/S William	-191-26	A. & R. Nibbs
M-108	Pt. 22	E/S William	-191-27	D. Daniel & K. Prange
M-108	Pt. 23	E/S William	-191-28	A. & D. Price
M-108	Pt. 23	E/S William	-191-29	S. & C. Dusky
M-108	Pt. 24	E/S William	-191-30	B. & S. Bourgaize
M-108	Pt. 24	E/S William	-191-31	P. & M. Lewis
M-108	Pt. 25	E/S William	-191-32	A. & S. Bucholtz
M-108	Pt. 25	E/S William	-191-33	K. Gutoskie & M. Lanthier
M-108	Pt. 26	E/S William	-191-34	A D & D Hynes
M-108	Pt. 26	E/S William	-191-35	D. Roach & J. Balcomb
M-97	Pt. 15	E/S William	-191-74	A. & N. O'Donnel
M-97	Pt. 15	E/S William	-191-75	D. & E. Read
M-97	Pt. 16	E/S William	-191-76	R. & D. Koebel
M-97	Pt. 17	E/S William	-191-78	P. Cluett
M-97	Pt. 18	E/S William	-191-80	D. & K. Dutchak
M-97	Pt. 19	W/S Fennel	-191-82	F. Barends & R. Ramackers
M-97	Pt. 20	W/S Fennel	-191-84	E. Davidson
M-97	Pt. 21	S/S Daniel	-191-86	B. & M. Nicks
M-97	Pt. 22	S/S Daniel	-191-88	J. Gascho
M-97	Pt. 23	S/S Daniel	-191-90	M. Spaxman & K. Thompson
M-97	Pt. 24	S/S Daniel	-191-92	J. & C. Lynch
M-97	Pt. 25	S/S Daniel	-191-94	D. Ward & D. Simpson
M-97	Pt. 26	E/S Fennel	-191-96	J. & B. Mcleod
M-97	Pt. 27	E/S Fennel	-191-98	J. & M. Milley
M-97	Pt. 28	N/S Young	-200-02	F. & J. Sommerville
M-97	Pt. 29	N/S Young	-200-04	A. Hudson
M-97	Pt. 30	N/S Young	-200-06	B. Debelleval & T. Lowe
M-97	Pt. 31	N/S Young	-200-08	S. & W. Harley
M-97	Pt. 32	N/S Young	-200-10	B. Gaulton
M-97	Pt. 33	N/S Young	-200-12	J. & L. Shantz
M-97	Pt. 34	N/S Young	-200-14	L. & S. Scott
M-97	Pt. 35	N/S Young	-200-16	J. & S. MacDonald
M-97	Pt. 36	N/S Young	-200-18	C. Doering
M-97	Pt. 37	N/S Young	-200-24	R. Kirk
M-97	Pt. 38	N/S Young	-200-26	J. Stuart
M-97	Pt. 39	N/S Young	-200-28	C. Douitsis & A. Barnes
M-97	Pt. 40	N/S Young	-200-30	D. & M. Hewitt
M-141	Pt Blk 77	W/S Fennel	-300	K. & K. Schmidtke
M-141	Pt Blk 77	W/S Fennel	-300-02	D. Mannen
M-141	Pt Blk 77	W/S Fennel	-300-04	T. & B. Thompson
M-141	Pt Blk 77	W/S Fennel	-300-06	R. & C. Blueman
M-141	Pt Blk 77	W/S Fennel	-300-08	S. & S. Davidson
M-141	Pt Blk 77	W/S Fennel	-300-10	L. & P. Johnston
M-141	Pt 39	W/S Fennel	-301	J. & L. Earl
M-141	Pt 39	W/S Fennel	-301-02	G. & S. Blancher
M-141	Pt 40	W/S Fennel	-302	W. & S. Thomson
M-141	Pt 40	W/S Fennel	-302-02	S. Dittmer
M-141	Pt 41	W/S Fennel	-303	M. Groulx
M-141	Pt 41	W/S Fennel	-303-02	G. & C. Stergiou
M-141	Pt 42	W/S Fennel	-304	L. Strombom
M-141	Pt 42	W/S Fennel	-304-02	B. & J. Naisby
M-141	Pt 43	W/S Fennel	-305	V, R, & D. Facchini
M-141	Pt 43	W/S Fennel	-305-02	P. Smythe
M-141	Pt 44	W/S Fennel	-306	D. & G. Burton
M-141	Pt 44	W/S Fennel	-306-02	E. & T. Keefe

APPENDIX 1

OWNERS IN BLOCK ASSESSMENT AREA IN SCHEDULE B
PLATTSVILLE DRAINAGE WORKS 2007

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner	
M-141	Pt 45	W/S Fennel	-307	T. Eichler & J. McClenaghan	
M-141	Pt 45	W/S Fennel	-307-01	C. Thomson	
M-141	Pt 46	W/S Fennel	-308	S. & G. Heidbuurt	
M-141	Pt 46	W/S Fennel	-308-02	M & D Poulton	
M-141	47	W/S Fennel	-310	M. D'Agnillo & D. Burt	
M-141	48	W/S Fennel	-311	R. & P. Gascon	
M-141	49	W/S Fennel	-312	G. & M. Faulkner	
M-141	50	W/S Fennel	-313	E. & D. Feuerbacher	
M-141	51	W/S Fennel	-314	Kubassek Holdings Ltd.	
M-141	52	W/S Fennel	-315	Kubassek Holdings Ltd.	
M-141	53	W/S Fennel	-316	M. & C. Andrews	
M-141	54	W/S Fennel	-317	R. Kurucz	
M-141	55	W/S Fennel	-318	Kubassek Holdings Ltd.	
M-141	56	W/S Fennel	-319	Kubassek Holdings Ltd.	
M-141	57	W/S Fennel	-320	Kubassek Holdings Ltd.	
M-141	58	W/S Fennel	-321	Kubassek Holdings Ltd.	
M-141	59	W/S Fennel	-322	Kubassek Holdings Ltd.	
M-141	60	S/S Fennel	-323	B. Hamacher & T. Zimmer	
M-141	61	Joshua Court	-324	Kubassek Holdings Ltd.	
M-141	62	Joshua Court	-325	Kubassek Holdings Ltd.	
M-141	63	Joshua Court	-326	Kubassek Holdings Ltd.	
M-141	64	Joshua Court	-327	E. & A. Wilson	
M-141	65	Joshua Court	-328	Kubassek Holdings Ltd.	
M-141	66	Joshua Court	-329	Kubassek Holdings Ltd.	
M-141	67	Joshua Court	-331	Kubassek Holdings Ltd.	
M-141	68	Joshua Court	-332	Kubassek Holdings Ltd.	
M-141	69	Joshua Court	-333	L. & M. Breen	
M-141	70	Joshua Court	-334	Kubassek Holdings Ltd.	
M-141	71	S/S Fennel	-335	Kubassek Holdings Ltd.	
M-141	72	S/S Fennel	-336	Kubassek Holdings Ltd.	
M-141	73	S/S Fennel	-337	Kubassek Holdings Ltd.	
M-141	74	S/S Fennel	-338	Kubassek Holdings Ltd.	
M-141	75	S/S Fennel	-339	Kubassek Holdings Ltd.	
M-141	76	S/S Fennel	-340	G. Leith & V. Roden	
M-141	1	N/S Fennel	-350	S. & E. Arthur	
M-141	2	N/S Fennel	-351	M. & T. Starich	
M-141	3	N/S Fennel	-353	A. & M. Entz	
M-141	4	N/S Fennel	-354	E. & L. Varga	
M-141	5	N/S Fennel	-355	D. Ruller & D. Mitchell	
M-141	6	N/S Fennel	-356	E. & A. Straesser	
M-141	7	N/S Fennel	-357	H. Shuttleworth	
M-141	8	N/S Fennel	-358	R. Albert & R. Landry	
M-141	9	N/S Fennel	-359	D. & T. Mitchell-Becker	
M-141	10	N/S Fennel	-360	S. Dunnett & M. Page	
M-141	11	N/S Fennel	-361	Kubassek Holdings Ltd.	
++	M-141	Blk 85	E/S Fennel (was St 5 in 1998)	-362	((B. Cardoso))
	M-141	12	E/S Fennel	-363	C. & A. Gatten
	M-141	13	E/S Fennel	-364	G. & C. Ogram
	M-141	14	E/S Fennel	-365	D., C., D. & F. Davison
	M-141	15	E/S Fennel	-366	D. & C. D'Aguiar
	M-141	16	E/S Fennel	-367	N. & K. Heuston
++	M-141	Blks 86 & 91	E/S Fennel (was St 4 in 1998)	-368	((E. Rempel))
	M-141	17	E/S Fennel	-369	W. & G. Cunning
	M-141	18	E/S Fennel	-370	K. & L. Little
	M-141	19	E/S Fennel	-371	N. & A. Seymour

Original: Mar 31/07
 Revised by C.O.R.: May 16/07
 Revised: Oct. 9/12
 Revised: June 30/23

APPENDIX 1
OWNERS IN BLOCK ASSESSMENT AREA IN SCHEDULE B
PLATTSVILLE DRAINAGE WORKS 2007

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 File No. 02-009,
 10-203, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner
M-141	20	E/S Fennel	-372	J. & K. Brown
M-141	21	E/S Fennel	-373	W. & C. Smith
M-141	22	E/S Fennel	-374	G. & H. Wamboldt
M-141	23	E/S Fennel	-375	H. Hibbs
M-141	24	E/S Fennel	-377	M. Wiggam
M-141	25	E/S Fennel	-378	((K. Kunkel))
M-141	26	E/S Fennel	-379	((M. Wassing))
M-141	27	E/S Fennel	-380	J. & P. Thompson
M-141	28	E/S Fennel	-381	J. & L. Murphy
M-141	29	E/S Fennel	-382	S. Strome
M-141	30	E/S Fennel	-383	S. Lurette & J. Wagner
M-141	31	E/S Fennel	-384	R. & E. Needham
M-141	32	E/S Fennel	-385	P. & M. Cowan
M-141	33	E/S Fennel	-386	E. & D. Gorman
M-141	34	E/S Fennel	-387	K. & N. Hopper
M-141	35	E/S Fennel	-388	J. & J. Duchaine
RP248	1	E/S Fennel E	-389-02	M. & L. O'Brien
RP248	2	E/S Fennel E	-389-04	R. & J. Hutchinson
RP248	3	E/S Fennel E	-389-06	J. Robert & J. Deming
RP248	4	E/S Fennel E	-389-08	M. & C. Thibideau
RP248	5	E/S Fennel E	-389-10	E. & C. Stewart
RP248	6	E/S Fennel E	-389-12	G. & B. Balzer
RP248	7	E/S Fennel E	-389-14	S. Gdanski & P. Redman
* M-210	1	S/S Applewood St	-031-11	(J. Hewitt & B. Fleming)
* M-210	2	S/S Applewood St	-031-13	(P. & I. Clifford)
* M-210	3	S/S Applewood St	-031-15	(B. & T. Thibideau)
* M-210	4	S/S Applewood St	-031-17	(S. & M. Paterson)
* M-210	5	S/S Applewood St	-031-19	(J. & N. Hokke)
* M-210	6	S/S Applewood St	-031-21	(S. Conrad & C. Struke-Conrad)
* M-210	7	S/S Applewood St	-031-23	(B. & B. Dominas)
* M-210	8	S/S Applewood St	-031-25	(D. & S. Fox)
* M-210	9	S/S Applewood St	-031-27	(C. & J. Luloff)
* M-210	10	S/S Applewood St	-031-29	(M. Kuehl & S. Davies)
* M-210	11	N/S Applewood St	-031-31	(M. & C. Zalac)
* M-210	12	N/S Applewood St	-031-33	(M. & D. Tales)
* M-210	13	N/S Applewood St	-031-35	(M. & L. Masterson)
* M-210	14	N/S Applewood St	-031-37	(W. Kinahan)
* M-210	15	N/S Applewood St	-031-39	(D. & L. Shaw)
* M-210	16	N/S Applewood St	-031-41	(M. & K. Demarest)
* M-210	17	N/S Applewood St	-031-43	(M. Smith)
* M-210	18	N/S Applewood St	-031-45	(A. & D. O'Brien)
* M-210	19	N/S Applewood St	-031-47	(F. & S. Isaac)
* M-210	20	N/S Applewood St	-031-49	(R. & K. Connors)
* M-210	21	N/S Applewood St	-031-51	(R. & M. Marquette)
* M-210	22	N/S Applewood St	-031-53	(J. Ferber & C. Newton-Ferber)
* M-210	23	N/S Applewood St	-031-55	(R. & S. Weber)
* M-210	24	W/S Applewood St	-031-57	(T. & A. Hunter)
* M-210	25	W/S Applewood St	-031-59	(T. & T. Nahrgang)
* M-210	26	W/S Applewood St	-031-61	(G. Cleasby & L. Russell)
* M-210	Blk 27	N/S Applewood St (future street)	-031-63	1578651 Ontario Ltd.
* Applewood Street				Township of Blandford-Blenheim
* Daniel Street				Township of Blandford-Blenheim
* English Crescent				Township of Blandford-Blenheim
* Fennel Street				Township of Blandford-Blenheim

Original: Mar 31/07
 Revised by C.O.R.: May 16/07
 Revised: Oct. 9/12
 Revised: June 30/23

APPENDIX 1
OWNERS IN BLOCK ASSESSMENT AREA IN SCHEDULE B
PLATTSVILLE DRAINAGE WORKS 2007

Page 1-8
 File No. 02-009,
 10-203, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	Owner
		Fulcher Street		Township of Blandford-Blenheim
		Glenbriar Street		Township of Blandford-Blenheim
		Joshua Court		Township of Blandford-Blenheim
		Krystal Court		Township of Blandford-Blenheim
		Todd Way		Township of Blandford-Blenheim
		William Street		Township of Blandford-Blenheim

Notes:

1. All of the lands noted above are classified as non-agricultural.
2. * Revised for Plattsville Estates Phase 1 Drain report dated October 9, 2012. The assessment roll numbers were added. The 2012 owners have been shown in brackets.
3. ** These parcels are from Phase 2 and have been transferred into the Block Assessment. They are no longer assessed in Schedule B where the Block Assessment applies.
4. This Appendix was Appendix B in the March 31, 2007 report for the Plattsville Drainage Works 2007 and was renamed as Appendix 1 in the 2012 report(s) and is part of Schedule B.
5. ++ Revised for this Plattsville Estates Phases 3 and 4 Drain Report. These assessment roll numbers have been added and the 2023 owners have been shown for Phases 3 and 4.
6. (()) 2023 Owner
7. There has been no update made of owners' names in prior subdivisions, i.e. prior to Phases 3 and 4.
8. In the Block Assessment, Roll #-032-54 was no longer included in the assessment calculations. Thus there are 186 lots and blocks from Phases 3 and 4 either in the Block Assessment calculation or in the individual assessments to Hall Farm Branch.

SCHEDULE C - Schedule of Assessments for Future Maintenance
PLATTSVILLE DRAIN 1998, Twp of Blandford-Blenheim

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	1998 Owner (Unless noted otherwise)	Young Branch 1979	Hofstetter Farms Branch	Young Branch 1987	Fennel Daniel Branch 1988	Fennel William Branch 1989	Krystal Branch 1988	Fennel SWM A Area 1998	Fennel SWM B Area 1998	Fennel Branch B-A (2019) ++++	Platts. Estates Phase 2 Drain +
	12	PtN1/2 17		S/S Albert E -001 Nithall Farms Ltd.										
*	12	PtN1/2 17		S/S Albert E -002 A. Hall										
*	12	PtN1/2 17		S/S Albert E -003 J. Douglas										
*	12	PtN1/2 17		S/S Albert E -004 K. & M. Shantz										
*	12	PtN1/2 17		S/S Albert E -005 R. & K. Bell										
*	12	PtN1/2 17		S/S Albert E -005-10 G. Gillies & J. Gervais										
*	12	PtN1/2 17		S/S Albert E -006 R. Poirier										
*	12	PtN1/2 17		E/S Platt S -006-05 M & M Stere										
*	RP116	25 & 50		S/S Albert E -007 K. & M. Thompson										
*	RP116	EPT23		S/S Albert E -008 K & J. Snider										
*	RP116	WPT23		S/S Albert E -009 E. & A. Doering										
*	RP116	22		S/S Albert E -010 H. & M. Drager										
*	RP116	21		S/S Albert E -011 S. & J. Cassaubon										
*	RP116	20 & 45		S/S Albert E -012 N. & A. Wagner										
*	RP116	19		S/S Albert E -013 D. & L. Brooks										
*	RP116	18		S/S Albert E -014 United Church										
*	RP116	14-17,47-48		S/S Albert E -015 Missionary Church										
*	RP116	5-13,30-40		S/S Albert W -016 Carborundum Abrasives										
*	RP116	EPT 55-73, 79-99		S/S Albert W -021 CAI										
*	RP116	Pt 3 & 4		S/S Albert W -022 W. Weicker										
*	RP116	Pt 3		S/S Albert W -023 C. & D. Riness & L. Robertson										
*	RP116	2		S/S Albert W -024 J. & G. Kalka										
*	RP116	1		S/S Albert W -025 J. & C. Harmer										
*	RP116	1		S/S Albert W -026 S. Barakzai										
*	RP116	2		S/S Albert W -027 E. Barrett										
*	RP116	3 & 4		S/S Albert W -028 H. & J. DeJong										
*	M-141	36		E/S Fennel -030-98 J. & L. Sattler			40					151		
*	M-141	37		E/S Fennel -030-96 H. & R. Savich			40					151		
*	M-141	38		E/S Fennel -030-94 J. & H. Dawson			20					75		
*	M-141	Pt S1/2 17		N/S Albert E -031-01 K. & T. Breitkopf										
**	M-210	1		S/S Applewood -031-11 (J. Hewitt & B. Fleming)				22				96		
**	M-210	2		S/S Applewood -031-13 (P. & I. Clifford)				22				96		
**	M-210	3		S/S Applewood -031-15 (B. & T. Thibideau)				22				96		
**	M-210	4		S/S Applewood -031-17 (S. & M. Paterson)				22				96		
**	M-210	5		S/S Applewood -031-19 (J. & N. Hokke)				22				96		
**	M-210	6		S/S Applewood -031-21 (S. Conrad & C. Struke-Conrad)				22				96		
**	M-210	7		S/S Applewood -031-23 (B. & B. Dominas)				22				96		
**	M-210	8		S/S Applewood -031-25 (D. & S. Fox)				22				96		
**	M-210	9		S/S Applewood -031-27 (C. & J. Luloff)				22				96		
**	M-210	10		S/S Applewood -031-29 (M. Kuehl & S. Davies)				22				96		
**	M-210	11		N/S Applewood -031-31 (M. & C. Zalac)				22				96		
**	M-210	12		N/S Applewood -031-33 (M. & D. Tales)				22				96		
**	M-210	13		N/S Applewood -031-35 (M. & L. Masterson)				22				96		
**	M-210	14		N/S Applewood -031-37 (W. Kinahan)				22				96		
**	M-210	15		N/S Applewood -031-39 (D. & L. Shaw)				22				96		
**	M-210	16		N/S Applewood -031-41 (M. & K. Demarest)				22				96		
**	M-210	17		N/S Applewood -031-43 (M. Smith)				22				96		
**	M-210	18		N/S Applewood -031-45 (A. & D. O'Brien)				22				96		
**	M-210	19		N/S Applewood -031-47 (F. & S. Isaac)				22				96		
**	M-210	20		N/S Applewood -031-49 (R. & K. Connors)				22				96		
**	M-210	21		N/S Applewood -031-51 (R. & M. Marquette)				22				96		
**	M-210	22		N/S Applewood -031-53 (J. Ferber & C. Newton-Ferber)				22				96		
**	M-210	23		N/S Applewood -031-55 (R. & S. Weber)				22				96		
**	M-210	24		W/S Applewood -031-57 (T. & A. Hunter)				22				96		
**	M-210	25		W/S Applewood -031-59 (T. & T. Nahrgang)				22				96		
**	M-210	26		W/S Applewood -031-61 (G. Cleasby & L. Russell)				22				96		
**	M-210	Blk 27		N/S Applewood -031-63 1578651 Ontario Ltd.				22				96		
*	M-210	Pt S1/2 17		N/S Albert E -032 I. Hammond										
*****	M-268	1		W/S Applewood St -032-03 J. & M. Guenther			40					75		
*****	M-268	2		W/S Applewood St -032-04 J. & D. Chabot			40					75		
*****	M-268	3		W/S Applewood St -032-05 M. Czajkowski & S. Eisenbach			40					75		
*****	M-268	4		W/S Applewood St -032-06 T., B. & N. Araujo			40					75		
*****	M-268	5		W/S Applewood St -032-07 S. Young			40					75		
*****	M-268	6		W/S Applewood St -032-08 M. & T. Starich			40					75		
*****	M-268	7		W/S Applewood St -032-09 A. Neufeld			40					75		
*****	M-268	8		W/S Applewood St -032-10 K. & K. Fried			40					75		
*****	M-268	9		W/S Applewood St -032-11 D. & P. Fletcher			40					75		
*****	M-268	10		W/S Applewood St -032-12 C. Cameron & G. Commisso			40					75		
*****	M-268	11		W/S Applewood St -032-13 F. & K. Raymond			40					75		
*****	M-268	12		W/S Applewood St -032-14 A. Longo & S. Misener			27	10			40	45		
*****	M-268	13		W/S Applewood St -032-15 J. & K. Faulkner			27	10			40	45		
*****	M-268	14		W/S Applewood St -032-16 L. Kurt & D. Wallbank			27	10			40	45		
*****	M-268	15		W/S Applewood St -032-17 T. Dean & J. Murray			27	10			40	45		
*****	M-268	16		W/S Applewood St -032-18 P. & B. Rachfalowski			27	10			40	45		
*****	M-268	17		W/S Applewood St -032-19 E. & S. Poore			27	10			40	45		
*****	M-268	18		W/S Applewood St -032-20 S. Craig			27	10			40	45		
*****	M-268	19		W/S Applewood St -032-21 B. Smith & G. Dell'Unto				22				96		
*****	M-268	20		W/S Applewood St -032-22 N. Martile & A. Rydlo				22				96		
*****	M-268	21		E/S Applewood St -032-23 C. Slaby & J. Montgomery-Slaby				22				96		
*****	M-268	22		E/S Applewood St -032-24 D. & S. Dicu				22				96		
*****	M-268	23		E/S Applewood St -032-25 R. & M. Milord				22				96		
*****	M-268	24		N/S English Cres -032-26 M. & A. Ofori-Atta			27	10			40	45		
*****	M-268	25		N/S English Cres -032-27 A. Baker & A. Willsey			27	10			40	45		
*****	M-268	26		S/S English Cres -032-28 J. Jordan & C. Akerman			40					75		
*****	M-268	27		S/S English Cres -032-29 G. & T. Yutronkie			40					75		
*****	M-268	28		E/S Applewood St -032-30 N. Roeter & B. Eby			40					75		
*****	M-268	29		E/S Applewood St -032-31 T. & M. Gingerich			40					75		
*****	M-268	30		E/S Applewood St -032-32 A. Whyte & S. Zeller			40					75		
*****	M-268	31		E/S Applewood St -032-33 E. Berner & K. Nielson			40					75		

**SCHEDULE C - Schedule of Assessments for Future Maintenance
 PLATTSVILLE DRAIN 1998, Twp of Blandford-Blenheim**

File No. 97006, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	1998 Owner (Unless noted otherwise)	Young Branch 1979	Hofstetter Farms Branch	Young Branch 1987	Fennel Daniel Branch 1988	Fennel William Branch 1989	Krystal Branch 1988	Fennel SWM A Area 1998	Fennel SWM B Area 1998	Fennel Branch B-A (2019) ++++	Platts. Estates Phase 2 Drain +
*****	M-268	32	E/S Applewood St	-032-34	M. Philippi		40					75		
*****	M-268	33	E/S Applewood St	-032-35	S. & S. Jenken		40					75		
*****	M-268	34	E/S Applewood St	-032-36	A. Brown & E. Hamilton-Piercy		40					75		
*****	M-268	35	E/S Applewood St	-032-37	M. & R. Hofstetter		40					75		
*****	M-268	36	E/S Applewood St	-032-38	G. & T. Spachman		40					75		
*****	M-268	37	E/S Applewood St	-032-39	C. & D. Westphal		40					75		
*****	M-268	38	E/S Applewood St	-032-40	C. Borho & T. Wszolek		40					75		
*****	M-268	39	E/S Applewood St	-032-41	D. & A. Marck		40					75		
*****	M-268	40	E/S Applewood St	-032-42	G. Piccola & C. Kania		40					75		
*****	M-268	41	E/S Applewood St	-032-43	T. & S. Kieffer		40					75		
*****	M-268	42	N/S Todd Way	-032-44	A. & Y. Golshani		40					75		
*****	M-268	43	N/S Todd Way	-032-45	H. Ruhwedel		40					75		
*****	M-268	44	N/S Todd Way	-032-46	L. & S. Jorgensen		40					75		
*****	M-268	45	N/S Todd Way	-032-47	J. & D. Beemer		40					75		
*****	M-268	46	N/S Todd Way	-032-48	P. Davidson & T. Mushing		40					75		
*****	M-268	47	N/S Todd Way	-032-49	J. & K. Robinson		40					75		
*****	M-268	48	E/S Glenbriar	-032-50	J. Stephenson & D. Crabtree		27					45		
*****	M-268	49	W/S Glenbriar	-032-51	G. Seed		40					75		
*****	M-268	50	E/S Applewood St	-032-52	D. Hadenko		40					75		
*****	M-268	51	W/S Applewood St	-032-53	A. Montgomery & M. Grouchy		40					75		
*****	M-268	Blk 52	E/S Fennel E	-032-54	Township of Blandford-Blenheim		40					75		
*	13	Pt S1/2 17	N/S Albert E	-033	L. McAdam									
****	M-319	1	E/S Glenbriar	-033-01	D. & J. Mogus		27					45		
****	M-319	2	E/S Glenbriar	-033-02	Z. & I. Sos		27					45		
****	M-319	3	E/S Glenbriar	-033-03	S. & C. Bender		27					45		
****	M-319	4	E/S Glenbriar	-033-04	D. Langsford & H. Shuttleworth		27					45		
****	M-319	5	E/S Glenbriar	-033-05	M. Steenbergen & V. Gardiner		27					45		
****	M-319	6	E/S Glenbriar	-033-06	B. & M. MacMillan		27					45		
****	M-319	7	E/S Glenbriar	-033-07	E. & F. Garcia		27					45		
****	M-319	8	E/S Glenbriar	-033-08	K. Dempsey		27					45		
****	M-319	9	E/S Glenbriar	-033-09	S. & N. Shantz		27					45		
****	M-319	10	E/S Glenbriar	-033-10	B. & J. Jessop		27					45		
****	M-319	11	E/S Glenbriar	-033-11	B. & T. De Belleval		27					45		
****	M-319	12	E/S Glenbriar	-033-12	S. Stoyles & M. Norenberg		40					75		
****	M-319	13	W/S Glenbriar	-033-13	J. Dimascio & J. Dynes		40					75		
****	M-319	14	W/S Glenbriar	-033-14	R. & L. Brading		40					75		
****	M-319	15	W/S Glenbriar	-033-15	D. Danylyk		40					75		
****	M-319	16	W/S Glenbriar	-033-16	J. Kubassek & A. Weiss		40					75		
****	M-319	17	W/S Glenbriar	-033-17	C. Leko & R. Krajinovic		40					75		
****	M-319	18	W/S Glenbriar	-033-18	J. & D. Melo		40					75		
****	M-319	19	W/S Glenbriar	-033-19	K. Burden		40					75		
****	M-319	20	W/S Glenbriar	-033-20	N. Kour		40					75		
****	M-319	21	E/S Applewood Street	-033-21	Claysam Custom Homes Ltd.		40					75		
****	M-319	22	E/S Applewood Street	-033-22	Claysam Custom Homes Ltd.		40					75		
****	M-319	23	E/S Applewood Street	-033-23	Claysam Custom Homes Ltd.		40					75		
****	M-319	24	E/S Applewood Street	-033-24	Claysam Custom Homes Ltd.		40					75		
****	M-319	25	E/S Applewood Street	-033-25	Claysam Custom Homes Ltd.		40					75		
****	M-319	26	E/S Applewood Street	-033-26	A. Munar & E. Santos		40					75		
****	M-319	27	E/S Applewood Street	-033-27	J. Wiles & M. Cows		40					75		
****	M-319	28	E/S Applewood Street	-033-28	D. & V. Penfound		40					75		
****	M-319	29	E/S Applewood Street	-033-29	Claysam Custom Homes Ltd.		40					75		
****	M-319	30	W/S Applewood Street	-033-30	Claysam Custom Homes Ltd.		40					75		
****	M-319	31	W/S Applewood Street	-033-31	Claysam Custom Homes Ltd.		40					75		
****	M-319	32	W/S Applewood Street	-033-32	S. & K. Shahab		40					75		
****	M-319	33	W/S Applewood Street	-033-33	J. & G. Filsinger		40					75		
****	M-319	34	W/S Applewood Street	-033-34	G. & H. Graff		40					75		
****	M-319	35	W/S Applewood Street	-033-35	Claysam Custom Homes Ltd.		40					75		
****	M-319	36	W/S Applewood Street	-033-36	Claysam Custom Homes Ltd.		40					75		
****	M-319	37	W/S Applewood Street	-033-37	Claysam Custom Homes Ltd.		40					75		
****	M-319	38	W/S Applewood Street	-033-38	Claysam Custom Homes Ltd.		40					75		
****	M-319	39	W/S Applewood Street	-033-39	Claysam Custom Homes Ltd.		40					75		
****	M-319	40	W/S Applewood Street	-033-40	Claysam Custom Homes Ltd.		40					75		
****	M-319	Pt Blk 41	W/S Applewood Street	-033-41	Claysam Custom Homes Ltd.		20					40		
****	M-319	Pt Blk 41	W/S Applewood Street	-033-62	Claysam Custom Homes Ltd.		20					40		
****	M-319	Pt Blk 41	W/S Applewood Street	-033-63	D. Fried & N. Mahon									
****	M-319	Pt Blk 41	W/S Applewood Street	-033-64	N. Savija & E. Rayner									
****	M-319	Pt Blk 41	W/S Applewood Street	-033-60	A. & O. Garba									
****	M-319	Pt Blk 42	W/S Applewood Street	-033-65	B. & L. Erb									
****	M-319	Pt Blk 42	W/S Applewood Street	-033-66	J. Bursey & J. Scheel									
****	M-319	Pt Blk 42	W/S Applewood Street	-033-67	N. Codrean									
****	M-319	Pt Blk 42	W/S Applewood Street	-033-68	K. Feick & L. Stebbings									
****	M-319	Pt Blk 42	W/S Applewood Street	-033-69	S. & L. Johnston									
****	M-319	Pt Blk 43	S/S Applewood Street	-033-70	Claysam Custom Homes Ltd.									
****	M-319	Pt Blk 43	S/S Applewood Street	-033-71	Claysam Custom Homes Ltd.									
****	M-319	Pt Blk 43	S/S Applewood Street	-033-72	Claysam Custom Homes Ltd.									
****	M-319	Pt Blk 43	S/S Applewood Street	-033-73	Claysam Custom Homes Ltd.									
****	M-319	Pt Blk 43	S/S Applewood Street	-033-74	Claysam Custom Homes Ltd.									
****	M-319	Pt Blk 44	S/S Applewood Street	-033-75	Claysam Custom Homes Ltd.									
****	M-319	Pt Blk 44	S/S Applewood Street	-033-76	Claysam Custom Homes Ltd.									
****	M-319	Pt Blk 44	S/S Applewood Street	-033-77	Claysam Custom Homes Ltd.									
****	M-319	Pt Blk 44	S/S Applewood Street	-033-78	Claysam Custom Homes Ltd.									
****	M-319	Pt Blk 45	N/S Applewood Street	-033-83	Claysam Custom Homes Ltd.		5					10		
****	M-319	Pt Blk 45	N/S Applewood Street	-033-82	Claysam Custom Homes Ltd.									
****	M-319	Pt Blk 45	N/S Applewood Street	-033-81	Claysam Custom Homes Ltd.									
****	M-319	Pt Blk 45	N/S Applewood Street	-033-80	Claysam Custom Homes Ltd.									
****	M-319	Pt Blk 45	N/S Applewood Street	-033-79	Claysam Custom Homes Ltd.									
****	M-319	Pt Blk 46	E/S Applewood Street	-033-89	Claysam Custom Homes Ltd.		5					10		
****	M-319	Pt Blk 46	E/S Applewood Street	-033-88	Claysam Custom Homes Ltd.		5					10		
****	M-319	Pt Blk 46	E/S Applewood Street	-033-87	Claysam Custom Homes Ltd.		5					10		

**SCHEDULE C - Schedule of Assessments for Future Maintenance
 PLATTSVILLE DRAIN 1998, Twp of Blandford-Blenheim**

File No. 97006, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	1998 Owner (Unless noted otherwise)	Young Branch 1979	Hofstetter Farms Branch	Young Branch 1987	Fennel Daniel Branch 1988	Fennel William Branch 1989	Krystal Branch 1988	Fennel SWM A Area 1998	Fennel SWM B Area 1998	Fennel Branch B-A (2019) ****	Platts. Estates Phase 2 Drain +
****	M-319	Pt Blk 46	E/S Applewood Street	-033-84	<i>D. & J. Baptista</i>		5					10		
****	M-319	Pt Blk 46	E/S Applewood Street	-033-85	<i>Claysam Custom Homes Ltd.</i>		5					10		
****	M-319	Pt Blk 46	E/S Applewood Street	-033-86	<i>Claysam Custom Homes Ltd.</i>		5					10		
****	M-319	Blk 47	S/S Applewood Street	-033-47	<i>Twp. of Blandford-Blenheim</i>									
****	M-319	Pt Blk 48	S/S Applewood Street	-033-48	<i>1578651 O/A Plattsville Estates</i>									
*	13	Pt S1/2 17	S/S Mill E	-034	Thames Valley District School Board	2,206	4							
*	13	Pt S1/2 17	N/S Albert E	-035	L. Wagner									
*	13	Pt S1/2 17	N/S Albert E	-036	C. & R. Tilley									
*	13	Pt S1/2 17	N/S Albert E	-037	M. Dougherty									
*	13	Pt S1/2 17	N/S Albert E	-038	W. Leeder									
*	13	Pt S1/2 17	N/S Albert E	-039	G. & D. Meyer									
*	13	Pt S1/2 17	N/S Albert E	-040	B. & B. Heintz									
*	13	Pt S1/2 17	N/S Albert E	-041	I-Vue Solutions Inc.									
*	RP162	26	N/S Albert E	-042	R. & K. Dedman									
*****	M-282	1	N/S English Cres	-042-01	<i>J. & P. Awde</i>		27	11			40	45		
*****	M-282	2	N/S English Cres	-042-04	<i>L. & M. Douglas</i>		27	11			40	45		
*****	M-282	3	N/S English Cres	-042-07	<i>D. & C. Storrs</i>		27	11			40	45		
*****	M-282	4	N/S English Cres	-042-10	<i>J. Johnson & N. Abbott-Johnson</i>		27	11			40	45		
*****	M-282	5	N/S English Cres	-042-13	<i>R. & S. Mousley</i>		27	11			40	45		
*****	M-282	6	N/S English Cres	-042-16	<i>J. & D. Fleming</i>		27	11			40	45		
*****	M-282	7	N/S English Cres	-042-19	<i>S. & M. Snetsinger</i>		27	11			40	45		
*****	M-282	8	N/S English Cres	-042-22	<i>E. Louhing</i>		27	11			40	45		
*****	M-282	9	N/S English Cres	-042-25	<i>R. Train & E. Winger</i>		27	11			40	45		
*****	M-282	10	N/S English Cres	-042-28	<i>T. & L. Smith</i>		27	11			40	45		
*****	M-282	11	N/S English Cres	-042-31	<i>W. & W. Ledrew</i>		27	11			40	45		
*****	M-282	12	N/S English Cres	-042-34	<i>G. Jonas & J. Nizio</i>		27	11			40	45		
*****	M-282	13	N/S English Cres	-042-37	<i>C. Dique & J. Renseforth</i>		27	11			40	45		
*****	M-282	14	N/S English Cres	-042-40	<i>R. & S. Baptista</i>		40					75		
*****	M-282	15	N/S English Cres	-042-43	<i>V. & R. Suserski</i>		40					75		
*****	M-282	16	E/S English Cres	-042-46	<i>R. Lemp & M. McKinnon</i>		40					75		
*****	M-282	17	E/S English Cres	-042-49	<i>J. & K. Van Der Zalm</i>		40					75		
*****	M-282	18	E/S English Cres	-042-52	<i>S. McMahon & J. Dicks</i>		40					75		
*****	M-282	19	E/S English Cres	-042-55	<i>I. & H. Tousek</i>		40					75		
*****	M-282	20	E/S English Cres	-042-58	<i>K. & A. Taylor</i>		40					75		
*****	M-282	21	E/S English Cres	-042-61	<i>A. & M. Hollinsworth</i>		40					75		
*****	M-282	22	E/S English Cres	-042-64	<i>R. & A. Dedman</i>		40					75		
*****	M-282	23	E/S English Cres	-042-67	<i>C. Fitzpatrick & T. Jones</i>		40					75		
*****	M-282	24	E/S English Cres	-042-70	<i>L. Gonzalez & Q. Herrera</i>		40					75		
*****	M-282	25	E/S English Cres	-042-73	<i>O. & L. Santos</i>		40					75		
*****	M-282	26	E/S English Cres	-042-76	<i>W. & A. Lovell</i>		40					75		
*****	M-282	27	E/S English Cres	-042-79	<i>J. Lavallee</i>		40					75		
*****	M-282	28	E/S English Cres	-042-82	<i>M., M. & P. Koshil</i>		40					75		
*****	M-282	29	S/S English Cres	-042-85	<i>S. & M. Burns</i>		40					75		
*****	M-282	30	S/S English Cres	-042-88	<i>B. & M. Meadus</i>		40					75		
*****	M-282	31	S/S English Cres	-042-91	<i>M. Hesketh</i>		40					75		
*****	M-282	32	S/S English Cres	-042-94	<i>M. Roberts & C. Oakes</i>		40					75		
*****	M-282	33	N/S English Cres	-042-97	<i>V. Thelge & K. Peiris</i>		40					75		
*****	M-282	34	N/S English Cres	-043-00	<i>C. Legate</i>		40					75		
*****	M-282	35	N/S English Cres	-043-03	<i>J. Keller & S. Double</i>		40					75		
*****	M-282	36	N/S English Cres	-043-06	<i>R. Hough & C. Cressman</i>		40					75		
*****	M-282	37	S/S Fulcher St	-043-09	<i>J. Van De Slyke</i>		40					75		
*****	M-282	38	S/S Fulcher St	-043-12	<i>J. Mangiacasale & A. Rodi</i>		40					75		
*****	M-282	39	S/S Fulcher St	-043-15	<i>M. & C. Oliveira</i>		40					75		
*****	M-282	40	S/S Fulcher St	-043-18	<i>A. & E. Cochon</i>		40					75		
*****	M-282	41	S/S Fulcher St	-043-21	<i>S. Hughes & E. Hughes</i>		40					75		
*****	M-282	42	S/S Fulcher St	-043-24	<i>S. Swartzentruber</i>		40					75		
*****	M-282	43	N/S Fulcher St	-043-27	<i>J. & T. Braunig</i>		40					75		
*****	M-282	44	N/S Fulcher St	-043-30	<i>M. Sancier & T. Jarrin</i>		40					75		
*****	M-282	45	N/S Fulcher St	-043-33	<i>A. & J. Patey</i>		40					75		
*****	M-282	46	N/S Fulcher St	-043-36	<i>D. & R. Remillard</i>		40					75		
*****	M-282	47	N/S Fulcher St	-043-39	<i>M. Brink & Z. Johnston</i>		40					75		
*****	M-282	48	N/S Fulcher St	-043-42	<i>J. & A. Hall</i>		40					75		
*****	M-282	49	N/S Fulcher St	-043-45	<i>M. & L. Letson</i>		40					75		
*****	M-282	50	N/S Fulcher St	-043-48	<i>A. & C. Hicks</i>		40					75		
*****	M-282	51	N/S Fulcher St	-043-51	<i>C. Grotenhuis & A. Goddard</i>		40					75		
*****	M-282	52	S/S English Cres	-043-54	<i>G. Wells & Q. Lang</i>		40					75		
*****	M-282	53	S/S English Cres	-043-57	<i>S. Andrushko & T. Harkness</i>		40					75		
*****	M-282	54	S/S English Cres	-043-60	<i>E. Pamer</i>		40					75		
*****	M-282	55	S/S English Cres	-043-63	<i>J., J. & J. Zielinski</i>		40					75		
*****	M-282	56	S/S English Cres	-043-66	<i>M. & M. Bajdo</i>		40					75		
*****	M-282	57	S/S English Cres	-043-69	<i>M. Baker & C. Floto</i>		40					75		
*****	M-282	58	S/S English Cres	-043-72	<i>D. & M. Burca</i>		40					75		
*****	M-282	59	S/S English Cres	-043-75	<i>D. & J. King</i>		40					75		
*****	M-282	60	S/S English Cres	-043-78	<i>W. & K. Hall</i>		40					75		
*****	M-282	61	S/S English Cres	-043-81	<i>S. Ward & C. Smith</i>		40					75		
*****	M-282	62	S/S English Cres	-043-84	<i>G. Parkhurst & R. Ruocco</i>		40					75		
*****	M-282	63	S/S English Cres	-043-87	<i>J. & C. Lewis</i>		40					75		
*	RP162	25	N/S Albert E	-044	S. Ellis									
*	RP162	23, 24 & 32	N/S Albert E	-044-02	P. Ertan									
*	RP162	23, 24 & 32	N/S Albert E	-044-04	W. & J. Gosse									
*	RP162	23, 24 & 32	N/S Albert E	-045	R. Bullock									
*	RP162	21 & 22	N/S Albert E	-046	W. & E. Molloy									
*	RP162	SPT 19, 20	N/S Albert E	-047	P. Bell									
*	RP162	Pt 17 & 18 & 39	N/S Albert E	-048	D. Piggott									
*	RP162	15 & 16	N/S Albert E	-049	J. & G. St. John									
*	RP162	14	N/S Albert W	-050	D. & M. Pettigrew									
*	RP162	13 & 45	N/S Albert W	-051	Post Office									
*	RP162	12	N/S Albert W	-052	D. Pettigrew									
*	RP162	11	N/S Albert W	-053	D. & S. Brown									

**SCHEDULE C - Schedule of Assessments for Future Maintenance
 PLATTSVILLE DRAIN 1998, Twp of Blandford-Blenheim**

File No. 97006, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	1998 Owner (Unless noted otherwise)	Young Branch 1979	Hofstetter Farms Branch	Young Branch 1987	Fennel Daniel Branch 1988	Fennel William Branch 1989	Krystal Branch 1988	Fennel SWM A Area 1998	Fennel SWM B Area 1998	Fennel Branch B-A (2019) ++++	Platts. Estates Phase 2 Drain +
* RP57	1, NPt 10, Pt 1	N/S Albert W	-054	Optimist Club										
* RP57	9	N/S Albert W	-055	W. & J. Schwindt										
* RP57	E1/2 8	N/S Albert W	-056	P. & E. Matos										
* RP57	7 & W 1/2 8	N/S Albert W	-058	Kubassek Holdings										
* RP57	6	N/S Albert W	-060	CIBC										
* RP57	WPt 5 E/S York	N/S Albert W	-061	Hamilton's Grocery										
* RP57	EPT 4 W/S York	N/S Albert W	-063	N. & A. Wagner										
* RP57	SW Pt 4	N/S Albert W	-064	M. & W. Riesberry										
* RP57	3 NWPt4	N/S Albert W	-065	J. & D. Piggott										
* RP57	1 & 2	N/S Albert W	-066	D. Piggott										
* RP57	1	N/S Albert W	-067	A. Sicwert & D. Riness										
* RP162	N1/2 86	S/S Young	-070	J. Long & K. Kraemer	145		7							
* RP162	85, S1/2 86	E/S Ann N	-071	G. Williams & C. DeGroot										
* RP162	N1/2 87	S/S Young	-071-01	S. & L. Corbett	175		1							
* RP162	S1/2 87, 88	E/S Ann N	-072	B. & C. Davidson										
* RP162	89, 90	E/S Ann N	-073	A. & M. Ellis										
* RP162	N1/2 59, 60	E/S Ann N	-074	P. & P. Quiring										
* RP162	36, N1/2 37	S/S Mill E	-075	K. & D. Arsenault										
* RP162	S1/2 37	E/S Ann N	-076	B. & B. Davie										
* RP162	N1/2 19 & 20	W/S Ann N	-076-01	J. & S. Calder, R. & C. Shantz										
* RP162	N1/2 19 & 20	W/S Ann N	-076-03	P. Ronquits & B. Raecher										
* RP162	N1/2 19 & 20	W/S Ann N	-077	H. W. H & D. Pys										
* RP162	95, 96	W/S Ann N	-077-10	S. & C. Walmsley	175		1							
* RP162	95, 96	W/S Ann N	-078	E. Thomas										
* RP162	94	W/S Ann N	-079	A. & L. Shunamon										
* RP162	93	W/S Ann N	-080	W. & B. Campbell										
* RP162	92	W/S Ann N	-081	R. & J. Earl										
* RP162	91	E/S Ann N	-082	W. Jackson & M. Koopman										
* RP162	57 & 58	N/S Mill E	-083	H. & K. Davidson										
* RP162	40	S/S Mill E	-084	R. & K. Dedman										
* RP162	NPt 17 & 18	W/S Ann N	-085-01	J. & J. Huehn										
* RP116	41 & 42	N/S Isabella E	-086	C. Gofton EST.										
* RP116	43	N/S Isabella E	-087	R. & K. Fulton										
* RP116	12	PN1/2 19	-097	415518 Ontario Ltd.										
* RP116	27	E/S Douro	-103	R. Hill										
* RP116	26	E/S Douro	-104	G. & F. Walker										
* RP162	44	E/S Fennel N	-105	J. & G. St. John										
* RP162	S Pt 43	E/S Fennel N	-105-01	Min. of Environment										
* RP162	101, 102	E/S Fennel N	-106	B. & C. Thurston										
* RP162	99, 100	E/S Fennel N	-107	B. White & R. Shaw										
* RP162	99, 100	E/S Fennel N	-107-02	J. & M. Gimbell										
* RP162	S1/2 97, 98	E/S Fennel N	-108	M. Elsbil										
* RP162	N1/2 97, 98	E/S Fennel N	-109	G. & J. Wallbank	175									
* RP162	53 & 54	N/S Mill W	-110	W. & H. Brown										
* RP162	103	W/S Fennel N	-111	D. & D. Fulton										
* RP162	104, 105	W/S Fennel N	-112	W. & M. Alderson										
* RP162	106, 107, 108	W/S Fennel N	-113	B. & L. Davidson	175									
* RP162	Pt107 & 108	W/S Fennel N	-113-04	J. & K. Beemer	175									
* RP162	Pt107 & 108	W/S Fennel N	-113-02	G. & L. Morrison	175									
* RP116	51	S/S Isabella W	-114	G. & C. Braniff										
* RP116	W1/2 53	S/S Isabella W	-115	G. Alves										
* RP116	E1/2 53	S/S Isabella W	-116	D. & C. Jackson										
* RP116	54, Pt 55	S/S Isabella W	-117	D. & D. Brown										
* RP116	74 & 75	S/S Isabella E	-118-06	R. & D. Hallman										
* RP116	28	N/S Isabella W	-119	T. & G. Ward										
* RP116	29	N/S Isabella W	-120	J. & K. Luckhardt										
* RP116	44	N/S Isabella E	-121	J. & I. Gofton										
* RP116	25 & 50	N/S Isabella E	-121-01	A. & D. Carter										
* RP116	24 & 49	N/S Isabella E	-121-05	E. Doering										
* RP116	20 & 45	N/S Isabella E	-121-10	G. Stewart										
* RP57	9	W/S Samuel	-122	S. Dietrich & R. Grover										
* RP57	8	W/S Samuel	-124	D. & C. Jackson										
* RP57	7	W/S Samuel	-125	A. Haley										
* RP57	6	W/S Samuel	-126	K. Smith										
* RP57	5	W/S Samuel	-127	K. & J. Davidson										
* RP57	4	W/S Samuel	-128	T. & L. Weigel										
* RP57	1,2,3	W/S Samuel	-129	United Church										
* RP57	7	E/S Samuel	-130	D. & J. Smith										
* RP57	7	River Road	-130-10	R. & L. Gordon										
* RP57	6	E/S Samuel	-131	E. & A. Wilson										
* RP57	Pt N Pt 5	E/S Samuel	-131-10	J. Piggott										
* RP57	Pt NPt 5, 4	E/S Samuel	-132	D. & S. From										
* RP57	Pt NPt 5, 4	E/S Samuel	-133	R. & S. Boughner										
* RP57	S Pt 4	E/S Samuel	-134	J. & J. Muers										
* RP57	3	N/S Mill W	-135	J. & D. Beemer										
* RP57	2	E/S Samuel	-136	G. Wootton & M. Trump										
* RP57	Pt 1	E/S Samuel	-137	W. & A. Currah										
* RP162	Pt 46, 47	W/S Fennel N	-139	Bell Canada										
* RP162	41, 42	S/S Mill E	-140	D. & D. Kidman										
* RP162	43	S/S Mill E	-140-01	B. & S. Misener										
* RP162	34 & 35	S/S Mill E	-140-03	H. Youngblut										
* RP162	34 & 35	S/S Mill E	-141	S. Morgan										
* RP162	30	S/S Mill E	-142	P. & G. & H. Snyder										
* RP57	3	N/S Mill W	-143	E. Brash										
* RP57	7 & 8	N/S Mill W	-144	J. & P. House										
* RP57	9	N/S Mill W	-145	C. Moss										
* RP57	3	N/S Mill W	-146	R. Chambers										
* RP162	51	N/S Mill W	-147	J. Dowson										
* RP162	52	N/S Mill W	-148	G. & S. Yates										

**SCHEDULE C - Schedule of Assessments for Future Maintenance
 PLATTSVILLE DRAIN 1998, Twp of Blandford-Blenheim**

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	1998 Owner (Unless noted otherwise)	Young Branch 1979	Hofstetter Farms Branch	Young Branch 1987	Fennel Daniel Branch 1988	Fennel William Branch 1989	Krystal Branch 1988	Fennel SWM A Area 1998	Fennel SWM B Area 1998	Fennel Branch B-A (2019) ++++	Platts. Estates Phase 2 Drain +
* RP162	55 & 56	N/S Mill E	-149	A. & C. Bernier										
* RP162	S1/2 59.60	N/S Mill E	-150	D. & M. Beurmann										
* RP162	61,62,79,80	N/S Mill E	-151	J. & M. Glendinning										
* RP162	63, 64	N/S Mill E	-151-10	B. & K. Langlois										
* RP162	63, 64	N/S Mill E	-152	A. Reko & C. Tutt										
* RP162	65	N/S Mill E	-153	E. Schneider										
* RP162	66-68	N/S Mill E	-154	D. & A. Steiss										
* RP162	66-68	W/S Platt N	-154-01	P. Huber										
* RP162	66-68	W/S Platt N	-154-02	D. & L. Tryon										
* 13	Pt S1/2 17	N/S Mill E	-155	Blandford-Blenheim Twp										
* 13	Pt S1/2 17	Mill E	-156	Blandford-Blenheim Twp		862	16							
* 13	Pt S1/2 17	E/S Platt N	-157	Blandford-Blenheim Twp		431	7							
* 13	Pt S1/2 17	E/S Platt N	-158	J. & R. Brennan										
* 13	Pt S1/2 17	E/S Platt N	-159	M. Allen										
* 13	Pt S1/2 17	E/S Platt N	-160	C. & T. Reinhart										
* 12	Pt N1/2 17	E/S Platt S	-161	R. Simonds										
* RP162	Pt 69 & 70	W/S Platt N	-162	M. Glendinning										
* RP162	Pt 69	W/S Platt N	-162-05	J. & M. Gleninning										
* RP162	28.19	W/S Platt N	-163	J. & A. Peters										
* RP162	N1/2 27	W/S Platt N	-164	B. Poll										
* RP162	S1/2 27	W/S Platt N	-165	R. & S. Cressman										
* RP57	Pt 1 & 2	E/S Victoria	-168	Blandford-Blenheim										
* RP57	Pt.2&3, Victoria	E/S Victoria N	-170	G. Leitch (Trustee)										
* RP57	5,6,7,8,Pt.4 York	Victoria N	-172	J. McCartney										
* RP57	3 & 4	W/S Victoria	-173	L. & A. Kropf										
* RP57	2	W/S Victoria	-173-01	J. Woolcott										
* 13	Pt S1/2 17	E/S Walter	-174	J. & P. Hamilton										
* RP162	N Pt 73 & 74	E/S William N	-175	L. & S. Smith	175		1							
* RP162	S Pt 73 & 74	E/S William N	-176	T. & N. Payne										
* RP162	76 & 77	E/S William N	-176-05	M. Youmans										
* RP162	76 & 77	E/S William N	-177	B. & W. & H. Brown										
* RP162	78	E/S William N	-178	R. Wolfe										
* RP162	31	S/S Mill E	-179	J. Dorscht & S. Wagy										
* RP162	23, 24 & 32	E/S William N	-180	B. Ruge										
* RP116	14-17,47-48	N/S Isabella E	-181	R. & L. Bvers										
* RP162	83, 84	W/S William N	-183	B. Habel	175		1							
* RP162	N1/2 81 & 82	W/S William N	-184	W. & W. VanNatter										
* RP162	Pt 81	W/S William N	-185	J. & M. Glendinning										
* RP162	33	W/S William N	-186	J. Harmer										
* RP116	46	N/S Isabella E	-187	P. Murphy & E. Sa Silva										
* RP57	10	E/S John	-188-01	Min. of Environment										
* 13	Pt S1/2 18	E/S River Rd	-189	H. Restemeyer										
* M-97	Block 42	E/S River Rd	-189-50	Kubassek Holdings										
* 13	Pt S1/2 18	E/S River Rd	-190	D. Whitelaw										
* 13	Pt S1/2 18	E/S River Rd	-190-02	B. Button										
* 13	Pt S1/2 18	N/S Young	-190-04	W. & M. Bumstead										
* M-97	1	W/S Fennel	-190-06	R. & D. Waring				48						
* M-97	2	W/S Fennel	-190-08	A. & R. Rutherford				48						
* M-97	3	W/S Fennel	-190-10	G. Cameron				48						
* M-97	4	W/S Fennel	-190-12	R. Manning				48						
* M-108	1	W/S Fennel	-190-14	B. & I. Hall				23	85					
* M-108	2	W/S Fennel	-190-16	L. & C. Adam				23	85					
* M-108	3	W/S Fennel	-190-18	S. & K. Smith				23	85					
* M-108	4	W/S Fennel	-190-20	E. & J. Jones				23	85					
* M-108	5	W/S Fennel	-190-22	C. & I. Racheter				23	85					
* M-108	6	W/S Fennel	-190-24	J. White				23	85					
* M-108	7	W/S Fennel	-190-28	B. Zennel & E. Clarke				23	85					
* M-108	8	N/S Fennel	-190-32	P. & D. Demaline				23	85					
* M-108	9	N/S Fennel	-190-34	A. & C. Lantz				23	85					
* M-108	10	N/S Fennel	-190-36	L. & J. Powell				23	85					
* M-108	11	N/S Fennel	-190-38	A. & B. McKinnon				23	85					
* M-108	12	N/S Fennel	-190-40	H. McLorinan				23	85					
* M-108	13	N/S Fennel	-190-42	R. & R. Shilliday				23	85					
* M-108	14	N/S Fennel	-190-44	S. & K. McKinnon				23	85					
* M-108	15	N/S Fennel	-190-46	H. & H. Maendel				23	85					
* M-108	16	N/S Fennel	-190-48	A. Dick & S. Kline				23	85					
* M-108	17	N/S Fennel	-190-50	G. & N. Filiatrault				23	85					
* M-108	18	N/S Fennel	-190-52	D. & D. Wiseman				23	85					
* M-108	19	N/S Fennel	-190-54	R. & C. Dobson				23	85					
* M-108	20	N/S Fennel	-190-56	C. & M. Entz				23	85					
* M-108	33	S/S Fennel	-190-60	G. & S. Leite				23	85					
* M-108	34	S/S Fennel	-190-62	A. & W. Grier				23	85					
* M-108	35	S/S Fennel	-190-64	M. & E. Huygens				23	85					
* M-108	36	S/S Fennel	-190-66	A. & D. Pepino				23	85					
* M-108	37	S/S Fennel	-190-68	G. McTaggart & N. Delisle				23	85					
* M-108	38	E/S Fennel	-190-70	J. Emmerson				23	85					
* M-108	39	E/S Fennel	-190-72	D. McBay & T. Cook				23	85					
* M-108	40	E/S Fennel	-190-74	D. & H. Nicholson				23	85					
* M-108	41	E/S Fennel	-190-76	F. & J. Balzer				23	85					
* M-108	42	E/S Fennel	-190-78	E. & C. Rafferty				23	85					
* M-108	43	E/S Fennel	-190-80	H. & C. Raetsen				23	85					
* M-97	5	E/S Fennel	-190-82	L. & C. Gould				48						
* M-97	6	Krystal Crt	-190-84	J. & A. White				48		90				
* M-97	7	Krystal Crt	-190-86	J. & G. Zlak				48		90				
* M-97	8	Krystal Crt	-190-88	R. & J. Simpson				48		90				
* M-97	9	Krystal Crt	-190-90	H. Youngblut				48		90				
* M-97	10	Krystal Crt	-190-92	D. & R. Hallman				48		90				
* M-97	11	Krystal Crt	-190-94	R. Hamilton & L. Hernandez				48		90				
* M-97	12	Krystal Crt	-190-96	R. & J. Hoover				48		90				

**SCHEDULE C - Schedule of Assessments for Future Maintenance
 PLATTSVILLE DRAIN 1998, Twp of Blandford-Blenheim**

File No. 97006, 10-203, 10-216, 12-059

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	1998 Owner (Unless noted otherwise)	Young Branch 1979	Hofstetter Farms Branch	Young Branch 1987	Fennel Daniel Branch 1988	Fennel William Branch 1989	Krystal Branch 1988	Fennel SWM A Area 1998	Fennel SWM B Area 1998	Fennel Branch B-A (2019) ++++	Platts. Estates Phase 2 Drain +
* M-97	13	Krystal Crt	-190-98	D. & V. Connors				48		90				
* M-97	Pt. 14	W/S William	-191-02	J. Tessari				48						
* M-97	Pt. 14	W/S William	-191-04	G. Wheatina & C. Smith				48						
* M-108	Pt. 27	W/S William	-191-09	D. & F. Davison				23	85					
* M-108	Pt. 27	W/S William	-191-10	D. Oscarson				23	85					
* M-108	Pt. 28	W/S William	-191-11	J. & B. Maciel				23	85					
* M-108	Pt. 28	W/S William	-191-12	J. Braniff in Trust				23	85					
* M-108	Pt. 29	W/S William	-191-13	L. & S. Balding				23	85					
* M-108	Pt. 29	W/S William	-191-14	R. & A. Vermaas				23	85					
* M-108	Pt. 30	W/S William	-191-15	M & V Chicovne				23	85					
* M-108	Pt. 30	W/S William	-191-16	R. Zimmerman & D. Davidson-Zimmerman				23	85					
* M-108	Pt. 31	W/S William	-191-17	K. & N Best				23	85					
* M-108	Pt. 31	W/S William	-191-18	R. Baker				23	85					
* M-108	Pt. 32	W/S William	-191-19	I. & S. Martens				23	85					
* M-108	Pt. 32	W/S William	-191-20	P. & P. Schultz				23	85					
* M-108	Pt. 21	E/S William	-191-24	J. & S. Clarke				23	85					
* M-108	Pt. 21	E/S William	-191-25	N. Williamson				23	85					
* M-108	Pt. 22	E/S William	-191-26	A. & R. Nibbs				23	85					
* M-108	Pt. 22	E/S William	-191-27	D. Daniel & K. Prance				23	85					
* M-108	Pt. 23	E/S William	-191-28	A. & D. Price				23	85					
* M-108	Pt. 23	E/S William	-191-29	S. & C. Dusky				23	85					
* M-108	Pt. 24	E/S William	-191-30	B. & S. Bourqaize				23	85					
* M-108	Pt. 24	E/S William	-191-31	P. & M. Lewis				23	85					
* M-108	Pt. 25	E/S William	-191-32	A. & S. Bucholtz				23	85					
* M-108	Pt. 25	E/S William	-191-33	K. Gutoskie & M. Lanthier				23	85					
* M-108	Pt. 26	E/S William	-191-34	A D & D Hynes				23	85					
* M-108	Pt. 26	E/S William	-191-35	D. Roach & J. Balcomb				23	85					
* M-97	Pt. 15	E/S William	-191-74	A. & N. O'Donnel				48						
* M-97	Pt. 15	E/S William	-191-75	D. & E. Read				48						
* M-97	Pt. 16	E/S William	-191-76	R. & D. Koebel				48						
* M-97	Pt. 17	E/S William	-191-78	P. Cluett				48						
* M-97	Pt. 18	E/S William	-191-80	D. & K. Dutchak				48						
* M-97	Pt. 19	W/S Fennel	-191-82	F. Barends & R. Ramackers				48						
* M-97	Pt. 20	W/S Fennel	-191-84	E. Davidson				48						
* M-97	Pt. 21	S/S Daniel	-191-86	B. & M. Nicks				48						
* M-97	Pt. 22	S/S Daniel	-191-88	J. Gascho				48						
* M-97	Pt. 23	S/S Daniel	-191-90	M. Spaxman & K. Thompson				48						
* M-97	Pt. 24	S/S Daniel	-191-92	J. & C. Lynch				48						
* M-97	Pt. 25	S/S Daniel	-191-94	D. Ward & D. Simpson				48						
* M-97	Pt. 26	E/S Fennel	-191-96	J. & B. Mcleod				48						
* M-97	Pt. 27	E/S Fennel	-191-98	J. & M. Milley				48						
* RP162	112	E/S River Rd	-193	J. Graham										
* RP162	113	E/S River Rd	-194	G. & P. Hall										
* RP162	114	E/S River Rd	-195	D. Geisel & C. Darling										
* RP162	46-49	E/S River Rd	-196	G. & J. Junker										
* RP162	50	E/S River Rd	-197	J. McDonald										
* M-97	Pt. 28	N/S Young	-200-02	F. & J. Sommerville				40						
* M-97	Pt. 29	N/S Young	-200-04	A. Hudson				40						
* M-97	Pt. 30	N/S Young	-200-06	M. & B. Barrett				40						
* M-97	Pt. 31	N/S Young	-200-08	S. & S. Lainq				40						
* M-97	Pt. 32	N/S Young	-200-10	M & T. Matich				40						
* M-97	Pt. 33	N/S Young	-200-12	P. Hurlbut				40						
* M-97	Pt. 34	N/S Young	-200-14	L. & S. Scott				40						
* M-97	Pt. 35	N/S Young	-200-16	A. & M. MacKinnon				40						
* M-97	Pt. 36	N/S Young	-200-18	C. Doering				40						
* M-97	Pt. 37	N/S Young	-200-24	S. & A. Parks				40						
* M-97	Pt. 38	N/S Young	-200-26	A. & R. Lajoie				40						
* M-97	Pt. 39	N/S Young	-200-28	R. & S. Beer				40						
* M-97	Pt. 40	N/S Young	-200-30	D. & M. Hewitt				40						
* RP57	8 & 9	N/S York	-201	H. VanEedhen										
* RP57	10,11,12,Pt 13	N/S Young	-202	J. Baker & C. Niebergall										
* RP57	2, Pt10, 11	N/S Young	-203	B. & M. Langer										
* RP162	109,110	E/S River Rd	-204	D. & K. Mair	175									
* RP162	71 & 72	W/S Platt N	-204-01	R. & D. Glendinning	175		1							
* RP57	9 & 10	W/S York	-205	D. Schoneveld										
* RP57	4	W/S York	-206	J. & G. Robertson										
* RP57	4 & 5	N/S Mill W	-208	J. & C. Stephens										
* RP57	3	W/S York	-209	L. & D. DeJonae										
* RP57	2	W/S York	-210	P. & V. Tambeau										
* RP57	1 W/S York	W/S York	-211	J. & D. Baer										
* RP57	9	E/S York	-212	G. & M. Rivais										
* RP57	8	E/S York	-213	H. & Y. Kunkel										
* RP57	7	E/S York	-214	F. & G. Lewis										
* RP57	6	E/S York	-215	A. & R. Dedman										
* RP57	N1/2 5	E/S York	-216	C. & L. Kunkel										
* RP57	S1/2 5	E/S York	-217	T. Stere										
* RP57	4	E/S York	-218	L. Lane										
* RP57	6	N/S Mill W	-219	R. & D. Caldecott										
* RP57	Pt 2 & 3	E/S York	-220	Blandford-Blenheim										
* RP57	2	E/S York	-221	T. Blackmore										
* RP57	1 E/S York	E/S York	-222	D. & B. Boulay										
* RP57	NW Pt 5	E/S York	-223	S. & C. Coughlin										
* ++	13	PtS1/2 17	-270	(County of Oxford)		20	14				38			
++	13	PtS1/2 17	-271	(Cress-Ridge Farms Ltd.)							867			
*	13	PtS1/2 18	-272	R. & G. Mair										
*	M-141	Pt Blk 77	-300	D. & M. Fretz				15					57	
*	M-141	Pt Blk 77	-300-02	D. Mannen				15					57	
*	M-141	Pt Blk 77	-300-04	T. & B. Thompson		138	30						57	
*	M-141	Pt Blk 77	-300-06	R. & C. Blueman		138	30						57	

**SCHEDULE C - Schedule of Assessments for Future Maintenance
 PLATTSVILLE DRAIN 1998, Twp of Blandford-Blenheim**

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	1998 Owner (Unless noted otherwise)	Young Branch 1979	Hofstetter Farms Branch	Young Branch 1987	Fennel Daniel Branch 1988	Fennel William Branch 1989	Krystal Branch 1988	Fennel SWM A Area 1998	Fennel SWM B Area 1998	Fennel Branch B-A (2019) ++++	Platts. Estates Phase 2 Drain +
* M-141	Pt Blk 77	W/S Fennel	-300-08	S. & S. Davidson		138	30					57		
* M-141	Pt Blk 77	W/S Fennel	-300-10	L. & P. Johnston		138	30					57		
* M-141	Pt 39	W/S Fennel	-301	J. & L. Earl		138	30					57		
* M-141	Pt 39	W/S Fennel	-301-02	G. & S. Blancher		138	30					57		
* M-141	Pt 40	W/S Fennel	-302	W. & S. Thomson		138	30					57		
* M-141	Pt 40	W/S Fennel	-302-02	S. Dittmer		138	30					57		
* M-141	Pt 41	W/S Fennel	-303	M. Groulx		138	30					57		
* M-141	Pt 41	W/S Fennel	-303-02	G. & C. Stergiou		138	30					57		
* M-141	Pt 42	W/S Fennel	-304	L. Strombom		138	30					57		
* M-141	Pt 42	W/S Fennel	-304-02	B. & J. Naisby		138	30					57		
* M-141	Pt 43	W/S Fennel	-305	V. R. & D. Facchini		138	30					57		
* M-141	Pt 43	W/S Fennel	-305-02	P. Smythe		138	30					57		
* M-141	Pt 44	W/S Fennel	-306	D. & G. Burton		138	30					57		
* M-141	Pt 44	W/S Fennel	-306-02	E. & T. Keefe		138	30					57		
* M-141	Pt 45	W/S Fennel	-307	T. Eichler & J. McClenaghan		138	30					57		
* M-141	Pt 45	W/S Fennel	-307-01	C. Thomson		138	30					57		
* M-141	Pt 46	W/S Fennel	-308	S. & G. Heidbuurt			30					104		
* M-141	Pt 46	W/S Fennel	-308-02	M & D Poulton			30					104		
* M-141	Blk 81	W/S Fennel	-309	Twp of Blandford-Blenheim			162					599		
* M-141	47	W/S Fennel	-310	M. D'Agnillo and D. Burt			40					151		
* M-141	48	W/S Fennel	-311	R. & P. Gascon			40					151		
* M-141	49	W/S Fennel	-312	G. & M. Faulkner			40					151		
* M-141	50	W/S Fennel	-313	E. & D. Feuerbacher			40					151		
* M-141	51	W/S Fennel	-314	Kubassek Holdings Ltd.			40					151		
* M-141	52	W/S Fennel	-315	Kubassek Holdings Ltd.			40					151		
* M-141	53	W/S Fennel	-316	M. & C. Andrews			27	11			89	85		
* M-141	54	W/S Fennel	-317	R. Kurucz			27	11			89	85		
* M-141	55	W/S Fennel	-318	Kubassek Holdings Ltd.			27	11			89	85		
* M-141	56	W/S Fennel	-319	Kubassek Holdings Ltd.			27	11			89	85		
* M-141	57	W/S Fennel	-320	Kubassek Holdings Ltd.			27	11			89	85		
* M-141	58	W/S Fennel	-321	Kubassek Holdings Ltd.			27	11			89	85		
* M-141	59	W/S Fennel	-322	Kubassek Holdings Ltd.			27	11			89	85		
* M-141	60	S/S Fennel	-323	B. Hamacher & T. Zimmer			27	11			89	85		
* M-141	61	Joshua Court	-324	Kubassek Holdings Ltd.			27	11			89	85		
* M-141	62	Joshua Court	-325	Kubassek Holdings Ltd.			27	11			89	85		
* M-141	63	Joshua Court	-326	Kubassek Holdings Ltd.			27	11			89	85		
* M-141	64	Joshua Court	-327	E. & A. Wilson			27	11			89	85		
* M-141	65	Joshua Court	-328	Kubassek Holdings Ltd.			22				192			
* M-141	66	Joshua Court	-329	Kubassek Holdings Ltd.			22				192			
* M-141	Blk 82	Joshua Court	-330	Twp of Blandford-Blenheim			44				384			
* M-141	67	Joshua Court	-331	Kubassek Holdings Ltd.			22				192			
* M-141	68	Joshua Court	-332	Kubassek Holdings Ltd.			22				192			
* M-141	69	Joshua Court	-333	L. & M. Breen			22				192			
* M-141	70	Joshua Court	-334	Kubassek Holdings Ltd.			22				192			
* M-141	71	S/S Fennel	-335	Kubassek Holdings Ltd.			22				192			
* M-141	72	S/S Fennel	-336	Kubassek Holdings Ltd.			22				192			
* M-141	73	S/S Fennel	-337	Kubassek Holdings Ltd.			22				192			
* M-141	74	S/S Fennel	-338	Kubassek Holdings Ltd.			22				192			
* M-141	75	S/S Fennel	-339	Kubassek Holdings Ltd.			22	42			89			
* M-141	76	S/S Fennel	-340	G. Leith & V. Roden			22	85						
* M-141	Blk 80		-341	Twp of Blandford-Blenheim (SWM A)			88				768			
* M-141	1	N/S Fennel	-350	S. & E. Arthur			22	85						
* M-141	2	N/S Fennel	-351	M. & T. Starich			22	85						
* M-141	3	N/S Fennel	-353	A. & M. Entz			22				192			
* M-141	4	N/S Fennel	-354	E. & L. Varga			22				192			
* M-141	5	N/S Fennel	-355	D. Ruller & D. Mitchell			22				192			
* M-141	6	N/S Fennel	-356	E. & A. Straesser			22				192			
* M-141	7	N/S Fennel	-357	H. Shuttleworth			22				192			
* M-141	8	N/S Fennel	-358	R. Albert & R. Landry			22				192			
* M-141	9	N/S Fennel	-359	D. & T. Mitchell-Becker			22				192			
* M-141	10	N/S Fennel	-360	S. Dunnett & M. Page			22				192			
* M-141	11	N/S Fennel	-361	Kubassek Holdings Ltd.			22				192			
* +++++	Blk 85	E/S Fennel	-362	B. Cardoso & D. Oliveira			22				192			
* M-141	12	E/S Fennel	-363	C. & A. Gatten			22				192			
* M-141	13	E/S Fennel	-364	G. & C. Ogram			22				192			
* M-141	14	E/S Fennel	-365	D., C., D. & F. Davison			22				192			
* M-141	15	E/S Fennel	-366	D. & C. D'Aguilar			22				192			
* M-141	16	E/S Fennel	-367	N. & K. Heuston			22				192			
* +++++	M-141	Pt Blks 86 & 91	-368	E. Rempel			40				151			
* M-141	17	E/S Fennel	-369	W. & G. Cunning			40				151			
* M-141	18	E/S Fennel	-370	K. & L. Little			40				151			
* M-141	19	E/S Fennel	-371	N. & A. Seymour			40				151			
* M-141	20	E/S Fennel	-372	J. & K. Brown			40				151			
* M-141	21	E/S Fennel	-373	W. & C. Smith			40				151			
* M-141	22	E/S Fennel	-374	G. & H. Wamboldt			40				151			
* M-141	23	E/S Fennel	-375	H. Hibbs			40				151			
* M-141	24	E/S Fennel	-377	M. Wiggam			40				151			
* M-141	25	E/S Fennel	-378	C. Kunkel & M. Youmans			40				151		50	
* M-141	26	E/S Fennel	-379	S. Snider			40				151		50	
* M-141	27	E/S Fennel	-380	J. & P. Thompson			40				151			
* M-141	28	E/S Fennel	-381	J. & L. Murphy			40				151			
* M-141	29	E/S Fennel	-382	S. Strome			40				151			
* M-141	30	E/S Fennel	-383	S. Lerette & J. Wagner			40				151			
* M-141	31	E/S Fennel	-384	R. & E. Needham			40				151			
* M-141	32	E/S Fennel	-385	P. & M. Cowan			40				151			
* M-141	33	E/S Fennel	-386	E. & D. Gorman			40				151			
* M-141	34	E/S Fennel	-387	K. & N. Hopper			40				151			
* M-141	35	E/S Fennel	-388	J. & J. Duchaine			40				151			
*AA	248	1	-389-02	M. & L. O'Brien			40				151			

**SCHEDULE C - Schedule of Assessments for Future Maintenance
 PLATTSVILLE DRAIN 1998, Twp of Blandford-Blenheim**

Con/ Plan	Lot	Street Location	Roll No. (32-45-020-080)	1998 Owner (Unless noted otherwise)	Young Branch 1979	Hofstetter Farms Branch	Young Branch 1987	Fennel Daniel Branch 1988	Fennel William Branch 1989	Krystal Branch 1988	Fennel SWM A Area 1998	Fennel SWM B Area 1998	Fennel Branch B-A (2019) ++++	Platts. Estates Phase 2 Drain +
*AA	248	2	E/S Fennel	-389-04	<i>R. & J. Hutchinson</i>		40					151		
*AA	248	3	E/S Fennel	-389-06	<i>J. Robert & J. Deming</i>		40					151		
*AA	248	4	E/S Fennel	-389-08	<i>M. & C. Thibodeau</i>		40					151		
*AA	248	5	E/S Fennel	-389-10	<i>E. & C. Stewart</i>		40					151		
*AA	248	6	E/S Fennel	-389-12	<i>G. & B. Balzer</i>		40					75		75
*AA	248	7	E/S Fennel	-389-14	<i>S. Gdanski & P. Redman</i>		40					75		75
TOTAL ON LANDS:					1,895	6,003	8,738	4,492	4,972	720	11,966	18,555	350	150
Douro Street (Oxford Road 8)					County of Oxford									
Albert Street (Oxford Road 8)					County of Oxford									
Isabella Street					Township of Blandford-Blenheim									
Hume Street					Township of Blandford-Blenheim									
York Street					Township of Blandford-Blenheim									
Samuel Street					Township of Blandford-Blenheim									
River Road					Township of Blandford-Blenheim									
Fennel Street					Township of Blandford-Blenheim									
Ann Street					Township of Blandford-Blenheim									
William Street					Township of Blandford-Blenheim									
Platt Street					Township of Blandford-Blenheim									
Walter Street					Township of Blandford-Blenheim									
Mill Street					Township of Blandford-Blenheim									
Young Street					Township of Blandford-Blenheim									
Daniel Street					Township of Blandford-Blenheim									
Krystal Court					Township of Blandford-Blenheim									
Joshua Court					Township of Blandford-Blenheim									
Applewood Street					Township of Blandford-Blenheim									
++++			Fulcher Street				455	353			450	835	850	800
++++			English Crescent				455						850	
++++			Todd Way				455						850	
++++			Glenbriar Street				455						850	
TOTAL ON ROADS:					1,925		6,455	5,699	3,645	470	5,766	10,082	200	800
TOTAL ON PLATTSVILLE DRAINS:					3,820	6,003	15,193	10,191	8,617	1,190	17,732	28,637	550	950

Notes:

- All of the above lands noted with an asterisk (*) are classified as non-agricultural.
 - Section 21 of the Drainage Act, RSO 1990 requires that assessments be shown opposite each parcel of land and road affected. The affected parcels of land have been identified using the roll number from by the last revised assessment roll for the Township. For convenience only, the owners' names as shown by the last revised assessment roll, has also been included.
 - Refer to the revised 2007 Future Maintenance Schedule (Schedule B) dated October 9 for maintenance of other existing drains in Plattsville not included herein.
 - The dollar amounts shown are not amounts to be paid at this time. These amounts are only to be used to create the percentages or portions that each parcel (property) and road will pay for any future maintenance repair or maintenance costs.
- ^ New lots added as part of Plattsville Estates Phase 1 Drain report dated October 9, 2012.
 ^^ New lots added as part of Plattsville Estates Phase 2 Drain report dated October 9, 2012.
 + This drain was added October 9, 2012.
 ++ Revised for Plattsville Estates Phase 1 Drain report dated October 9, 2012.
 +++ Revised for Plattsville Estates Phase 2 Drain report dated October 9, 2012.
 ++++ Added or revised for this Plattsville Estates Phases 3 & 4 Drain Report.
 157... Bold italics indicate 2020 Owner and the new roll numbers.

**SCHEDULE D - Schedule of Assessment for Future Maintenance
 PLATTSVILLE ESTATES PHASE 1 DRAIN
 Township of Blandford-Blenheim**

CON/ R.P. 41	LOT	STREET LOCATION	ROLL NO. (32-45-020-080)	2012 OWNER	Applewood Branch (Incl. Br A & Br B) Total	
*	M-210	1	S/S Applewood St	-031-11	J. Hewitt & B. Fleming	65
*	M-210	2	S/S Applewood St	-031-13	P. & I. Clifford	65
*	M-210	3	S/S Applewood St	-031-15	B. & T. Thibideau	65
*	M-210	4	S/S Applewood St	-031-17	S. & M. Paterson	65
*	M-210	5	S/S Applewood St	-031-19	J. & N. Hokke	65
*	M-210	6	S/S Applewood St	-031-21	S. Conrad & C. Struke-Conrad	65
*	M-210	7	S/S Applewood St	-031-23	B. & B. Dominas	65
*	M-210	8	S/S Applewood St	-031-25	D. & S. Fox	65
*	M-210	9	S/S Applewood St	-031-27	C. & J. Luloff	65
*	M-210	10	S/S Applewood St	-031-29	M. Kuehl & S. Davies	65
*	M-210	11	N/S Applewood St	-031-31	M. & C. Zalac	65
*	M-210	12	N/S Applewood St	-031-33	M. & D. Tales	65
*	M-210	13	N/S Applewood St	-031-35	M. & L. Masterson	65
*	M-210	14	N/S Applewood St	-031-37	W. Kinahan	65
*	M-210	15	N/S Applewood St	-031-39	D. & L. Shaw	65
*	M-210	16	N/S Applewood St	-031-41	M. & K. Demarest	65
*	M-210	17	N/S Applewood St	-031-43	M. Smith	65
*	M-210	18	N/S Applewood St	-031-45	A. & D. O'Brien	65
*	M-210	19	N/S Applewood St	-031-47	F. & S. Isaac	65
*	M-210	20	N/S Applewood St	-031-49	R. & K. Connors	65
*	M-210	21	N/S Applewood St	-031-51	R. & M. Marquette	65
*	M-210	22	N/S Applewood St	-031-53	J. Ferber & C. Newton-Ferber	65
*	M-210	23	N/S Applewood St	-031-55	R. & S. Weber	65
*	M-210	24	W/S Applewood St	-031-57	T. & A. Hunter	65
*	M-210	25	W/S Applewood St	-031-59	T. & T. Nahrgang	65
*	M-210	26	W/S Applewood St	-031-61	G. Cleasby & L. Russell	65
*	M-210	Blk 27	N/S Applewood St (future street)	-031-63	1578651 Ontario Ltd.	65
*++	M-268	19	W/S Applewood St	-032-21	B. Smith & G. Dell'Unto	17
*++	M-268	20	W/S Applewood St	-032-22	N. Martile & A. Rydlo	17
*++	M-268	21	E/S Applewood St	-032-23	C. Slaby & J. Montgomery-Slaby	65
*++	M-268	22	E/S Applewood St	-032-24	D. & S. Dicu	33
*++	M-268	23	E/S Applewood St	-032-25	R. & M. Milord	33
*++	M-268	24	N/S English Cres.	-032-26	M. & A. Ofori-Atta	8
*++	M-268	25	N/S English Cres.	-032-27	A. Baker & A. Willsey	8
*++	M-282	1	N/S English Cres.	-042-01	J. & P. Awde	8
*++	M-282	2	N/S English Cres.	-042-04	L. & M. Douglas	8
*++	M-282	3	N/S English Cres.	-042-07	D. & C. Storrs	8
*++	M-282	4	N/S English Cres.	-042-10	J. Johnson & N. Abbott-Johnson	8
*++	M-282	5	N/S English Cres.	-042-13	R. & S. Mousley	8
*++	M-282	6	N/S English Cres.	-042-16	J. & D. Fleming	8
*++	M-282	7	N/S English Cres.	-042-19	S. & M. Snetsinger	8
*++	M-282	8	N/S English Cres.	-042-22	E. Louhing	8
*++	M-282	9	N/S English Cres.	-042-25	R. Train & E. Winger	8
*++	M-282	10	N/S English Cres.	-042-28	T. & L. Smith	8
*++	M-282	11	N/S English Cres.	-042-31	W. & W. Ledrew	8
*++	M-282	12	N/S English Cres.	-042-34	G. Jonas & J. Nizioł	8
*++	M-282	13	N/S English Cres.	-042-37	C. Dique & J. Renseforth Amos	8
*	13	PtN½ 17	W/S Hofstetter	-270	County of Oxford	65
*	13	PtN½ 17	W/S Hofstetter	-271	Cress-Ridge Farms Ltd.	270
TOTAL ON LANDS:					2,375	
++ Applewood Street Township of Blandford-Blenheim					3,285	
TOTAL ON ROADS:					3,285	
TOTAL ON PLATTSVILLE ESTATES PHASE 1 DRAIN:					5,660	

Notes:

- The lands shown with an asterisk (*) are classified as non-agricultural lands.
- Section 21 of the Drainage Act, RSO 1990 requires that assessments be shown opposite each parcel of land and road affected. The affected parcels of land have been identified using the roll number from the last revised assessment roll for the Township. For convenience only, the owners' names as shown by the last revised assessment roll, has also been included.
- The lands shown above are in the geographic Township of Blenheim in the Township of Blandford-Blenheim.
- The dollar amounts shown are not amounts to be paid at this time. These amounts are only to be used to create the percentages or portions that each parcel (property) and road will pay for any future maintenance repair or maintenance costs.
- ++ Revised for this Plattsville Estates Phases 3 & 4 Drain Report.
- 2023 Owners are shown in bold italics.

**SCHEDULE E - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
PLATTSVILLE ESTATES PHASE 3 DRAIN
Township of Blandford-Blenheim**

Con/ R.P. 41	Lot	Street Location	Roll No. (32-45-020-080) 2017 Owner	Applewood- Fennel Branch	Applewood Branch West	Applewood Branch East	Applewood Branch North	Applewood Branch South	English Branch North	English Branch Centre	English Branch South	Fulcher Branch	Todd Way Branch
M-268	1	W/S Applewood St	-032-03 J. & M. Guenther	-	-	-	-	60	-	-	-	-	40
M-268	2	W/S Applewood St	-032-04 J. & D. Chabot	-	-	-	-	60	-	-	-	-	20
M-268	3	W/S Applewood St	-032-05 M. Czajkowski & S. Eisenbach	-	-	-	-	60	-	-	-	-	20
M-268	4	W/S Applewood St	-032-06 T., B. & N. Araujo	-	-	-	-	60	-	-	-	-	20
M-268	5	W/S Applewood St	-032-07 S. Young	12	-	40	-	-	-	-	-	-	-
M-268	6	W/S Applewood St	-032-08 M. & T. Starich	12	-	40	-	-	-	-	-	-	-
M-268	7	W/S Applewood St	-032-09 A. Neufeld	12	-	40	-	-	-	-	-	-	-
M-268	8	W/S Applewood St	-032-10 K. & K. Fried	12	-	40	-	-	-	-	-	-	-
M-268	9	W/S Applewood St	-032-11 D. & P. Fletcher	12	-	40	-	-	-	-	-	-	-
M-268	10	W/S Applewood St	-032-12 C. Cameron & G. Commisso	24	75	-	-	-	-	-	-	-	-
M-268	11	W/S Applewood St	-032-13 F. & K. Raymond	12	75	-	-	-	-	-	-	-	-
M-268	12	W/S Applewood St	-032-14 A. Longo & S. Misener	12	75	-	-	-	-	-	-	-	-
M-268	13	W/S Applewood St	-032-15 J. & K. Faulkner	12	75	-	-	-	-	-	-	-	-
M-268	14	W/S Applewood St	-032-16 L. Kurt & D. Wallbank	12	75	-	-	-	-	-	-	-	-
M-268	15	W/S Applewood St	-032-17 T. Dean & J. Murray	12	75	-	-	-	-	-	-	-	-
M-268	16	W/S Applewood St	-032-18 P. & B. Rachfalowski	12	75	-	-	-	-	-	-	-	-
M-268	17	W/S Applewood St	-032-19 E. & S. Poore	12	75	-	-	-	-	-	-	-	-
M-268	18	W/S Applewood St	-032-20 S. Craig	12	75	-	-	-	-	-	-	-	-
M-268	19	W/S Applewood St	-032-21 B. Smith & G. Dell'Unto	-	-	-	20	-	-	-	-	-	-
M-268	20	W/S Applewood St	-032-22 N. Martile & A. Rydlo	-	-	-	20	-	-	-	-	-	-
M-268	21	E/S Applewood St	-032-23 C. Slaby & J. Montgomery-Slaby	-	-	-	-	-	-	-	-	-	-
M-268	22	E/S Applewood St	-032-24 D. & S. Dicu	-	-	-	30	-	-	-	-	-	-
M-268	23	E/S Applewood St	-032-25 R. & M. Milord	-	-	-	30	-	20	-	-	-	-
M-268	24	N/S English Cres	-032-26 M. & A. Ofori-Atta	12	25	-	-	-	120	-	-	-	-
M-268	25	N/S English Cres	-032-27 A. Baker & A. Willsey	12	25	-	-	-	120	-	-	-	-
M-268	26	S/S English Cres	-032-28 J. Jordan & C. Akerman	24	50	-	-	-	120	-	-	-	-
M-268	27	S/S English Cres	-032-29 G. & T. Yutronkie	24	50	-	-	-	120	-	-	-	-
M-268	28	E/S Applewood St	-032-30 N. Roeter & B. Eby	24	150	-	-	-	-	-	-	-	-
M-268	29	E/S Applewood St	-032-31 T. & M. Gingerich	24	150	-	-	-	-	-	-	-	-
M-268	30	E/S Applewood St	-032-32 A. Whyte & S. Zeller	24	150	-	-	-	-	-	-	-	-
M-268	31	E/S Applewood St	-032-33 E. Berner & K. Nielson	24	150	-	-	-	-	-	-	-	-
M-268	32	E/S Applewood St	-032-34 M. Philippi	24	-	60	-	-	-	-	-	-	-
M-268	33	E/S Applewood St	-032-35 S. & S. Jenken	24	-	60	-	-	-	-	-	-	-
M-268	34	E/S Applewood St	-032-36 A. Brown & E. Hamilton-Piercy	24	-	60	-	-	-	-	-	-	-
M-268	35	E/S Applewood St	-032-37 M. & R. Hofstetter	24	-	60	-	-	-	-	-	-	-
M-268	36	E/S Applewood St	-032-38 G. & T. Spachman	24	-	60	-	-	-	-	-	-	-
M-268	37	E/S Applewood St	-032-39 C. & D. Westphal	-	-	-	-	80	-	-	20	-	40
M-268	38	E/S Applewood St	-032-40 C. Borho & T. Wszolek	-	-	-	-	80	-	-	20	-	40
M-268	39	E/S Applewood St	-032-41 D. & A. Marck	-	-	-	-	80	-	-	-	-	40
M-268	40	E/S Applewood St	-032-42 G. Piccola & C. Kania	-	-	-	-	80	-	-	-	-	40
M-268	41	E/S Applewood St	-032-43 T. & S. Kieffer	-	-	-	-	60	-	-	-	-	60
M-268	42	N/S Todd Way	-032-44 A. & Y. Golshani	-	-	-	-	-	-	-	-	-	160
M-268	43	N/S Todd Way	-032-45 H. Ruhwedel	-	-	-	-	-	-	-	-	-	160
M-268	44	N/S Todd Way	-032-46 L. & S. Jorgensen	-	-	-	-	-	-	-	-	-	160
M-268	45	N/S Todd Way	-032-47 J. & D. Beemer	-	-	-	-	-	-	-	-	-	160
M-268	46	N/S Todd Way	-032-48 P. Davidson & T. Mushing	-	-	-	-	-	-	-	-	-	160
M-268	47	N/S Todd Way	-032-49 J. & K. Robinson	-	-	-	-	-	-	-	-	-	160
M-268	48	E/S Glenbriar	-032-50 J. Stephenson & D. Crabtree	-	-	-	-	-	-	-	-	-	60
M-268	49	W/S Glenbriar	-032-51 G. Seed	-	-	-	-	-	-	-	-	-	60
M-268	50	E/S Applewood St	-032-52 D. Hadenko	-	-	-	-	-	-	-	-	-	60
M-268	51	W/S Applewood St	-032-53 A. Montgomery & M. Grouchy	-	-	-	-	-	-	-	-	-	60
M-268	Blks 52 & 115	E/S Fennel E	-032-54 Township of Blandford-Blenheim	76	-	-	-	-	-	-	-	-	-
M-319	1	E/S Glenbriar	-033-01 D. & J. Mogus	-	-	-	-	-	-	-	-	-	40
M-319	2	E/S Glenbriar	-033-02 Z. & I. Sos	-	-	-	-	-	-	-	-	-	40
M-319	3	E/S Glenbriar	-033-03 S. & C. Bender	-	-	-	-	-	-	-	-	-	40

**SCHEDULE E - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
PLATTSVILLE ESTATES PHASE 3 DRAIN
Township of Blandford-Blenheim**

Con/ R.P. 41	Lot	Street Location	Roll No. (32-45-020-080) 2017 Owner	Applewood- Fennel Branch	Applewood Branch West	Applewood Branch East	Applewood Branch North	Applewood Branch South	English Branch North	English Branch Centre	English Branch South	Fulcher Branch	Todd Way Branch
M-319	4	E/S Glenbriar	-033-04	D. Langsford & H. Shuttleworth	-	-	-	-	-	-	-	-	40
M-319	5	E/S Glenbriar	-033-05	M. Steenbergen & V. Gardiner	-	-	-	-	-	-	-	-	20
M-319	6	E/S Glenbriar	-033-06	B. & M. MacMillan	-	-	-	-	-	-	-	-	20
M-319	7	E/S Glenbriar	-033-07	E. & F. Garcia	-	-	-	-	-	-	-	-	20
M-319	8	E/S Glenbriar	-033-08	K. Dempsey	-	-	-	-	-	-	-	-	20
M-319	9	E/S Glenbriar	-033-09	S. & N. Shantz	-	-	-	-	-	-	-	-	20
M-319	10	E/S Glenbriar	-033-10	B. & J. Jessop	-	-	-	-	-	-	-	-	20
M-319	11	E/S Glenbriar	-033-11	B. & T. De Belleval	-	-	-	-	-	-	-	-	20
M-319	12	E/S Glenbriar	-033-12	S. Stoyles & M. Norenberg	-	-	-	-	-	-	-	-	40
M-319	13	W/S Glenbriar	-033-13	J. Dimascio & J. Dynes	-	-	-	-	-	-	-	-	40
M-319	14	W/S Glenbriar	-033-14	R. & L. Brading	-	-	-	-	-	-	-	-	40
M-319	15	W/S Glenbriar	-033-15	D. Danylyk	-	-	-	-	-	-	-	-	40
M-319	16	W/S Glenbriar	-033-16	J. Kubassek & A. Weiss	-	-	-	-	-	-	-	-	40
M-319	17	W/S Glenbriar	-033-17	C. Leko & R. Krajnovic	-	-	-	-	-	-	-	-	40
M-319	18	W/S Glenbriar	-033-18	J. & D. Melo	-	-	-	-	-	-	-	-	40
M-319	19	W/S Glenbriar	-033-19	K. Burden	-	-	-	-	-	-	-	-	40
M-319	20	W/S Glenbriar	-033-20	N. Kour	-	-	-	-	-	-	-	-	40
M-319	21	E/S Applewood Street	-033-21	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	40
M-319	22	E/S Applewood Street	-033-22	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	40
M-319	23	E/S Applewood Street	-033-23	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	40
M-319	24	E/S Applewood Street	-033-24	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	40
M-319	25	E/S Applewood Street	-033-25	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	40
M-319	26	E/S Applewood Street	-033-26	A. Munar & E. Santos	-	-	-	-	-	-	-	-	40
M-319	27	E/S Applewood Street	-033-27	J. Wiles & M. Cowis	-	-	-	-	-	-	-	-	40
M-319	28	E/S Applewood Street	-033-28	D. & V. Penfound	-	-	-	-	-	-	-	-	40
M-319	29	E/S Applewood Street	-033-29	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	40
M-319	30	W/S Applewood Street	-033-30	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	40
M-319	31	W/S Applewood Street	-033-31	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	40
M-319	32	W/S Applewood Street	-033-32	S. & K. Shahab	-	-	-	-	-	-	-	-	40
M-319	33	W/S Applewood Street	-033-33	J. & G. Filsinger	-	-	-	-	-	-	-	-	40
M-319	34	W/S Applewood Street	-033-34	G. & H. Graff	-	-	-	-	-	-	-	-	40
M-319	35	W/S Applewood Street	-033-35	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	40
M-319	36	W/S Applewood Street	-033-36	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	20
M-319	37	W/S Applewood Street	-033-37	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	20
M-319	38	W/S Applewood Street	-033-38	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	20
M-319	39	W/S Applewood Street	-033-39	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	20
M-319	40	W/S Applewood Street	-033-40	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	20
M-319	Pt Blk 41	W/S Applewood Street	-033-41	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	20
M-319	Pt Blk 41	W/S Applewood Street	-033-62	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	20
M-319	Pt Blk 41	W/S Applewood Street	-033-63	D. Fried & N. Mahon	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 41	W/S Applewood Street	-033-64	N. Savija & E. Rayner	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 41	W/S Applewood Street	-033-60	A. & O. Garba	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 42	W/S Applewood Street	-033-65	B. & L. Erb	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 42	W/S Applewood Street	-033-66	J. Bursey & J. Scheel	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 42	W/S Applewood Street	-033-67	N. Codrean	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 42	W/S Applewood Street	-033-68	K. Feick & L. Stebbings	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 42	W/S Applewood Street	-033-69	S. & L. Johnston	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 43	S/S Applewood Street	-033-70	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 43	S/S Applewood Street	-033-71	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 43	S/S Applewood Street	-033-72	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 43	S/S Applewood Street	-033-73	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 43	S/S Applewood Street	-033-74	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 44	S/S Applewood Street	-033-75	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 44	S/S Applewood Street	-033-76	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 44	S/S Applewood Street	-033-77	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 44	S/S Applewood Street	-033-78	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-

**SCHEDULE E - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
PLATTSVILLE ESTATES PHASE 3 DRAIN
Township of Blandford-Blenheim**

Con/ R.P. 41	Lot	Street Location	Roll No. (32-45-020-080) 2017 Owner	Applewood- Fennel Branch	Applewood Branch West	Applewood Branch East	Applewood Branch North	Applewood Branch South	English Branch North	English Branch Centre	English Branch South	Fulcher Branch	Todd Way Branch
M-319	Pt Blk 45	N/S Applewood Street	-033-83	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 45	N/S Applewood Street	-033-82	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 45	N/S Applewood Street	-033-81	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 45	N/S Applewood Street	-033-80	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 45	N/S Applewood Street	-033-79	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 46	E/S Applewood Street	-033-89	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 46	E/S Applewood Street	-033-88	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 46	E/S Applewood Street	-033-87	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 46	E/S Applewood Street	-033-84	D. & J. Baptista	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 46	E/S Applewood Street	-033-85	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 46	E/S Applewood Street	-033-86	Claysam Custom Homes Ltd.	-	-	-	-	-	-	-	-	-
M-319	Blk 47	S/S Applewood Street	-033-47	Twp. of Blandford-Blenheim	-	-	-	-	-	-	-	-	-
M-319	Pt Blk 48	S/S Applewood Street	-033-48	1578651 O/A Plattsville Estates	-	-	-	-	-	-	-	-	-
M-282	1	N/S English Cres	-042-01	J. & P. Awde	12	25	-	-	120	-	-	-	-
M-282	2	N/S English Cres	-042-04	L. & M. Douglas	12	25	-	-	120	-	-	-	-
M-282	3	N/S English Cres	-042-07	D. & C. Storrs	12	25	-	-	120	-	-	-	-
M-282	4	N/S English Cres	-042-10	J. Johnson & N. Abbott-Johnson	12	25	-	-	120	-	-	-	-
M-282	5	N/S English Cres	-042-13	R. & S. Mousley	12	25	-	-	120	-	-	-	-
M-282	6	N/S English Cres	-042-16	J. & D. Fleming	12	25	-	-	120	-	-	-	-
M-282	7	N/S English Cres	-042-19	S. & M. Snetsinger	12	25	-	-	120	-	-	-	-
M-282	8	N/S English Cres	-042-22	E. Louhing	12	25	-	-	120	-	-	-	-
M-282	9	N/S English Cres	-042-25	R. Train & E. Winger	12	25	-	-	120	-	-	-	-
M-282	10	N/S English Cres	-042-28	T. & L. Smith	12	25	-	-	120	-	-	-	-
M-282	11	N/S English Cres	-042-31	W. & W. Ledrew	12	25	-	-	120	-	-	-	-
M-282	12	N/S English Cres	-042-34	G. Jonas & J. Niziol	12	25	-	-	120	-	-	-	-
M-282	13	N/S English Cres	-042-37	C. Dique & J. Renseforth	12	25	-	-	120	-	-	-	-
M-282	14	N/S English Cres	-042-40	R. & S. Baptista	24	50	-	-	180	-	-	-	-
M-282	15	N/S English Cres	-042-43	V. & R. Suserski	24	15	-	-	-	100	-	70	-
M-282	16	E/S English Cres	-042-46	R. Lemp & M. McKinnon	24	15	-	-	-	100	-	70	-
M-282	17	E/S English Cres	-042-49	J. & K. Van Der Zalm	24	15	-	-	-	100	-	70	-
M-282	18	E/S English Cres	-042-52	S. McMahon & J. Dicks	24	15	-	-	-	100	-	70	-
M-282	19	E/S English Cres	-042-55	I. & H. Tousek	24	15	-	-	-	100	-	70	-
M-282	20	E/S English Cres	-042-58	K. & A. Taylor	24	15	-	-	-	100	-	70	-
M-282	21	E/S English Cres	-042-61	A. & M. Hollinsworth	24	15	-	-	-	100	-	70	-
M-282	22	E/S English Cres	-042-64	R. & A. Dedman	-	-	-	40	-	-	180	-	40
M-282	23	E/S English Cres	-042-67	C. Fitzpatrick & T. Jones	-	-	-	40	-	-	180	-	40
M-282	24	E/S English Cres	-042-70	L. Gonzalez & Q. Herrera	-	-	-	40	-	-	180	-	40
M-282	25	E/S English Cres	-042-73	O. & L. Santos	-	-	-	40	-	-	180	-	40
M-282	26	E/S English Cres	-042-76	W. & A. Lovell	-	-	-	40	-	-	180	-	40
M-282	27	E/S English Cres	-042-79	J. Lavallee	-	-	-	40	-	-	180	-	40
M-282	28	E/S English Cres	-042-82	M., M. & P. Koshil	-	-	-	40	-	-	180	-	40
M-282	29	S/S English Cres	-042-85	S. & M. Burns	-	-	-	40	-	-	180	-	40
M-282	30	S/S English Cres	-042-88	B. & M. Meadus	-	-	-	40	-	-	180	-	40
M-282	31	S/S English Cres	-042-91	M. Hesketh	-	-	-	40	-	-	180	-	40
M-282	32	S/S English Cres	-042-94	M. Roberts & C. Oakes	-	-	-	40	-	-	180	-	40
M-282	33	N/S English Cres	-042-97	V. Theige & K. Peiris	-	-	-	40	-	-	180	-	40
M-282	34	N/S English Cres	-043-00	C. Legate	-	-	-	40	-	-	180	-	40
M-282	35	N/S English Cres	-043-03	J. Keller & S. Double	-	-	-	40	-	-	180	-	40
M-282	36	N/S English Cres	-043-06	R. Hough & C. Cressman	-	-	-	40	-	-	180	-	40
M-282	37	S/S Fulcher St	-043-09	J. Van De Slyke	12	10	-	-	20	-	50	100	20
M-282	38	S/S Fulcher St	-043-12	J. Mangiacasale & A. Rodi	12	10	-	-	20	-	50	100	20
M-282	39	S/S Fulcher St	-043-15	M. & C. Oliveira	12	10	-	-	20	-	50	100	20
M-282	40	S/S Fulcher St	-043-18	A. & E. Ciochon	12	10	-	-	20	-	50	100	20
M-282	41	S/S Fulcher St	-043-21	S. Hughes & E. Hughes	12	10	-	-	20	-	50	100	20
M-282	42	S/S Fulcher St	-043-24	S. Swartzentruber	20	10	-	-	-	-	10	140	10
M-282	43	N/S Fulcher St	-043-27	J. & T. Braunig	24	15	-	-	-	-	-	140	-

**SCHEDULE E - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
PLATTSVILLE ESTATES PHASE 3 DRAIN
Township of Blandford-Blenheim**

Con/ R.P. 41	Lot	Street Location	Roll No. (32-45-020-080) 2017 Owner	Applewood- Fennel Branch	Applewood Branch West	Applewood Branch East	Applewood Branch North	Applewood Branch South	English Branch North	English Branch Centre	English Branch South	Fulcher Branch	Todd Way Branch
M-282	44	N/S Fulcher St	-043-30 M. Sancier & T. Jarrin	24	15	-	-	-	-	-	-	140	-
M-282	45	N/S Fulcher St	-043-33 A. & J. Patey	24	15	-	-	-	-	-	-	140	-
M-282	46	N/S Fulcher St	-043-36 D. & R. Remillard	24	15	-	-	-	-	-	-	140	-
M-282	47	N/S Fulcher St	-043-39 M. Brink & Z. Johnston	24	15	-	-	-	-	-	-	140	-
M-282	48	N/S Fulcher St	-043-42 J. & A. Hall	24	15	-	-	-	-	-	-	140	-
M-282	49	N/S Fulcher St	-043-45 M. & L. Letson	24	15	-	-	-	-	-	-	140	-
M-282	50	N/S Fulcher St	-043-48 A. & C. Hicks	24	15	-	-	-	-	-	-	140	-
M-282	51	N/S Fulcher St	-043-51 C. Grotenhuis & A. Goddard	24	15	-	-	-	-	30	-	140	-
M-282	52	S/S English Cres	-043-54 G. Wells & Q. Lang	24	50	-	-	-	120	30	-	-	-
M-282	53	S/S English Cres	-043-57 S. Andrushko & T. Harkness	24	50	-	-	-	120	-	-	-	-
M-282	54	S/S English Cres	-043-60 E. Pamer	24	50	-	-	-	120	-	-	-	-
M-282	55	S/S English Cres	-043-63 J., J. & J. Zielinski	24	50	-	-	-	120	-	-	-	-
M-282	56	S/S English Cres	-043-66 M. & M. Bajdo	24	50	-	-	-	120	-	-	-	-
M-282	57	S/S English Cres	-043-69 M. Baker & C. Floto	24	50	-	-	-	120	-	-	-	-
M-282	58	S/S English Cres	-043-72 D. & M. Burca	24	50	-	-	-	120	-	-	-	-
M-282	59	S/S English Cres	-043-75 D. & J. King	24	50	-	-	-	120	-	-	-	-
M-282	60	S/S English Cres	-043-78 W. & K. Hall	24	50	-	-	-	120	-	-	-	-
M-282	61	S/S English Cres	-043-81 S. Ward & C. Smith	24	50	-	-	-	120	-	-	-	-
M-282	62	S/S English Cres	-043-84 G. Parkhurst & R. Ruocco	24	50	-	-	-	120	-	-	-	-
M-282	63	S/S English Cres	-043-87 J. & C. Lewis	24	50	-	-	-	120	-	-	-	-
M-141	Pt Blks 86 & 91	E/S Fennel St E	-368-00 E. Rempel	24	-	-	-	-	-	-	-	-	-
				-	-	-	-	-	-	-	-	-	-
Total Assessments on Lands:				1,500	2,700	500	100	1,320	3,680	760	3,000	2,390	3,630
	Fennel Street East		Twp. of Blandford-Blenheim		-	-	-	-	-	-	-	-	-
	Applewood Street		Twp. of Blandford-Blenheim	750	650	900	650	990	-	-	-	-	330
	English Crescent		Twp. of Blandford-Blenheim	375	325	-	-	490	2,320	2,140	2,500	510	170
	Fulcher Street		Twp. of Blandford-Blenheim	375	325	-	-	-	-	-	-	1,100	-
	Glenbriar Street		Twp. of Blandford-Blenheim	-	-	-	-	-	-	-	-	-	170
	Todd Way		Twp. of Blandford-Blenheim	-	-	-	-	-	-	-	-	-	700
Total Assessments on Roads:				1,500	1,300	900	650	1,480	2,320	2,140	2,500	1,610	1,370
TOTAL PLATTSVILLE ESTATES PHASE 3 DRAIN:				3,000	4,000	1,400	750	2,800	6,000	2,900	5,500	4,000	5,000

Notes:

- All of the above lands are classified as non-agricultural lands.
- Section 21 of the Drainage Act, RSO 1990 requires that assessments be shown opposite each parcel of land and road affected. The affected parcels of land have been identified using the roll number from the last revised assessment roll for the Township. For convenience only, the owners' names as shown by the last revised assessment roll, has also been included.
- The lands shown above are in the geographic Township of Blenheim in the Township of Blandford-Blenheim.
- The dollar amounts shown are not amounts to be paid at this time. These amounts are only to be used to create the percentages or portions that each parcel (property) and road will pay for any future maintenance repair or maintenance costs.

**SCHEDULE F - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
PLATTSVILLE ESTATES PHASE 4 DRAIN
Township of Blandford-Blenheim**

Con/ R.P. 41	Lot	Street Location	Roll No. (32-45-020-080) 2017 Owner	Applewood- Albert Branch	Applewood Branch A	Applewood Branch B	Applewood Branch C	Glenbriar Branch North	Glenbriar Branch South	Branch A-A	Branch A-B
M-268	48	E/S Glenbriar	-032-50 J. Stephenson & D. Crabtree	-	-	-	-	75	-	-	-
M-268	49	W/S Glenbriar	-032-51 G. Seed	-	80	-	-	75	-	-	-
M-268	50	E/S Applewood Street	-032-52 D. Hadenko	-	180	-	-	-	-	-	-
M-268	51	W/S Applewood Street	-032-53 A. Montgomery & M. Grouchy	-	100	-	-	-	-	-	-
M-319	1	E/S Glenbriar	-033-01 D. & J. Mogus	-	-	-	-	75	-	-	-
M-319	2	E/S Glenbriar	-033-02 Z. & I. Sos	-	-	-	-	75	-	-	-
M-319	3	E/S Glenbriar	-033-03 S. & C. Bender	-	-	-	-	75	-	-	-
M-319	4	E/S Glenbriar	-033-04 D. Langsford & H. Shuttleworth	-	-	-	-	75	-	-	-
M-319	5	E/S Glenbriar	-033-05 M. Steenbergen & V. Gardiner	-	40	-	-	-	120	-	-
M-319	6	E/S Glenbriar	-033-06 B. & M. MacMillan	-	40	-	-	-	120	-	-
M-319	7	E/S Glenbriar	-033-07 E. & F. Garcia	-	40	-	-	-	120	-	-
M-319	8	E/S Glenbriar	-033-08 K. Dempsey	-	40	-	-	-	120	-	-
M-319	9	E/S Glenbriar	-033-09 S. & N. Shantz	-	40	-	-	-	120	-	-
M-319	10	E/S Glenbriar	-033-10 B. & J. Jessop	-	40	-	-	-	120	-	-
M-319	11	E/S Glenbriar	-033-11 B. & T. De Belleval	-	40	-	-	-	120	-	-
M-319	12	E/S Glenbriar	-033-12 S. Stoyles & M. Norenberg	-	80	-	-	-	180	-	-
M-319	13	W/S Glenbriar	-033-13 J. Dimascio & J. Dynes	-	80	-	-	-	120	-	-
M-319	14	W/S Glenbriar	-033-14 R. & L. Brading	-	80	-	-	-	120	-	-
M-319	15	W/S Glenbriar	-033-15 D. Danylyk	-	80	-	-	-	120	-	-
M-319	16	W/S Glenbriar	-033-16 J. Kubassek & A. Weiss	-	80	-	-	-	120	-	-
M-319	17	W/S Glenbriar	-033-17 C. Leko & R. Krajinovic	-	30	-	-	75	-	-	-
M-319	18	W/S Glenbriar	-033-18 J. & D. Melo	-	30	-	-	75	-	-	-
M-319	19	W/S Glenbriar	-033-19 K. Burden	-	30	-	-	75	-	-	-
M-319	20	W/S Glenbriar	-033-20 N. Kour	-	30	-	-	75	-	-	-
M-319	21	E/S Applewood Street	-033-21 Claysam Custom Homes Ltd.	-	180	-	-	-	-	-	-
M-319	22	E/S Applewood Street	-033-22 Claysam Custom Homes Ltd.	-	180	-	-	-	-	-	-
M-319	23	E/S Applewood Street	-033-23 Claysam Custom Homes Ltd.	-	180	-	-	-	-	-	-
M-319	24	E/S Applewood Street	-033-24 Claysam Custom Homes Ltd.	-	180	-	-	-	-	-	-
M-319	25	E/S Applewood Street	-033-25 Claysam Custom Homes Ltd.	-	180	-	-	-	-	-	-
M-319	26	E/S Applewood Street	-033-26 A. Munar & E. Santos	-	180	-	-	-	-	-	-
M-319	27	E/S Applewood Street	-033-27 J. Wiles & M. Cows	-	180	-	-	-	-	-	-
M-319	28	E/S Applewood Street	-033-28 D. & V. Penfound	-	180	-	-	-	-	-	-
M-319	29	E/S Applewood Street	-033-29 Claysam Custom Homes Ltd.	-	180	-	-	-	50	-	-
M-319	30	W/S Applewood Street	-033-30 Claysam Custom Homes Ltd.	-	180	-	-	-	-	-	100
M-319	31	W/S Applewood Street	-033-31 Claysam Custom Homes Ltd.	-	180	-	-	-	-	50	50
M-319	32	W/S Applewood Street	-033-32 S. & K. Shahab	-	180	-	-	-	-	50	-
M-319	33	W/S Applewood Street	-033-33 J. & G. Filsinger	-	180	-	-	-	-	50	-
M-319	34	W/S Applewood Street	-033-34 G. & H. Graff	-	180	-	-	-	-	50	-
M-319	35	W/S Applewood Street	-033-35 Claysam Custom Homes Ltd.	-	180	-	-	-	-	100	-
M-319	36	W/S Applewood Street	-033-36 Claysam Custom Homes Ltd.	-	100	-	-	-	-	50	-
M-319	37	W/S Applewood Street	-033-37 Claysam Custom Homes Ltd.	-	100	-	-	-	-	-	-
M-319	38	W/S Applewood Street	-033-38 Claysam Custom Homes Ltd.	-	100	-	-	-	-	-	-
M-319	39	W/S Applewood Street	-033-39 Claysam Custom Homes Ltd.	-	100	-	-	-	-	-	-
M-319	40	W/S Applewood Street	-033-40 Claysam Custom Homes Ltd.	-	100	-	-	-	-	-	-
M-319	Pt Blk 41	W/S Applewood Street	-033-41 Claysam Custom Homes Ltd.	-	90	-	-	-	-	-	50
M-319	Pt Blk 41	W/S Applewood Street	-033-62 Claysam Custom Homes Ltd.	-	90	-	-	-	-	-	50
M-319	Pt Blk 41	W/S Applewood Street	-033-63 D. Fried & N. Mahon	100	-	80	-	-	-	-	-

**SCHEDULE F - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE
PLATTSVILLE ESTATES PHASE 4 DRAIN
Township of Blandford-Blenheim**

Con/ R.P. 41	Lot	Street Location	Roll No. (32-45-020-080) 2017 Owner	Applewood- Albert Branch	Applewood Branch A	Applewood Branch B	Applewood Branch C	Glenbriar Branch North	Glenbriar Branch South	Branch A-A	Branch A-B
M-319	Pt Blk 41	W/S Applewood Street	-033-64 N. Savija & E. Rayner	100	-	80	-	-	-	-	-
M-319	Pt Blk 41	W/S Applewood Street	-033-60 A. & O. Garba	100	-	80	-	-	-	-	-
M-319	Pt Blk 42	W/S Applewood Street	-033-65 B. & L. Erb	100	-	80	-	-	-	-	-
M-319	Pt Blk 42	W/S Applewood Street	-033-66 J Bursey & J. Scheel	100	-	80	-	-	-	-	-
M-319	Pt Blk 42	W/S Applewood Street	-033-67 N. Codrean	100	-	80	-	-	-	-	-
M-319	Pt Blk 42	W/S Applewood Street	-033-68 K. Feick & L Stebbings	100	-	80	-	-	-	-	-
M-319	Pt Blk 42	W/S Applewood Street	-033-69 S. & L. Johnston	100	-	80	-	-	-	-	-
M-319	Pt Blk 43	S/S Applewood Street	-033-70 Claysam Custom Homes Ltd.	100	-	-	75	-	-	-	-
M-319	Pt Blk 43	S/S Applewood Street	-033-71 Claysam Custom Homes Ltd.	100	-	-	75	-	-	-	-
M-319	Pt Blk 43	S/S Applewood Street	-033-72 Claysam Custom Homes Ltd.	100	-	-	75	-	-	-	-
M-319	Pt Blk 43	S/S Applewood Street	-033-73 Claysam Custom Homes Ltd.	100	-	-	75	-	-	-	-
M-319	Pt Blk 43	S/S Applewood Street	-033-74 Claysam Custom Homes Ltd.	100	-	-	75	-	-	-	-
M-319	Pt Blk 44	S/S Applewood Street	-033-75 Claysam Custom Homes Ltd.	100	-	-	75	-	-	-	-
M-319	Pt Blk 44	S/S Applewood Street	-033-76 Claysam Custom Homes Ltd.	100	-	-	75	-	-	-	-
M-319	Pt Blk 44	S/S Applewood Street	-033-77 Claysam Custom Homes Ltd.	100	-	-	75	-	-	-	-
M-319	Pt Blk 44	S/S Applewood Street	-033-78 Claysam Custom Homes Ltd.	100	-	-	75	-	-	-	-
M-319	Pt Blk 45	N/S Applewood Street	-033-83 Claysam Custom Homes Ltd.	100	-	-	75	-	-	-	-
M-319	Pt Blk 45	N/S Applewood Street	-033-82 Claysam Custom Homes Ltd.	100	-	-	75	-	-	-	-
M-319	Pt Blk 45	N/S Applewood Street	-033-81 Claysam Custom Homes Ltd.	100	-	-	75	-	-	-	-
M-319	Pt Blk 45	N/S Applewood Street	-033-80 Claysam Custom Homes Ltd.	100	-	-	75	-	-	-	-
M-319	Pt Blk 45	N/S Applewood Street	-033-79 Claysam Custom Homes Ltd.	100	-	-	75	-	-	-	-
M-319	Pt Blk 46	E/S Applewood Street	-033-89 Claysam Custom Homes Ltd.	100	-	80	-	-	50	-	-
M-319	Pt Blk 46	E/S Applewood Street	-033-88 Claysam Custom Homes Ltd.	100	-	80	-	-	-	-	-
M-319	Pt Blk 46	E/S Applewood Street	-033-87 Claysam Custom Homes Ltd.	100	-	80	-	-	-	-	-
M-319	Pt Blk 46	E/S Applewood Street	-033-84 D. & J. Baptista	100	-	80	-	-	-	-	-
M-319	Pt Blk 46	E/S Applewood Street	-033-85 Claysam Custom Homes Ltd.	100	-	80	-	-	-	-	-
M-319	Pt Blk 46	E/S Applewood Street	-033-86 Claysam Custom Homes Ltd.	100	-	80	-	-	-	-	-
M-319	Blk 47	S/S Applewood Street	-033-47 Twp. of Blandford-Blenheim	200	-	-	-	-	-	-	-
M-319	Pt Blk 48	S/S Applewood Street	-033-48 1578651 O/A Plattsville Estate	-	-	-	-	-	-	-	-
Total Assessments on Lands:				3,000	4,540	1,120	1,050	750	1,600	350	250
Applewood Street Twp. of Blandford-Blenheim				2,000	980	880	1,450	-	-	650	750
Glenbriar Street Twp. of Blandford-Blenheim				-	480	-	-	1,250	1,900	-	-
Albert Street (Oxford Road 8) County of Oxford				-	-	-	-	-	-	-	-
Todd Way Twp. of Blandford-Blenheim				-	-	-	-	-	-	-	-
Total Assessments on Roads:				2,000	1,460	880	1,450	1,250	1,900	650	750
TOTAL PLATTSVILLE ESTATES PHASE 4 DRAIN:				5,000	6,000	2,000	2,500	2,000	3,500	1,000	1,000

Notes:

1. All of the above lands are classified as non-agricultural lands.
2. Section 21 of the Drainage Act, RSO 1990 requires that assessments be shown opposite each parcel of land and road affected. The affected parcels of land have been identified using the roll number from the last revised assessment roll for the Township. For convenience only, the owners' names as shown by the last revised assessment roll, has also been included.
3. The lands shown above are in the geographic Township of Blenheim in the Township of Blandford-Blenheim.
4. The dollar amounts shown are not amounts to be paid at this time. These amounts are only to be used to create the percentages or portions that each parcel (property) and road will pay for any future maintenance repair or maintenance costs.



APPENDIX A

ON-SITE MEETING NOTICE





K. SMART ASSOCIATES LIMITED
CONSULTING ENGINEERS & PLANNERS

85 McIntyre Drive
Kitchener, ON N2R 1H6

Tel: 519-748-1199
Fax: 519-748-6100

May 24, 2023

File No. 12-059

To: All Affected Property Owners, Road Authorities and Utility Owners

RE: PLATTSVILLE ESTATES PHASES 3 & 4 DRAIN

Dear Sir or Madam:

Please be advised that the Council of the of Blandford-Blenheim has appointed the engineering firm of K. Smart Associates Limited to prepare a report under Sections 4, 65 & 76 of the *Drainage Act*.

In accordance with Section 9(1) of the Drainage Act, you as an owner of land affected, are requested to attend an on-site meeting with the appointed engineer to examine the area and site of the proposed drainage works.

The meeting will take place at 5:00 p.m. on June 14th, 2023 at Plattsville Lion's Community Hall, 68 Mill St. E. Plattsville, ON.

If you do not attend the meeting, it will proceed in your absence. If you are affected or assessed by this proposed project, you will continue to receive notification as required by the *Drainage Act*.

However, since there are no costs re the Report itself to the landowners, and since the costs in the future to the landowners will be minimal, many landowners may feel it unnecessary to attend.

Yours truly

K. A. Smart, P. Eng.

mw

Name of Deputy Clerk	Signature	Date
Sarah Matheson		05/24/2023



APPENDIX B
VALUE OF ITEMS TO BE INCORPORATED
(SECTION 31 (EXISTING DRAIN) ALLOWANCES)

Branch	Location	Description of Items to be Incorporated	Unit Price	Unit	Cost
<u>j) Plattsville Estates Phase 3 Drain</u>					
<u>Applewood Branch North</u> (This Branch outlets into the top end of the Plattsville Estates Phase 1 Drain, Applewood Br)	Applewood Street	- 42.4m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer - 1 - 1200mm dia. concrete manhole (MH 40) - 1 - 600 x 600mm concrete catchbasin (including 7m of 250mm dia. PVC SDR 35 pipe lead) (CB 14.1) - 4 - 150mm dia. storm sewer service connections, PVC SDR 28 pipe (PDC's)	87.50 2,995.00 2,485.00 760.00	m each each each	3,710.00 2,995.00 2,485.00 3,040.00
(Total length of Applewood Branch North is 42.4m)			Sub Total:		12,230.00
			Use:		12,230.00
<u>Applewood-Fennel Branch</u> (This Branch outlets into the Fennel SWM Area B Drain of Plattsville Drain 1998)	Fennel St. E/ BLKS 52 & 115 R.P. 41M-268 (Roll No. -032-54/ Applewood St)	- 100.4m of 600mm dia. CL-3 concrete storm sewer - 1 - 1800mm dia. concrete manhole (MH 22)* - 1 - 1200mm dia. concrete manhole (MH 21) - 2 - 1500mm dia. concrete double catchbasin manholes (DCBMH 20 and DCBMH 19) - 1 -150mm dia. storm sewer service connection PVC SDR 28 Pipe (PDC) (to Lot B, Roll No. -368, formerly future Street 4 in 1998)	198.87 5,800.00 2,785.00 4,975.00 760.00	m each each each each	19,966.75 5,800.00 2,785.00 9,950.00 760.00
(Total length of Applewood-Fennel Branch is 100.4m) * This manhole is actually to be part of the Plattsville Drain 1998, Fennel SWM Area B Drain.			Sub Total:		39,261.75
			Use:		39,262.00
<u>Applewood Branch West</u> (This branch outlets into the top end of the Applewood-Fennel Br.)	Applewood Street	- 20.4m of 600mm dia. CL-3 concrete storm sewer - 128.9m of 450mm dia. CL-3 concrete storm sewer - 2 - 1200mm dia. concrete manholes (MH 17 & MH 14) - 2 - 1200mm dia. concrete catchbasin manholes (CBMH 15 & CBMH 16) - 2 - 600 x 600mm concrete catchbasins (including 7m of 250mm dia. PVC SDR 35 pipe leads at each CB) (CB 15.1, & CB 14.2) - 13 - 150mm dia. storm sewer service connections PVC SDR 28 pipe (PDC's)	215.00 122.58 3,495.00 2,922.50 2,485.00 760.00	m m each each each each	4,386.00 15,801.00 6,990.00 5,845.00 4,970.00 9,880.00
(Total length of Applewood Branch West is 149.3m)			Sub Total:		47,872.00
			Use:		47,872.00
<u>Applewood Branch East</u> (This branch outlets into the top end of the Applewood-Fennel Br.)	Applewood Street	- 81.5m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer - 1 - 1200mm dia. concrete manhole (MH 18) - 10 - 150mm dia. storm sewer service connections PVC SDR 28 pipe (PDC's)	85.50 2,850.00 760.00	m each each	6,968.25 2,850.00 7,600.00
(Total length of Applewood Branch East is 81.5m)			Sub Total:		17,418.25
			Use:		17,418.00
<u>Applewood Branch South</u> (This branch outlets into the Todd Way Branch)	Applewood Street	- 83.5m of 450mm dia. CL-3 concrete storm sewer - 27.7m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer - 1 - 1200mm dia. concrete manhole (MH 30) - 1 - 1200mm dia. concrete catchbasin manhole (CBMH 31) - 1 - 600 x 600mm concrete catchbasin (including 7m of 250mm dia. PVC SDR 35 pipe lead) (CB 31.1) - 9 - 150mm dia. storm sewer service connections PVC SDR 28 pipe (PDC's)	136.06 97.75 2,785.00 2,995.00 2,485.00 760.00	m m each each each each	11,361.38 2,707.68 2,785.00 2,995.00 2,485.00 6,840.00
(Total length of Applewood Branch South is 111.2m)			Sub Total:		29,174.06
			Use:		29,174.00
<u>English Branch North</u> (This branch outlets into top end of the Applewood Branch West)	English Crescent	- 41.0m of 375mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (Ph 3A) - 224.2m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (26.6m Phase 3A & 196.4m Phase 3B) - 2 - 1200mm dia. concrete manholes (MH 12 Ph 3A & MH 8 Ph 3B) - 1 - 1500mm dia. concrete double catchbasin manhole (DCBMH 13) (Ph 3A)	106.10 108.40 3,575.00 4,530.00	m m each each	4,350.20 24,303.28 7,150.00 4,530.00

APPENDIX B
VALUE OF ITEMS TO BE INCORPORATED
(SECTION 31 (EXISTING DRAIN) ALLOWANCES)

Branch	Location	Description of Items to be Incorporated	Unit Price	Unit	Cost
		- 3 - 1200mm dia. concrete catchbasin manholes (CBMH 11 - Ph 3A, CBMH 10 & CBMH 9 - Ph 3B)	3,712.00	each	11,136.00
		- 1 - 600 x 1200mm concrete double catchbasin (DCB 13.1) (Ph 3A) (including 7m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) lead)	2,955.00	each	2,955.00
		- 3 - 600 x 600mm concrete catchbasins (including 7m of 250mm dia. PVC SDR 35 pipe lead at each CB) (CB 11.1 - Ph 3A, CB 10.1 and CB 9.1 - Ph 3B)	2,795.00	each	8,385.00
		- 30 -150mm dia. storm sewer service connections PVC SDR 28 pipe (PDC's) (4 Ph 3A and 26 Ph 3B)			
		Phase 3A - 4 @	760.00	each	3,040.00
		Phase 3B - 26 @	799.00	each	20,774.00
(Total length of English Branch North is 265.2m)			Sub Total:		86,623.48
			Use:		86,624.00
English Branch Centre (This branch outlets into top end of the Fulcher Branch)	English Crescent	- 85.2m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer	171.19	m	14,585.39
		- 1 - 1200mm dia. concrete manhole (MH 1)	3,325.00	each	3,325.00
		- 1 - 1200mm dia. concrete catchbasin manhole (CBMH 2)	3,975.00	each	3,975.00
		- 2 - 600 x 600mm concrete catchbasins (including 7m of 250mm dia. PVC SDR 35 pipe lead at each CB) (CB 2.1 and CB 3.1)	2,795.00	each	5,590.00
		- 7 - 150mm dia. storm sewer service connections PVC SDR 28 pipe (PDC's)	799.00	each	5,593.00
(Total length of English Branch Centre is 85.2m)			Sub Total:		33,068.39
			Use:		33,070.00
English Branch South (This branch outlets into the Applewood Branch South)	English Crescent	- 8.4m of 375mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (Ph 3A)	129.95	m	1,091.58
		- 194.0m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (32.8m Ph 3A & 161.2m Ph 3B)	137.70	m	26,713.21
		- 2 - 1200mm dia. concrete manholes (MH 28-Ph 3A & MH 26-Ph 3B)	3,275.00	each	6,550.00
		- 1 - 1500mm dia. concrete double catchbasin manhole (DCBMH 29) (Ph 3A)	5,095.00	each	5,095.00
		- 1 - 1200mm dia. concrete catchbasin manhole (CBMH 27) (Ph 3B)	3,750.00	each	3,750.00
		- 1 - 1200mm dia. concrete catchbasin manhole (CBMH 25) (Ph 3B)	3,875.00	each	3,875.00
		- 1 - 600 x 1200mm concrete double catchbasin (DCB 29.1) (Ph 3A) (including 7m of 300mm dia. PVC Ribbed Pipe (Ultra Rib or equal) lead)	2,955.00	each	2,955.00
		- 2 - 600 x 600mm concrete catchbasins (including 7m of 250mm dia. PVC SDR 35 pipe lead at each CB) (CB 27.1 and CB 25.1) (Ph 3B)	2,795.00	each	5,590.00
		- 15 - 150mm dia. storm sewer service connections PVC SDR 28 pipe (PDC's) (Ph 3B)	799.00	each	11,985.00
(Total length of English Branch South is 202.4m)			Sub Total:		67,604.79
			Use:		67,605.00
Fulcher Branch (This branch outlets into the Applewood Branch West)	Fulcher Street	- 38.5m of 450mm dia. CL-3 concrete storm sewer (Ph 3A)	126.27	m	4,861.38
		- 155.8m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (5.7m Ph 3A & 149.2m Ph 3B)	103.90	m	16,187.62
		- 1 - 1200mm dia. concrete manhole (MH 6) (Ph 3A)	2,850.00	each	2,850.00
		- 1 - 1500mm dia. concrete double catchbasin manhole (DCBMH 7) (Ph 3A)	5,195.00	each	5,195.00
		- 1 - 1200mm dia. concrete catchbasin manhole (CBMH 5) (Ph 3B)	3,550.00	each	3,550.00
		- 1 - 1200mm dia. concrete catchbasin manhole (CBMH 4) (Ph 3B)	3,675.00	each	3,675.00
		- 1 - 1200mm dia. concrete catchbasin manhole (CBMH 3) (Ph 3B)	3,950.00	each	3,950.00
		- 1 - 600 x 1200mm concrete double catchbasin (DCB 7.1) (Ph 3A) (including 7m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) lead)	2,955.00	each	2,955.00

**APPENDIX B
VALUE OF ITEMS TO BE INCORPORATED
(SECTION 31 (EXISTING DRAIN) ALLOWANCES)**

Branch	Location	Description of Items to be Incorporated	Unit Price	Unit	Cost
		- 2 - 600 x 600mm concrete catchbasins (including 7m of 250mm dia. PVC SDR 35 pipe lead at each CB) (CB 5.1 and CB 4.1) (Ph 3B)	2,795.00	each	5,590.00
		- 15 - 150mm dia. storm sewer service connections PVC SDR 28 pipe (PDC's) (Ph 3B)	799.00	each	11,985.00
(Total length of Fulcher Branch is 194.3m)			Sub Total:		60,799.00
			Use:		60,799.00
Todd Way Branch (Ph 3A) (This branch outlets into the Fennel SWM Area B Drain of the Plattsville Drain 1998)	Todd Way	- 37.7m of 600mm dia. CL-3 concrete storm sewer 18.1m @ (19.6m of this was constructed in 1998 as part of Fennel SWM Area B Drain of the Plattsville Drain 1998 and is now to be recognized and to be incorporated as part of the Todd Way Branch. No costs are shown for the 19.6m)	227.50	m	4,117.75
		- 66.6m of 525mm dia. CL-3 concrete storm sewer	175.75	m	11,704.95
		- 120.8m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer	90.91	m	10,981.35
		- 1 - 1500mm dia. concrete catchbasin manhole (EXCBMH 8) * (This CBMH was constructed in 1998 and is to be recognized and to be incorporated as part of the Todd Way Branch. No costs are shown for such.)	0.00		0.00
		- 1 - 1500mm dia. concrete manhole (MH 38)	4,525.00	each	4,525.00
		- 3 - 1200mm dia. concrete manholes (MH 39, MH 35 & MH 32)	2,804.00	each	8,410.00
		- 2 - 1200mm dia. concrete catchbasin manholes (CBMH 36 & CBMH 33)	2,960.00	each	5,920.00
		- 3 - 600 x 600mm concrete catchbasins (including 2 @ 7m of 250mm dia. PVC SDR 35 pipe lead at each CB) ECB*, CB 36.1 and CB 33.1. No costs are shown for ECB)	2,485.00	each	4,970.00
		- 6 - 150mm dia. storm sewer service connections PVC SDR 28 pipe (PDC's)	760.00	each	4,560.00
		(Total length of Todd Way Branch is 225.1m)			Sub Total:
* Note: EXCBMH 8 and ECB and its lead were constructed in 1998 as part of the Fennel SWM Area B Drain of the Plattsville Drain 1998 and are now to be recognized/incorporated as part of the Todd Way Branch)			Use:		55,189.00
TOTAL PLATTSVILLE ESTATES PHASE 3 DRAIN:					\$ 449,243.00*
ii) Plattsville Estates Phase 4 Drain					
Applewood Branch A (Ph 4) (This branch also outlets into the Todd Way Branch of Plattsville Estates Phase 3 Drain)	Applewood Street	- 29.1m of 525mm dia. CL-3 concrete storm sewer (Ph 3A)	195.75	m	5,696.33
		- 74.4m of 525mm dia. CL-3 concrete storm sewer (Ph 4)	161.29	m	12,000.00
		- 68.9m of 375mm dia. CL-3 concrete storm sewer (Ph 4)	110.32	m	7,601.00
		- 29.3m of 375mm dia. CL-3 concrete storm sewer (Ph 4)	129.11	m	3,783.00
		- 1 - 1500mm dia. concrete double catchbasin manhole (DCBMH 37) (Ph 3A)	4,950.00	each	4,950.00
		- 1 - 1200mm dia. concrete manhole (MH 58) (Ph 3A)	2,925.00	each	2,925.00
		- 1 - 1200mm dia. concrete manhole (MH 55) (Ph 4)	4,000.00	each	4,000.00
		- 1 - 1200mm dia. concrete catchbasin manhole (CBMH 56) (Ph 4)	4,700.00	each	4,700.00
		- 1 - 1200mm dia. concrete catchbasin manhole (CBMH 57) (Ph 4)	4,900.00	each	4,900.00
		- 1 - 600 x 1200mm concrete double catchbasin (DCB 37.1) (including 7m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) lead) (Ph 3A)	2,955.00	L.S.	2,955.00
		- 2 - 150mm dia. storm sewer service connections PVC SDR 28 pipe (PDC's) (Ph 3A) to lots	760.00	each	1,520.00
		- 21 - 150mm dia. storm sewer service connections PVC SDR 28 pipe (PDC's) (Ph 4) (20 to lots, 1 to townhouse)	910.00	each	19,110.00
					Sub Total:
			Use:		74,140.00
- 1 - 150mm dia. SDR 28 pipe PDC that was constructed in 2018 to an additional townhouse (Ph 4)			910.00	each	910.00**
(Total length of Applewood Branch A is 201.7m)			Sub Total:		75,050.33
** These are the values of the work done by Claysam Custom Homes Ltd. to revise the PDC's to the multi-family lots in Phase 4. The total of these asterisked amounts is \$5,460.			Use:		75,050.00

**APPENDIX B
VALUE OF ITEMS TO BE INCORPORATED
(SECTION 31 (EXISTING DRAIN) ALLOWANCES)**

Branch	Location	Description of Items to be Incorporated	Unit Price	Unit	Cost		
Applewood Branch B (Ph 4) (This branch outlets into the top end of the Applewood-Albert Branch)	Applewood Street	- 68.6m of 300mm dia. PVC ribbed pipe (Ultra Rib or equal) storm sewer	109.50	m	7,512.00		
		- 8.6m of 300mm dia. PVC ribbed pipe (Ultra Rib or equal) storm sewer	127.91	m	1,100.00		
		- 1 - 1200mm dia. concrete double catchbasin manhole (DCBMH 59)	4,700.00	each	4,700.00		
		- 1 - 600 x 1200mm concrete double catchbasin (including 9m± of 300mm dia. PVC ribbed pipe (Ultra Rib or equal) lead) (DCB 59.1)	3,500.00	each	3,500.00		
		- 11 - 150mm dia. storm sewer service connections PVC SDR 28 pipe (PDC's) (Ph 4) (to townhouses)	910.00	each	10,010.00		
		Sub Total:			26,822.00		
		Use:			26,822.00		
		- 3 - 150mm dia. SDR 28 pipe PDC's that were constructed in 2018 for additional townhouses (Ph 4)	910.00	each	2,730.00**		
(Total length of Applewood Branch B is 77.2m)			Sub Total:		29,552.00		
			Use:		29,552.00		
Applewood Branch C (Ph 4) (This branch outlets into the top end of the Applewood-Albert Branch)	Applewood Street	- 64.2m of 300mm dia. PVC ribbed pipe (Ultra Rib or equal) storm sewer	109.50	m	7,030.00		
		- 1 - 1200mm dia. concrete manhole (MH 61)	3,900.00	each	3,900.00		
		- 1 - 1200mm dia. concrete manhole (MH 63)	3,500.00	each	3,500.00		
		- 1 - 1200mm dia. concrete catchbasin manhole (CBMH 62)	3,700.00	each	3,700.00		
		- 1 - 600 x 600mm concrete catchbasin (including 8.7m of 250mm dia. PVC SDR 35 pipe lead) (CB 62.1)	2,300.00	each	2,300.00		
		Sub Total:			31,350.00		
		Use:			31,350.00		
		- 2 - 150mm dia. SDR 28 pipe PDC's that were constructed in 2018 for additional townhouses (Ph 4)	910.00	each	1,820.00**		
(Total length of Applewood Branch C is 64.2m)			Sub Total:		33,170.00		
			Use:		33,170.00		
Applewood-Albert Branch (Ph 4) (This branch outlets into the Albert East Branch of Plattsville Drainage Works 2007)	Albert St E/ (Roll No. -033-47) (R.P. 41M-319, Block 47)/ Applewood Street	- 21.2m of 375mm dia. CL-3 concrete storm sewer (constructed in 2013/2014 as part of Albert East Branch, Plattsville Drainage Works 2007 and is now to be recognized/ incorporated as part of the Applewood-Albert Branch. No costs are shown for such.)	0.00	m	0.00		
		- 64.2m of 375mm dia. CL-3 concrete storm sewer (Ph 4)	130.20	m	8,359.00		
		- 12.9m of 375mm dia. CL-3 concrete storm sewer (Ph 4)	143.02	m	1,845.00		
		- 1 - 1200mm dia. concrete manhole (EXMH 2) (constructed in 2013/2014 as part of Albert East Branch, Plattsville Drainage Works 2007 and is now to be recognized/ incorporated as part of the Applewood-Albert Branch. No costs are shown for such.)	0.00	m	0.00		
		- 1 - Stormceptor (STC 2000)	35,000.00	each	35,000.00		
		- 1 - 1200mm dia. concrete catchbasin manhole (CBMH 60) (Ph 4)	4,600.00	each	4,600.00		
		- 1 - 1200mm dia. concrete catchbasin manhole (CBMH 60.1) (Ph 4)	4,500.00	each	4,500.00		
		- 1 - 600 x 600mm concrete ditch inlet catchbasin (DI 60.2) including 2.9m of 250mm dia. PVC SDR 35 pipe lead (Ph 4)	3,700.00	each	3,700.00		
				Sub Total:			58,004.00
				Use:			58,004.00
(Total length of Applewood-Albert Branch is 98.3m)			Sub Total:		58,004.00		
			Use:		58,004.00		
Glenbriar Branch North (Ph 4) (This branch outlets into the Todd Way Branch of the Plattsville Estates Phase 3 Drain)	Glenbriar Street	- 28.0m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (Ph 3A)	93.32	m	2,613.00		
		- 58.4m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer (Ph 4)	111.50	m	6,512.00		
		- 1 - 1500mm dia. concrete double catchbasin manhole (DCBMH 34) (Ph 3A)	4,525.00	each	4,525.00		
		- 1 - 1200mm dia. concrete manhole (MH 50) (Ph 4)	3,500.00	each	3,500.00		
		- 1 - 1200mm dia. concrete manhole (MH 64) (Ph 4)	3,600.00	each	3,600.00		
		- 1 - 600 x 1200mm concrete double catchbasin (DCB 34.1) (including 7m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) lead) (Ph 3A)	2,955.00	each	2,955.00		
				Sub Total:			26,117.00

APPENDIX B
VALUE OF ITEMS TO BE INCORPORATED
(SECTION 31 (EXISTING DRAIN) ALLOWANCES)

Branch	Location	Description of Items to be Incorporated	Unit Price	Unit	Cost
		- 2 - 150mm dia. storm sewer service connections PVC SDR 28 pipe (PDC's) (Ph 3A)	760.00	each	1,520.00
		- 8 - 150mm dia. storm sewer service connections PVC SDR 28 pipe (PDC's) (Ph 4)	880.00	each	7,040.00
(Total length of Glenbriar Branch North is 86.4m)			Sub Total:		32,265.00
			Use:		32,265.00
Glenbriar Branch South (Ph 4) (This branch outlets into the top end of the Applewood Branch A)	Glenbriar Street	- 152.8m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer - 1 - 1200mm dia. concrete catchbasin manhole (CBMH 51) - 1 - 1200mm dia. concrete manhole (MH 52) - 1 - 1200mm dia. concrete catchbasin manhole (CBMH 53) - 1 - 1200mm dia. concrete catchbasin manhole (CBMH 54) - 3 - 600 x 600mm concrete catchbasins (CB 51.1, CB 53.1 and CB 54.1) (including 9m of 250mm dia. PVC SDR 35 pipe lead at each CB) - 12 - 150mm dia. storm sewer service connections PVC SDR 28 pipe (PDC's)	110.00	m	16,808.00
			4,000.00	each	4,000.00
			3,600.00	each	3,600.00
			4,000.00	each	4,000.00
			3,900.00	each	3,900.00
			2,300.00	each	6,900.00
			880.00	each	10,560.00
(Total length of Glenbriar Branch South is 152.8m)			Sub Total:		49,768.00
			Use:		49,768.00
Branch A-A (Ph 4) (This branch outlets into the Applewood Branch A)	Applewood Street / 6m wide easement on Roll No.'s -033-35 & -033-36 (RP 41M-319, Lots 35 & 36) (3m width on each property)	- 9.1m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer - 39.7m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer with 1-600 x 600mm concrete rear yard ditch inlet catchbasin (DI 57.2) - 17.0m length of storm sewer pipe insulation (Rigid EPS insulation board) (41m ²) - 1 - 1200mm dia. concrete catchbasin manhole (CBMH 57.1)	123.63	m	1,125.00
			7,200.00	L.S.	7,200.00
			20.00	m ²	820.00
			4,300.00	each	4,300.00
(Total length of Branch A-A is 48.8m)			Sub Total:		13,445.00
			Use:		13,445.00
Branch A-B (Ph 4) (This branch outlets into the Applewood Branch A)	Applewood Street / 6m wide easement on Roll No.'s -033-30 & -033-31 (RP 41M-319, Lots 30 & 31) (3m width on each property)	- 9.0m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer - 43.3m of 300mm dia. PVC Ribbed pipe (Ultra Rib or equal) storm sewer with 1 - 600 x 600mm concrete rear yard ditch inlet catchbasin (DI 56.2) - 20.0m length of storm sewer pipe insulation (Rigid EPS insulation board) (49m ²) - 1 - 1200mm dia. concrete catchbasin manhole (CBMH 56.1)	123.63	m	1,125.00
			7,500.00	L.S.	7,500.00
			20.00	m ²	980.00
			4,300.00	each	4,300.00
(Total length of Branch A-B is 52.3m)			Sub Total:		13,905.00
			Use:		13,905.00
TOTAL PLATTSVILLE ESTATES PHASE 4 DRAIN:					\$ 305,159.00*
iii) Plattsville Drain 1998					
Fennel SWM Area A Drain	Fennel St East	- 1 - 100mm dia. storm sewer service connection PVC SDR 28 pipe (PDC) (to Lot "A", Block 85, Roll No. -362). (This PDC is to be recognized/incorporated as part of the Fennel SWM Area A Drain. No costs are shown for such.) (This lot was created during construction of Plattsville Estates Phase 3A in 2011/2012)	0.00		0.00
Fennel SWM Area B Drain, Retrofit Work ***	R.P. 41M-141, Blks 81 & 82) (Roll No.'s. -309 & -330)	- 150m ³ of topsoil work - 500m ³ of excavation for Retrofit in SWM - 100m ³ of material disposal - 40m ² of gabion mat with Terrafix 400 R or equal underlay - 55 tonnes of Granular B Type II - 190m ² Class 1 riprap, 500mm thick - 1100m ² of topsoil placement work - 1100m ² of hydroseeding work	10.50	m ³	1,575.00
			6.00	m ³	3,000.00
			10.00	m ²	1,000.00
			1,015.00	m ²	40,600.00
			30.00	tonnes	1,650.00
			72.00	m ²	13,680.00
			4.50	m ²	4,950.00
			2.50	m ²	2,750.00

**APPENDIX B
VALUE OF ITEMS TO BE INCORPORATED
(SECTION 31 (EXISTING DRAIN) ALLOWANCES)**

Branch	Location	Description of Items to be Incorporated	Unit Price	Unit	Cost
		- 86.9m of 200mm dia. storm sewer	150.00	m	13,035.00
		- 1 – 600 x 600mm concrete ditch inlet catchbasin	3,750.00	each	3,750.00
*** These items have not been constructed as of the time of this Report. A tender has been let for the work and the values shown are derived from the Tender.			Sub Total:		85,990.00
			Use:		85,990.00
Fennel Branch B-A	Fennel Street East / 3m wide easement on Roll No's -378 & -379 (R.P. 41M-141 Lots 25 & 26) (1.5m width on each property) and 3m long x 3m wide easement on Roll No. -033-39 (RP41M-319 Lot 39)	- 54.5m of 300mm dia. CL-3 concrete storm sewer - 1 - 600 x 600mm concrete rear lot catchbasin (RLCB 1)	0.00 0.00		0.00 0.00
(Total length of Fennel Branch B-A is 54.5m.) (This branch is to be recognized/incorporated as a separate branch to the Plattsville Drain 1998, Fennel SWM Area B Drain. No costs are shown for such.) (Constructed in 1998)					0.00
iv) Plattsville Estates Phase 1 Drain					
Applewood Branch	Applewood Street	- 1 - 100mm dia. storm sewer service connection PVC SDR 28 pipe (PDC) (to R.P. 41M-268, Lot 21). (This PDC is to be recognized/incorporated as part of the Plattsville Estates Phase 1 Drain, Applewood Branch. No costs are shown for such. It was constructed in 2009).	0.00		0.00
TOTAL PLATTSVILLE DRAIN 1998:				\$	0.00
TOTAL COST OF ITEMS TO BE INCORPORATED:				\$	840,392.00 *

Notes:

- L.S. is Lump Sum
- The lengths of pipes (storm sewers, etc.) are actual lengths from the as-constructed drawings.
- The unit prices and amounts shown are average amounts from the actual construction costs and are in 2011/2012 dollars for Phases 3A and 3B, in 2016 dollars for Phase 4 except as noted otherwise, and in 2022 dollars for SWM Area B Retrofit.
- All of the above items for the Plattsville Estates Phase 3 Drain were constructed in 2011/2012 except as noted otherwise.
- All of the above items for the Plattsville Estates Phase 4 Drain were constructed in 2016 except as noted otherwise.
- The SWM Area B Retrofit has been tendered and awarded with constructed anticipated in 2023.
- * \$449,243.00 Plattsville Estates Phase 3 Drain (Section allowances to 1578651 Ontario Ltd.)
 \$305,159.00 Plattsville Estates Phase 4 Drain (\$299,699 of this are Section 31 allowances to 1578651 Ontario Ltd. \$5,460 of this are Section 31 allowances to Claysam Custom Homes Ltd.)
 \$85,990.00 SWM Area B Retrofit
 \$840,392.00 Total (This includes the \$5,460 for PDC revisions.)
- ** Plattsville Estates Phase 4 Drain, PDC revisions cost:
 \$910.00 Applewood Branch A (1 additional townhouse/unit)
 \$2,730.00 Applewood Branch B (3 additional townhouses/units)
 \$1,820.00 Applewood Branch C (2 additional townhouses/units)
 \$5,460.00 Total (6 additional townhouses/units)
- All roll numbers shown begin with 32-45-020-080.
- "Manhole" means maintenance hole.

APPENDIX C

GENERAL AND STANDARD SPECIFICATIONS

FOR

MAINTENANCE

of the

PLATTSVILLE ESTATES PHASES 3 AND 4 DRAIN

Township of Blandford-Blenheim

County of Oxford

The following items constitute specifications governing the past construction/future maintenance of the works incorporated/recognized herein:

- Part E – General Conditions (as per Plattsville Drainage Works 2007 – not reproduced)
- Part H – Special Provisions – Items (applicable ones are included herein – D.1 to D.8)
- Part J – List of Ontario Provincial Standard Specifications and Ontario Provincial Standard Drawings (not reproduced)

June 30, 2023

File No. 12-059

K. SMART ASSOCIATES LIMITED
Kitchener Sudbury





PART H

SPECIAL PROVISIONS – ITEMS

ITEM D - STORM SEWERS AND APPURTENANCES⁴

D.1 Provide Storm Sewers

Scope

This item applies to the installation of CL-3 concrete sewer pipe with gaskets or PVC DR 35 or PVC Ribbed Pipe (Ultra Rib or equivalent) and PVC SDR 28 storm sewers including excavation, pipe bedding and backfill.

Storm sewer materials shall be as follows (unless otherwise noted):

- 300mm to 375mm dia. – CL-3 Concrete or PVC DR 35 or PVC ribbed pipe (Ultra Rib or equivalent)
- 450mm to 600mm dia. – CL-3 Concrete or PVC DR 35 or PVC ribbed pipe (Ultra Rib or equivalent)

General

This item will cover the installation of a new storm sewer along an existing municipal drain. The purpose of the new storm sewer will be to realign the sewer within the road right of way as shown on the drawings. This item will also include the removal of the existing storm sewer where the realignment takes place.

Concrete storm sewers CL-3 with gaskets shall be installed in accordance with OPSS 310, 353, 405, 410, 501, 514, 1150, 1820 and 1841, and OPSD 802.030 Class B or OPSD 802.010. PVC DR 35 or PVC Ribbed Pipe (Ultra Rib or equivalent) and PVC SDR 28 storm sewers shall be installed in accordance with OPSS 310, 353, 405, 410, 501, 514, 1150, 1820, 1840 and 1841 and OPSD 802.010 with a minimum cover of 1.2m. Where cover over sewers is less than 1.2m, install insulation (see D.2).

Bedding and cover materials for storm sewers shall be Granular A compacted to 98% Standard Proctor Density.

Interference where watermains cross storm sewers shall be overcome by lowering of the watermain to provide a minimum vertical separation of 0.50m.

Where storm sewers cross over a sanitary sewer, there shall be a minimum vertical separation of 0.50m.

⁴ See Drawing 5 for more specifications (General Notes).

D.2 Provide Storm Sewer Pipe Insulation

Scope

This item applies to the installation of insulation on storm sewer pipes, storm sewer service connection (PDC's) and catchbasin leads where cover over the storm sewer is less than 1.2m.

General

Insulation to be installed shall be 50mm (2") thick x 1800mm (72" or 6') wide Rigid EPS insulation board (minimum R10 thickness) installed longitudinally over centerline of pipe with overlapping joints and as per the sewer pipe insulation detail on the drawings.

D.3 Provide Manholes (MH), Double Catchbasin Manholes (DCMH) and Catchbasin Manholes (CBMH)

Scope

This item applies to the installation of manholes (maintenance holes), catchbasin manholes and double catchbasin manholes and the adjustment of the manholes, catchbasin manholes and double catchbasin manholes to the final grades.

General

Manholes, catchbasin manholes and double catchbasin manholes shall be installed in accordance with OPSS 407 and 1351 and OPSD 400.120, 401.01, 403.01, 404.02, 405.01, 701.01, 701.021, 701.03, 704.01, 705.01, 705.03, 708.02 and 708.03.

All manholes shall be installed to allow for the use of two adjustment rings to bring the lids up to final grade.

D.4 Provide Stormceptor

Scope

This item applies to the installation of a Stormceptor (STC) to the final grade.

General

Stormceptor shall be installed in accordance with the manufacturer's guidelines and also the same OPSS's as would be used for manholes (MH), etc. Materials are to be the Stormceptor System Inline Model STC 2000 (by Lafrance) or equivalent.

D.5 Provide Roadway Catchbasins and Double CatchbasinsScope

This item applies to the installation of catchbasins (CB) and double catchbasins (DCB) and the adjustment of the catchbasins (CB) and double catchbasins (DCB) to the final road grades.

General

Catchbasins and double catchbasins shall be installed in accordance with OPSS 407 “Construction Specification for Maintenance Hole, Catch Basin, Ditch Inlet, and Valve Chamber Installation” and the applicable OPSD’s and shall include frames, grates and moduloc. The catchbasins shall be single or double catchbasins as shown on the drawings. All catchbasins and double catchbasins shall be installed with the use of moduloc to bring the grates to final road grade.

D.6 Provide Ditch Inlet Catchbasins and Rear Lot (Yard) Ditch Inlet CatchbasinsScope

This item applies to ditch inlet catchbasins (DICB) installed in the road allowance and also outside of the traveled road and also for rear lot ditch inlet catchbasins (DI and/or RLCB).

General

Ditch inlet catchbasins (DICB) will be installed in accordance with OPSS 407 with ditch inlet grates according to OPSD 403.010 and other applicable OPSD’s. The ditch inlet catchbasins shall be installed in the locations shown on the drawings.

D.7 Provide Storm Sewer Service Connections (Private Drain Connections or PDC`s)Scope

This item applies to the installation of the storm sewer service connections (private drain connections or PDC`s) including plugs and marker stakes.

General

Storm sewer service connections (private drain connections or PDC’s) shall be 150mm dia. PVC SDR 28 storm sewer service connection (PDC) from the storm sewer to property line as specified on the drawings. The installation of the storm sewer service connection shall be to the OPSS 310, 353, 405, 410, 501, 514, 1150, 1820, 1840 and 1841 and OPSD 1006.010 with a minimum cover of 1.2m. Bedding and cover material for PDC’s shall be Granular “A” compacted to 98% Standard Proctor Density. Where cover over sewers is less than 1.2m, install insulation (see D.2).

D.8 Provide Catchbasin Leads

Scope

This item applies to the connection of the double catchbasins, catchbasins and ditch inlet catchbasins and the connection of these to the manholes, double catchbasin manholes and catchbasin manholes.

General

Single catchbasins and ditch inlet catchbasins shall be connected to the manholes or storm sewer with 250mm dia. PVC SDR 35 pipe and double catchbasins shall be connected to the manholes or storm sewer with 300mm dia. PVC SDR 35 pipe or PVC Ribbed pipe (Ultra Rib or equal), installed at a minimum of 1.00% slope (grade) and with minimum cover of 1.2m. Where cover over lead is less than 1.2m, install insulation (see D.2).

All connections shall be parged inside of the catchbasin or manhole. Bedding and cover material for catchbasin leads shall be Granular "A" compacted to 98% Standard Proctor Density.

PART J**LISTS OF ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS)
AND ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD)**

i) LIST OF ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS)

The following OPSS apply to the work previously constructed and now incorporated in this Report. The specifications noted below may also refer to others not included in the table below. Also, the Special Provisions may refer to some that are not included in the list below.

<u>OPSS</u>	<u>Title</u>
102	General Specification for Weighing of Materials
127	Schedule of Rental Rates for Construction Equipment including Model and Specification Reference
180	General Specification for the Management of Excess Material
206	Construction Specification for Grading
301	Construction Specification for Restoring Unpaved Roadway Surfaces
304	Construction Specification for Single and Double Surface Treatment
310	Construction Specification for Hot Mixed Asphalt
311	Construction Specification for Asphalt Sidewalk, Driveway, Boulevard and Sidewalk Resurfacing
314	Construction Specification for Untreated Granular Subbase, Base, Surface Shoulder and Stockpiling
350	Construction Specification for Concrete Pavement and Concrete Base
351	Construction Specification for Concrete Sidewalk
352	Construction Specification for Concrete Steps
353	Construction Specification for Concrete Curb and Gutter Systems
355	Construction Specification for the Installation of Interlocking Concrete Pavers
405	Construction Specification for Pipe Subdrains
407	Construction Specification for Maintenance Hole, Catch Basin, Ditch Inlet and Valve Chamber
408	Construction Specification for Adjusting or Rebuilding Maintenance Holes, Catchbasins, Ditch Inlets and Valve Chambers
409	Construction Specification for Closed-Circuit Television Inspection of Pipelines
410	Construction Specification for Pipe Sewer Installation in Open Cut
501	Construction Specification for Compacting
503	Construction Specification for Site Preparation for Pipelines, Utilities and Associated Structures
504	Construction Specification for Preservation, Protection and Reconstruction of Existing Facilities
506	Construction Specification for Dust Suppressants
507	Construction Specification for Site Restoration Following Installation of Pipelines, Utilities and Associated Structures
510	Construction Specification for Removal
514	Construction Specification for Trenching, Backfilling and Compacting

- i) LIST OF ONTARIO PROVINCIAL STANDARD SPECIFICATIONS - Cont'd
- 516 Construction Specification for Excavating, Backfilling and Compacting for Maintenance Holes, Catchbasins, Ditch Inlets and Valve Chambers
 - 517 Construction Specification for Dewatering of Pipeline, Utility and Associated Structure Excavation
 - 518 Construction Specification for Control of Water from Dewatering Operations
 - 538 Construction Specification for Support Systems
 - 539 Construction Specification for Temporary Protection Systems
 - 543 Construction Specification for Traffic Control Signing
 - 565 Construction Specification for the Protection of Trees
 - 570 Construction Specification for Topsoil
 - 571 Construction Specification for Sodding
 - 701 Construction Specification for Watermain Installation in Open Cut
 - 1004 Material Specification for Aggregates - Miscellaneous
 - 1010 Material Specification for Aggregates – Base, Subbase, Select Subgrade and Backfill Material
 - 1150 Material Specification for Hot Mix Asphalt
 - 1351 Material Specifications for Precast Reinforced Concrete Components for Maintenance Holes, Catchbasins, Ditch Inlets and Valve Chambers
 - 1820 Material Specification for Circular Concrete Pipe
 - 1840 Material Specification for Non-Pressure Polyethylene Plastic Pipe Products
 - 1841 Material Specification for Non-Pressure Polyvinyl Chloride (PVC) Pipe Products
 - 1850 Material Specification for Frames, Grates, Covers and Gratings
 - 1853 Material Specifications for Rubber Adjustment Units for Maintenance Holes, Catchbasins and Valve Chambers
 - 1854 Material Specifications for High Density Polyethylene Adjustment Units for Maintenance Holes, Catchbasins, Ditch Inlets and Valve Chambers

ii) LIST OF ONTARIO PROVINCIAL STANDARD DRAWINGS (OPSD)

The following OPSD apply to the work previously constructed and now incorporated in this Report. The drawings noted below may also refer to others not included in the table below.

<u>OPSD</u>	<u>Title</u>
216.010	Boulevard Treatments - Urban Section
310.010	Concrete Sidewalk
310.020	Concrete Sidewalk Adjacent to Curb and Gutter
310.030	Concrete Sidewalk Ramps at Intersections
310.040	Utility Isolation in Concrete Sidewalks
310.050	Concrete Sidewalk Driveway Entrance Details
351.010	Urban Residential Entrance
400.020	Cast Iron, Square Frame with Square Flat Grate for Catchbasins, Herring Bone Openings
400.090	Cast Iron, Curb Inlet Overflow for Catchbasins
400.120	Cast Iron, Square Frame with Birdcage Grate for Catchbasins
401.010	Cast Iron, Square Frame with Circular Closed or Open Cover for Maintenance Holes

ii) LIST OF ONTARIO PROVINCIAL STANDARD DRAWINGS – Cont'd

401.030	Cast Iron, Square Frame with Circular Watertight Cover for Maintenance Holes
403.010	Galvanized Steel, Honey Comb Grating for Ditch Inlet
404.020	Aluminum Safety Platform for Circular Maintenance Hole
405.010	Maintenance Hole Steps, Hollow
600.040	Concrete Barrier Curb with Standard Gutter
600.080	Concrete Barrier Curb with Narrow Gutter
600.100	Concrete Mountable Curb with Narrow Gutter Concrete Barrier Curb
604.010	90° Concrete Outlet, For Concrete Curb with Gutter
604.020	90° Asphalt Outlet, For Asphalt Curb and Gutter
605.010	45° Concrete Outlet, For Concrete Curb with Gutter
605.030	45° Concrete Outlet, For Concrete Curb with Gutter at End of Run
608.010	Method of Termination, For Concrete Curb with Gutter
610.010	Catchbasin Frame with Grate Installation at Curb and Gutter
610.020	Catchbasin Frame with Grate Shoulder Installation at Concrete Barrier
701.010	Precast Concrete Maintenance Hole 1200 mm dia.
701.011	Precast Concrete Maintenance Hole 1500 mm dia.
701.012	Precast Concrete Maintenance Hole 1800 mm dia.
701.021	Maintenance Hole Benching and Pipe Opening Details
701.030	Precast Concrete Maintenance Hole Components 1200 mm dia. Tapered Top and Flat Cap
701.041	Precast Concrete Maintenance Hole Components 1500 mm dia. Risers and Bases
701.051	Precast Concrete Maintenance Hole Components 1800 mm dia. Riser and Base Slab
704.010	Precast Concrete Adjustment Units for Maintenance Holes, Catch Basins, and Valve Chambers
705.010	Precast Concrete Catchbasin 600 mm x 600 mm
705.020	Precast Concrete Twin Inlet Catch Basin
705.030	Precast Concrete Ditch Inlets 600 mm x 600 mm
708.010	Catchbasin Connections for Rigid Sewer Pipe
708.020	Support for Pipe at Catchbasin or Maintenance Hole
708.030	Catch Basin Connection Flexible Sewer Pipe
802.010	Flexible Pipe Embedment and Backfill Earth Excavation
802.030	Rigid Pipe Bedding, Cover and Backfill Type 1 or 2 Soil – Earth Excavation
802.031	Rigid Pipe Bedding, Cover and Backfill Type 3 Soil – Earth Excavation
1006.010	Sewer Service Connections for Rigid Pipe Sewer
1006.020	Sewer Service Connections for Flexible Pipe

COMMITTEE OF ADJUSTMENT MINUTES

The Township of Blandford-Blenheim Committee of Adjustment met at 4:06 p.m.

Present: Mayor Peterson, Members Banbury, Barnes, Demarest and Young.

Staff: Baer, Belanger, Borton, Davidson, Harmer, Krug, Matheson and Mordue.

Others: Dustin Robson, Planner, Oxford County.

Mayor Peterson in the Chair

Disclosure of Pecuniary Interest

None.

Minutes

i. April 19th, 2023 Meeting of the Committee of Adjustment

Verbal adoption of the Minutes of the Meeting of the Committee of Adjustment.

Moved by – Councillor Demarest

Seconded by – Councillor Banbury

Applications

i. Application for Minor Variance MVA-03-23 Greg & Tara Ramseyer, Baird Street, Bright

The Planner presented the report, recommending denial. The applicant was not present. Councillor Young asked a question, answered by the Planner and the Chief Building Official regarding lot size and capacity. Councillor Demarest asked a question about the systems required on the neighbouring lots, answered by the Planner. Councillor Demarest responded with comments. The Planner responded. Councillor Banbury asked whether or not the lot is vacant of dwellings, the Planner answered. Further questions were asked and answered of the CBO. Shelley Deyo, Resident, had a question regarding water

capacity. The Planner responded. Mayor Peterson provided comment on the Water Wastewater Master Plan at the County level. Mr. Folton, Resident, commented on the application. No one further spoke for or against the application.

Verbal motion to approve the application.

Moved by – Councillor Demarest
Seconded by – Councillor Barnes

For application A03-23 the decision was signed as approved.

The Committee adjourned at 4:26 p.m. and the Open Council meeting resumed.



Community Planning

P. O. Box 1614, 21 Reeve Street
Woodstock Ontario N4S 7Y3
Phone: 519-539-9800 • Fax: 519-421-4712
Web site: www.oxfordcounty.ca

Our File: **A04-23**

APPLICATION FOR MINOR VARIANCE

TO: Township of Blandford-Blenheim Committee of Adjustment
MEETING: October 4, 2023
REPORT NUMBER: CP 2023-314

OWNERS: Henry & Carole Vink
785861 Township Road 6, Innerkip, ON N0J 1M0

AGENT: Lloyd Vermeer
Unit 302, 5 Graham Street, Woodstock ON N4S 6J5

VARIANCE REQUESTED:

- 1.) Relief from Section 7.2 to allow a reduction to the required minimum lot frontage from 100 m (328.1 ft) to 52 m (170.6 ft).

LOCATION:

The subject lands are described as Part Lots 7-8, Concession 8, in the former Township of Blandford, now in the Township of Blandford-Blenheim. The lands are located on the north side of Township Road 6, lying between George Street and Blandford Road, and municipally known as 785861 Township Road 6.

BACKGROUND INFORMATION:

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule 'B-1'	Township of Blandford-Blenheim Land Use Plan	Agricultural Reserve & Open Space
Schedule 'C-1'	County of Oxford Environmental Features Plan	Provincially Significant Wetland
Schedule 'C-2'	County of Oxford Development Constraints	Erosion Hazard Land

TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW 1360-2002:

General Agricultural Zone (A2)

COMMENTS:(a) Purpose of the Application:

The applicants propose to obtain relief from the above noted provision of the Township Zoning By-law to facilitate the construction of a single detached dwelling and accessory buildings accessory to a farm on an existing agricultural lot.

The subject lands are currently zoned "General Agricultural Zone (A2)" and approximately 20 ha (49.5 ac) in size. The Township Zoning By-law permits existing A2 lots that area a minimum of 16 ha (39.5 ac) in size to be eligible for building permits provided that all other zoning provisions are met. The A2 zone requires a minimum lot frontage of 100 m (328.1 ft). The subject lands currently maintain a lot frontage of approximately 52 m (170.6 ft).

The subject lands are currently vacant and front on the north side of Township Road 6, lying between George Street and Blandford Road. Within the vicinity of the lands is the Village of Innerkip to the west and agricultural operations to the east, north, and south.

Plate 1, Existing Zoning & Location Map, shows the location of the subject lands and the current zoning in the immediate vicinity.

Plate 2, Aerial Photography (2020), shows the location of the subject lands and surrounding properties.

Plate 3, Aerial Photography (2020) – Zoomed In, shows the location of the subject lands and surrounding properties.

Plate 4, Applicants' Sketch, illustrates the existing deficient frontage and the general location of the proposed farmstead cluster.

(b) Agency Comments

The Township's Drainage Superintendent, the Township's Director of Public Works, the Upper Thames River Conservation Authority (UTRCA), and the Grand River Conservation Authority (GRCA) had no comments or concerns regarding the proposal.

(c) Intent and Purpose of the Official Plan:

The subject lands are designated both Agricultural Reserve and Open Space in the County Official Plan. In the Agricultural Reserve designation, lands are to be developed for a wide variety of agricultural land uses, including general farming, animal or poultry operations, regulated livestock farms, cash crop farms and specialty crop farms together with farm buildings and structures necessary to the farming operation as well as accessory residential uses required for the farm.

The development of a single detached dwelling and accessory structures to a farm on an existing agricultural property meets the intent of the Agricultural Reserve policies, provided such development occurs in accordance with the provisions of the Zoning By-law.

The frontage of the property is designated Open Space. The Open Space designation is generally used to indicate the presence of natural heritage features. In this instance, a Provincially Significant Wetland (PSW) and a floodplain is recognized by the Open Space designation. While the access to the site is located within the floodplain, the proposed development (dwelling and accessory buildings) is proposed to be located a considerable distance from these features.

The Upper Thames River Conservation Authority (UTRCA) was circulated by staff for comments and it was advised that the UTRCA had no concerns regarding the proposal. The applicants also provided a copy of clearance from the UTRCA that was obtained in August 2023 for the proposed development.

In light of the information outlined above, staff are of the opinion that the proposal conforms to the intent and purpose of the Official Plan to permit the development of a single detached dwelling accessory to a farm operation.

(d) Intent and Purpose of the Zoning By-law:

The subject lands are zoned 'General Agricultural Zone (A2)' according to the Township of Blandford-Blenheim Zoning By-law. The 'A2' zone permits a wide range of farming uses, including livestock and regulated farm operations, as well as buildings and structures accessory thereto.

The A2 zone provisions of the Zoning By-law require a minimum lot frontage of 100 m (328.1 ft), and the applicants have applied to reduce this to 52 m (170.6 ft) to recognize the existing frontage of the lands, which abuts Township Road 6.

It is the intent of the lot frontage provision in the A2 zone to ensure that there is sufficient width to provide adequate access for farm equipment to and from the site. Staff have reviewed the proposal and while the request represents an approximately 48% reduction of the required frontage, there appears to be sufficient space for farm equipment to access the site. Further, given that an access permit has been approved by the Township's Director of Public Works and no concerns have been raised as a result of the circulation, there does not appear to be any concerns from a road safety aspect.

In this regard, staff are satisfied that the reduced lot frontage of the agricultural lot is appropriate as the relief represents a minor departure from the performance standards of the Zoning By-law. All other provisions of the Township's Zoning By-law will be maintained by the proposed buildings and structures with respect to setbacks and coverage.

(e) Desirable Development/Use:

It is the opinion of this Office that the applicants' request can be considered minor and desirable for the development of the subject property.

The proposed relief will also facilitate the construction of a farmstead, including a single detached dwelling and accessory buildings, on an existing agricultural lot, which is in keeping with development on similarly zoned properties. In this regard, it is not anticipated that the proposed relief will have any further impacts on neighbouring properties. As such, staff are satisfied that the proposed development can be considered desirable, as it will facilitate a form of development that is in-keeping with the intent of the policies of the Official Plan.

In light of the foregoing, it is the opinion of this Office that the requested relief is appropriate, minor, and in-keeping with the general intent and purpose of the County Official Plan and Township Zoning By-law and should be given favourable consideration.

RECOMMENDATION:

That the Township of Blandford-Blenheim Committee of Adjustment **approve** Application File A04-23, submitted by Henry & Carole Vink for lands described as Part Lots 7-8, Concession 8 (Blandford) in the Township of Blandford-Blenheim as it relates to:

- 1.) Relief from Section 7.2 to allow a reduction to the required minimum lot frontage from 100 m (328.1 ft) to 52 m (170.6 ft).

The proposed relief meets the four tests of a minor variance as set out in Section 45(1) of the Planning Act as follows:

- i) deemed to be minor variances from the provisions of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002;
- ii) desirable for the appropriate development or use of the land;
- iii) in keeping with the general intent and purpose of the Township of Blandford-Blenheim Zoning By-law No. 1360-2002, and;
- iv) in keeping with the general intent and purpose of the Official Plan of the County of Oxford.

Authored by: *original signed by*

Dustin Robson, MCIP, RPP
Development Planner

Approved for submission by: *original signed by*

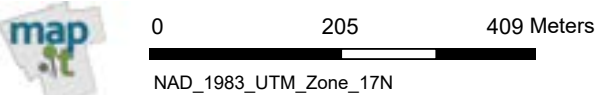
Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines**
- Regulation Limit**
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



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September 15, 2023



Legend

- Parcel Lines**
 - Property Boundary
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 - Unit
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- Zoning Floodlines Regulation Limit**
 - 100 Year Flood Line
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- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



Subject Lands



0 205 409 Meters

NAD_1983_UTM_Zone_17N



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September 18, 2023



Legend

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 - ++ 100 Year Flood Line
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 - == Conservation Authority Regulation Limit
 - == Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



0 26 51 Meters

NAD_1983_UTM_Zone_17N



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September 18, 2023

To: Mayor and Members of Township of Blandford-Blenheim Council

From: Dustin Robson, Development Planner, Community Planning

Application for Zone Change ZN2-23-12 – Paul Bucek

REPORT HIGHLIGHTS

- The subject Zone Change Application has been submitted to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-sp)' to permit an additional residential unit (ARU).
- Special provisions are being requested to recognize the existing distance between the ARU and the main dwelling while also allowing a larger floor area than permitted.
- Planning staff are supportive of the proposed rezoning, as it is generally consistent with the Provincially Policy Statement and maintains the intent and purpose of the Official Plan with respect to additional residential units (ARUs).

DISCUSSION

Background

APPLICANT/OWNER: Paul Bucek
686503 Highway 2, Princeton, ON N0J 1V0

LOCATION:

The subject lands are described as Part Lot 20, Concession 1 (Blenheim), now in the Township of Blandford-Blenheim. The lands are located on the north side of Highway 2, between Gobles Road and Oxford Road 22, and are municipally known as 686515 Highway 2.

COUNTY OF OXFORD OFFICIAL PLAN:

Schedule "B-1"	Township of Blandford-Blenheim Land Use Plan	Agricultural Reserve & Open Space
Schedule "C-1"	County of Oxford Environmental Features Plan	Provincially Significant Wetland

TOWNSHIP OF BLANDFORD-BLENHEIM ZONING BY-LAW 1360-2002:

Existing Zoning: General Agricultural Zone (A2)

Proposed Zoning: 'Special General Agricultural Zone (A2-sp)'

PROPOSAL:

The east side of the subject lands contains an existing 134.7 m² (1,450 ft²) single detached dwelling that was constructed in 1955. A second single detached dwelling, with a gross floor area of approximately 408.7 m² (4,400 ft²), was constructed on the west side of the property in 2021. As a condition of the Building Permit being issued for the second single detached dwelling, the existing single detached dwelling was to be removed. At the time of the second dwelling being built, additional residential unit (ARU) policies were not in force and effect.

With the implementation of the Township's ARU zoning provisions now in force and effect, the applicant is applying to allow the existing dwelling, built in 1955, to remain on-site as an ARU rather than be demolished. The applicant is requesting special provision to recognize the existing distance of approximately 225 m (738.1 ft) between the principal dwelling and the ARU. A special provision is also being requested to permit an increase to the permitted gross floor area of an ARU.

Surrounding land uses are predominately agricultural to the north, south and west. The lands to the east of generally consist of natural heritage features. The lands also about the CN Rail corridor.

Plate 1 – Location Map and Existing Zoning indicates the location of the subject lands and the existing zoning in the immediate vicinity.

Plate 2 – Aerial Photography (2020) shows an aerial view of the subject lands.

Plate 3 – Aerial Photography (2020) – Zoomed In shows an aerial view of the subject lands.

Plate 4 - Applicant's Sketch, identifies the location of the existing buildings and structures.

Application Review

2020 Provincial Policy Statement

Section 1.1.1 of the Provincial Policy Statement (PPS) provides that healthy liveable and safe communities are sustained by accommodating an appropriate range and mix of residential housing (including additional units, affordable housing, and housing for older persons) to meet long-term needs, and promoting cost-effective development that minimizes land consumption and servicing costs.

Further, Section 1.4 Housing, specifically ss. 1.4.3, states that planning authorities shall provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents of the regional market area by:

- Establishing and implementing minimum targets for the provision of housing which is affordable to low and moderate income households;

- Permitting and facilitating all forms of housing required to meet the social, health and well-being requirements of current and future residents;
- Permitting and facilitating all types of residential intensification, including additional residential units and redevelopment, in accordance with policy 1.3.3.3;
- Directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;
- Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed; and
- Establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

The policies of Section 2.3 require municipalities to protect prime agricultural areas for the long-term for agricultural uses. Permitted uses in prime agricultural areas include agriculture, agriculture-related uses and on-farm diversified uses. New land uses, including the creation of new lots, shall comply with the minimum distance separation formulae.

Official Plan

The subject lands are designated both Agricultural Reserve and Open Space in the County Official Plan. The single detached dwelling subject to the Zone Change Application is located entirely within the Agricultural Reserve designation. In the Agricultural Reserve designation, lands are to be developed for a wide variety of agricultural land uses, including general farming, animal or poultry operations, regulated livestock farms, cash crop farms and specialty crop farms together with farm buildings and structures necessary to the farming operation as well as accessory residential uses required for the farm.

Regarding Additional Residential Units (ARUs), Oxford County Council adopted policies regarding these units on February 8, 2023 via Official Plan Amendment 285 which are applicable to this application.

Specifically, in the Agricultural Reserve designation, ARUs are permitted within a single detached dwelling and/or in a structure ancillary to the principal dwelling, provided that both dwellings are located on a lot zoned for agricultural or rural residential use that permits a dwelling in accordance with the policies of the Official Plan.

A maximum of two (2) ARUs shall be permitted per farm unit, being two (2) in a principal dwelling or one (1) in a principal dwelling and/or one (1) in a structure ancillary to the principal dwelling.

ARUs located outside of a settlement area shall be in accordance with the following:

- The ARU shall be clearly secondary and subordinate to the principal dwelling on the lot and have a cumulative gross floor area of no greater than 50% of the gross floor area of the principal dwelling, to a maximum of 140 m² (1,506 ft²);
- ARUs shall not generally be permitted where a lot or dwelling already contains other accessory residential dwelling and/or uses, including a group home, boarding or lodging house or a home occupation that is characterized by higher occupancy such as a bed and breakfast, a farm vacation rental or other similar uses;
- Individual on-site water supply and sewage services are demonstrated to be adequate to serve the proposed use, in accordance with the applicable policies;

- The existing principal dwelling and the lot are of sufficient size to accommodate the creation of an ARU and to provide adequate off-street parking, landscaping, stormwater management and outdoor amenity areas;
- The principal dwelling must have direct, individual vehicular access to a public street and all ARUs shall use the same driveway as the principal dwelling;
- There is adequate access from the front lot line and parking area to each ARU for both occupant use and emergency response;
- To the extent feasible, existing trees and other desirable vegetation are preserved;
- Land use compatibility concerns (e.g. due to proximity to industrial areas or major facilities) will not be created or intensified;
- The location of ARUs and related services and outdoor amenities shall comply with all other applicable policies of the Official Plan;
- All other municipal requirements, such as servicing, stormwater management, waste management and emergency access, can be adequately addressed.

The following additional policies shall apply to the establishment of an ARU in a detached ancillary structure;

- The lot must be a minimum of 0.6 ha (1.48 ac) in area;
- The siting, design and orientation of the ancillary structure, parking areas and outdoor amenity areas will allow for privacy for the occupants of the ARU, principal dwelling and abutting residential properties; and
- An ARU will satisfy MDS I or will not further reduce an existing insufficient setback.

An additional residential unit shall not be severed from the lot containing the principal dwelling or converted into a separately transferable unit through plan of condominium.

Zoning By-law

The subject lands are zoned 'General Agricultural Zone (A2)' in the Township of Blandford Blenheim Zoning By-law. The 'A2' zone permits a wide range of agricultural uses, including livestock and regulated farm operations, as well as buildings and structures accessory thereto.

Section 5.5.2 of the Zoning By-law allows for the consideration of an ARU within a detached ancillary structure on A2 zoned land provided that the following criteria is met:

- ARUs shall not generally be permitted where a lot or dwelling already contains other accessory residential dwelling and/or uses, including a group home, boarding or lodging house or a home occupation that is characterized by higher occupancy such as a bed and breakfast, a farm vacation rental or other similar uses;
- Individual on-site water supply and sewage services are demonstrated to be adequate to serve the proposed use, in accordance with the applicable policies;
- The existing principal dwelling and the lot are of sufficient size to accommodate the creation of an ARU and to provide adequate off-street parking, landscaping, stormwater management and outdoor amenity areas;
- Contains a cumulative gross floor area of no greater than 50% of the gross floor area of the principal dwelling, to a maximum of 140 m² (1,506 ft²);
- There is a 1.2 m (3.9 ft) unobstructed pathway from the front lot line to the entrance;
- 1 space per ARU is provided on-site;
- A minimum 75 m² (807 ft²) of open space in the rear yard for 1 ARU;
- The subject lands are a minimum of 0.6 ha (1.48 acres);
- The ARU shall have a maximum height of 5.5 m (18 ft); and,

- The ARU shall be a maximum distance of 30 m (98.4 ft) from the main dwelling;

Additionally, Section 7.2.6 Location of New Farm Dwellings, is to ensure that new farm dwellings, including temporary dwellings, shall be required to satisfy the minimum distance separation requirements as determined through the application of the Minimum Distance Separation Formula I (MDS I) or not further reduce an already existing insufficient setback. It is the intent of these regulations to reduce potential conflicts with livestock operations, wherever possible.

Agency Comments

The subject Zone Change Application was circulated to relevant departments and agencies. The following comment was received:

The Township's Chief Building Official has indicated that a septic audit and a report from the Electrical Safety Authority will be required. Any alterations/additions to the ARU will require a Building Permit. A septic audit will also be required if bedrooms or bathroom fixtures are added.

The Township Drainage Superintendent, the Township Director of Public Works, the Oxford County Public Works Department, and the Grand River Conservation Authority (GRCA) have indicated no concerns or objections regarding the proposed zoning amendment.

Public Consultation

Notice of the proposal was provided to the public and surrounding landowners in accordance with the requirements of the Planning Act. At the time of writing this report, no comments or concerns had been received from the public.

Planning Analysis

The applicant proposes to rezone the subject property to permit an existing dwelling on the subject property to be retained as an ARU.

The proposal is consistent with the PPS direction to provide for an appropriate diversity of housing types and densities to meet the needs of current and future residents. If approved, the secondary dwelling unit will provide an additional housing option for current and future residents of the Township. The proposal is consistent with the Planning Act and PPS direction to permit and facilitate all forms of residential intensification and redevelopment, including additional units, where appropriate.

Planning staff are satisfied that the approval of the applicant's proposal will maintain the intent of the Official Plan policies respecting ARUs on agricultural lands. Specifically, staff are of the opinion that the proposal will result in recognizing an existing dwelling as an ARU and identifying the new 408.7 m² (4,400 ft²) dwelling as the principal dwelling. While the two (2) existing dwellings are not located within the same established cluster, staff are of the opinion that the two (2) areas being utilized for residential purposes combined would be in general compliance with the required maximum of 0.8 ha (2 ac) provided in the Official Plan criteria for ARUs.

The ARU zoning provisions include the requirement for an ARU to have a maximum gross floor area of 50% of the principal dwelling or 140 m² (1,507 ft²), whichever is lesser. Given that the principal dwelling on the subject lands is 408.7 m² (4,400 ft²), an ARU on the subject lands would be permitted to be no larger than 140 m² (1,507 ft²). The dwelling proposed to remain as an ARU

is approximately 134.7 m² (1,450 ft²) in size, and would comply with the proposed maximum size of an ARU. The applicant has advised that it is their intention to carry out renovations on the proposed ARU in order to reconfigure the layout. These renovations are likely to increase the ultimate gross floor area of the ARU to 153.3 m² (1,650 ft²). Staff are satisfied that even with the proposed increase in gross floor area, the dwelling will continue being secondary to the main dwelling and to function as an ARU.

With respect to the location of the dwelling that is being proposed to remain, it is recognized that the dwelling proposed to be an ARU is not located within the same cluster as the new 408.7 m² (4,400 ft²) dwelling. While the ARU provisions require that ARUs within a detached ancillary structure be no further than 30 m (98.4 ft) from the principal dwelling, the proposed ARU dwelling is located in a historically established cluster on the farm and would continue to use existing infrastructure. Staff are of the opinion that permitting the dwelling to remain will not impact existing agricultural operations on surrounding lands.

Further, the subject lands will continue to make use of the existing driveway and sufficient area will be available for parking. Both dwellings comply with MDS I and the lands can accommodate the required septic systems. Permitting both single detached dwellings to remain on-site permanently is not expected to create any negative impacts on neighbouring properties, and the rural character of the property is not expected to change.

In light of the foregoing, it is the opinion of this Office that the application is consistent with the policies of the PPS and maintains the general intent and purpose of the Official Plan. As such, Planning staff are satisfied that the application can be given favourable consideration.

RECOMMENDATIONS

It is recommended that the Council of the Township of Blandford-Blenheim approve the Zone Change Application submitted by Paul Bucek, whereby lands described as Part Lot 20, Concession 1 (Blenheim), Township of Blandford-Blenheim, are to be rezoned from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-35)' to permit an existing single detached dwelling to remain on-site permanently while being recognized as an additional residential unit (ARU).

SIGNATURES

Authored by: *'original signed by'*

Dustin Robson, MCIP, RPP
Development Planner

Approved for submission by: *'original signed by'*

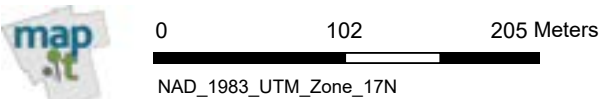
Eric Gilbert, MCIP, RPP
Manager of Development Planning



Legend

- Parcel Lines**
 - Property Boundary
 - Assessment Boundary
 - Unit
 - Road
 - Municipal Boundary
- Zoning Floodlines Regulation Limit**
 - 100 Year Flood Line
 - 30 Metre Setback
 - Conservation Authority Regulation Limit
 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)**

Notes



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August 22, 2023



Legend

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 - Regulatory Flood And Fill Lines
- Land Use Zoning (Displays 1:16000 to 1:500)

Notes



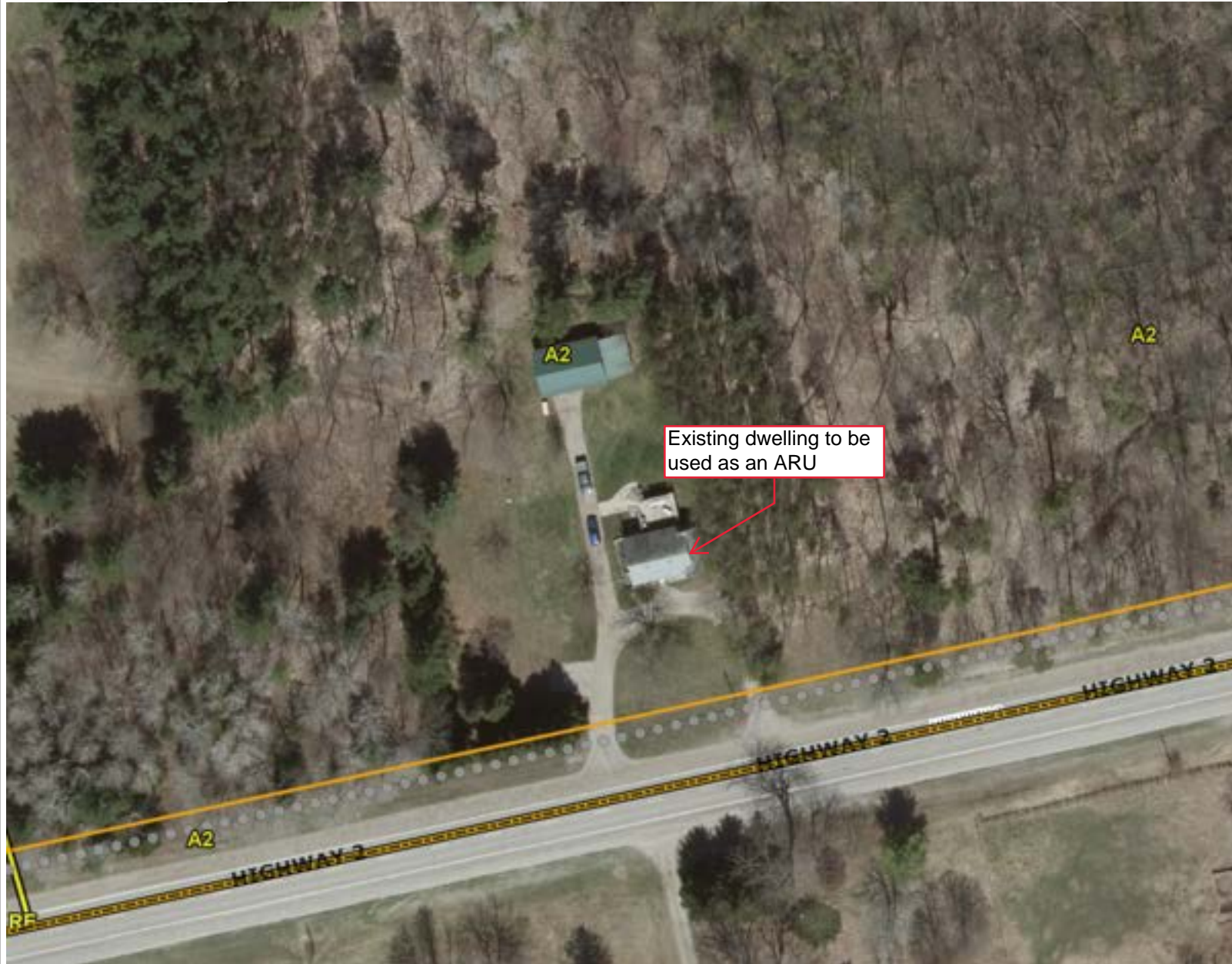
0 102 205 Meters

NAD_1983_UTM_Zone_17N



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August 22, 2023



Legend

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Notes



0 26 51 Meters

NAD_1983_UTM_Zone_17N



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September 18, 2023

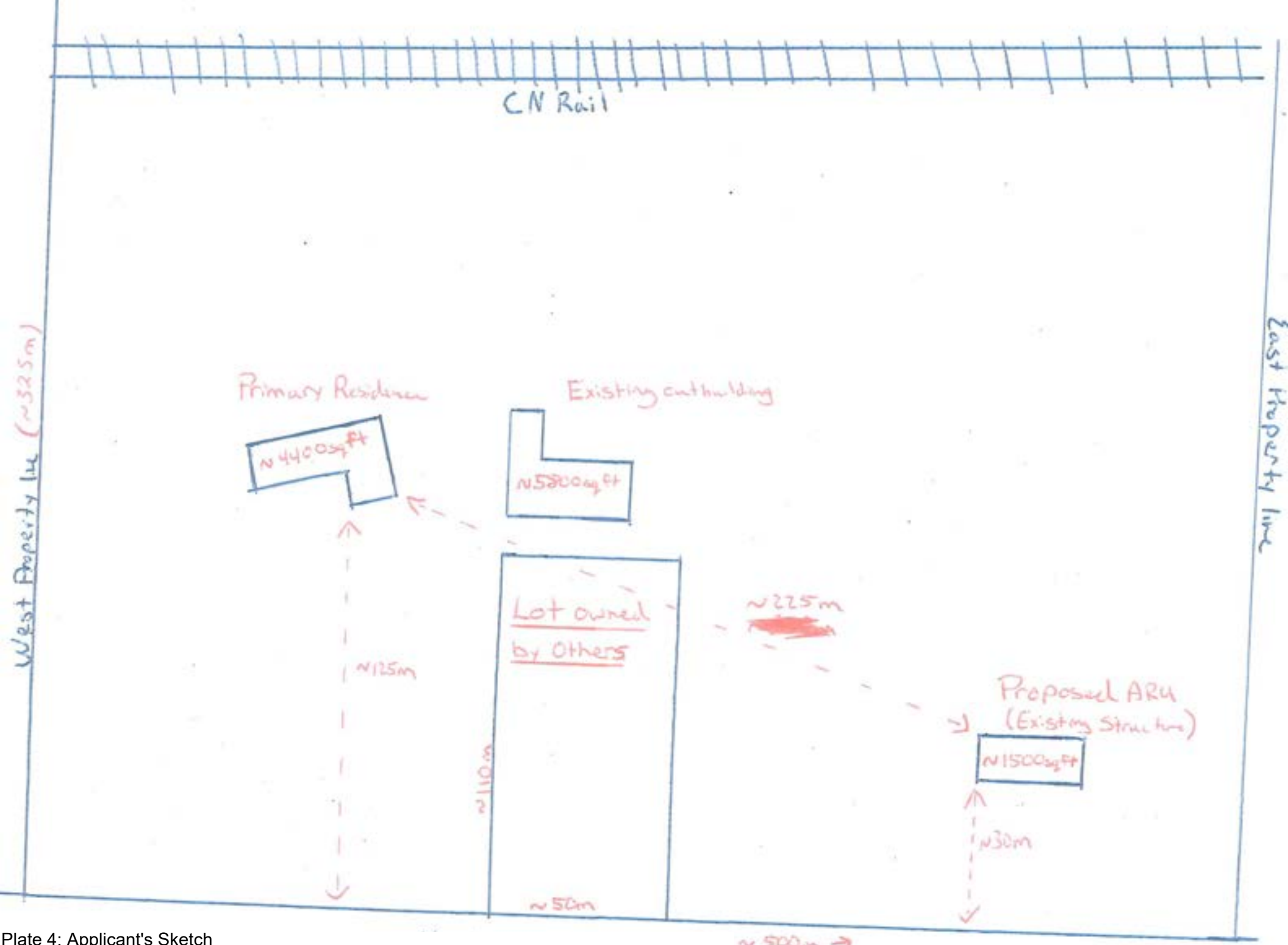


Plate 4: Applicant's Sketch
 File No. ZN1-23-12 (Bucek)
 Part Lot 20, Concession 1 (Blenheim), Township of Blandford-Blenheim - 686515 Highway 2

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2389-2023

A By-law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002 as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-law Number 1360-2002, as amended, is hereby further amended by changing to 'A2-35' the zone symbol of the lands so designated 'A2-35' on Schedule "A" attached hereto.
2. That Section 7.6 to By-law Number 1360-2002, as amended, is hereby further amended by adding the following subsection at the end thereof:

"7.6.35 Location: Part Lot 20, Concession 1 (Blenheim), A2-35 (Key Map 53)

7.6.35.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A2-35 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 7.1 of this Zoning By-law;
An additional residential unit in a detached accessory building, in accordance with the provisions of Section 5.5.

7.6.35.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any A2-35 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.35.2.1 SPECIAL PROVISIONS FOR AN ADDITIONAL RESIDENTIAL UNIT (ARU) IN A DETACHED ACCESSORY BUILDING

7.6.35.2.1.1 GROSS FLOOR AREA:

Maximum **153.3 m²** (1,650 ft²)

7.6.35.2.1.2 DISTANCE FROM PRINCIPAL DWELLING

The maximum distance from the principal dwelling shall be the distance existing as of October 4, 2023.

7.6.35.3 That all the provisions of the 'A2' Zone in Section 7.2 to this Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.”

3. This By-law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 4th day of October, 2023.

READ a third time and finally passed this 4th day of October, 2023.

Mark Peterson – Mayor

(SEAL)

Rodger Mordue, CAO/Clerk

ZN 1-23-12

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2389-2023

EXPLANATORY NOTE

The purpose of By-Law Number 2389-2023 is to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-35)' to permit an additional residential unit (ARU) in a detached accessory building. A special provision has been included to recognize the existing distance between the proposed ARU and the principal dwelling. A special provision is also included to permit a maximum gross floor area of 153.3 m² (1,650 ft²).

The subject lands are described as Part Lot 20, Concession 1 (Blenheim), now in the Township of Blandford-Blenheim. The lands are located on the north side of Township Road 2, between Oxford Road 22 and Gobles Road, and are municipally known as 686515 Township Road 2.

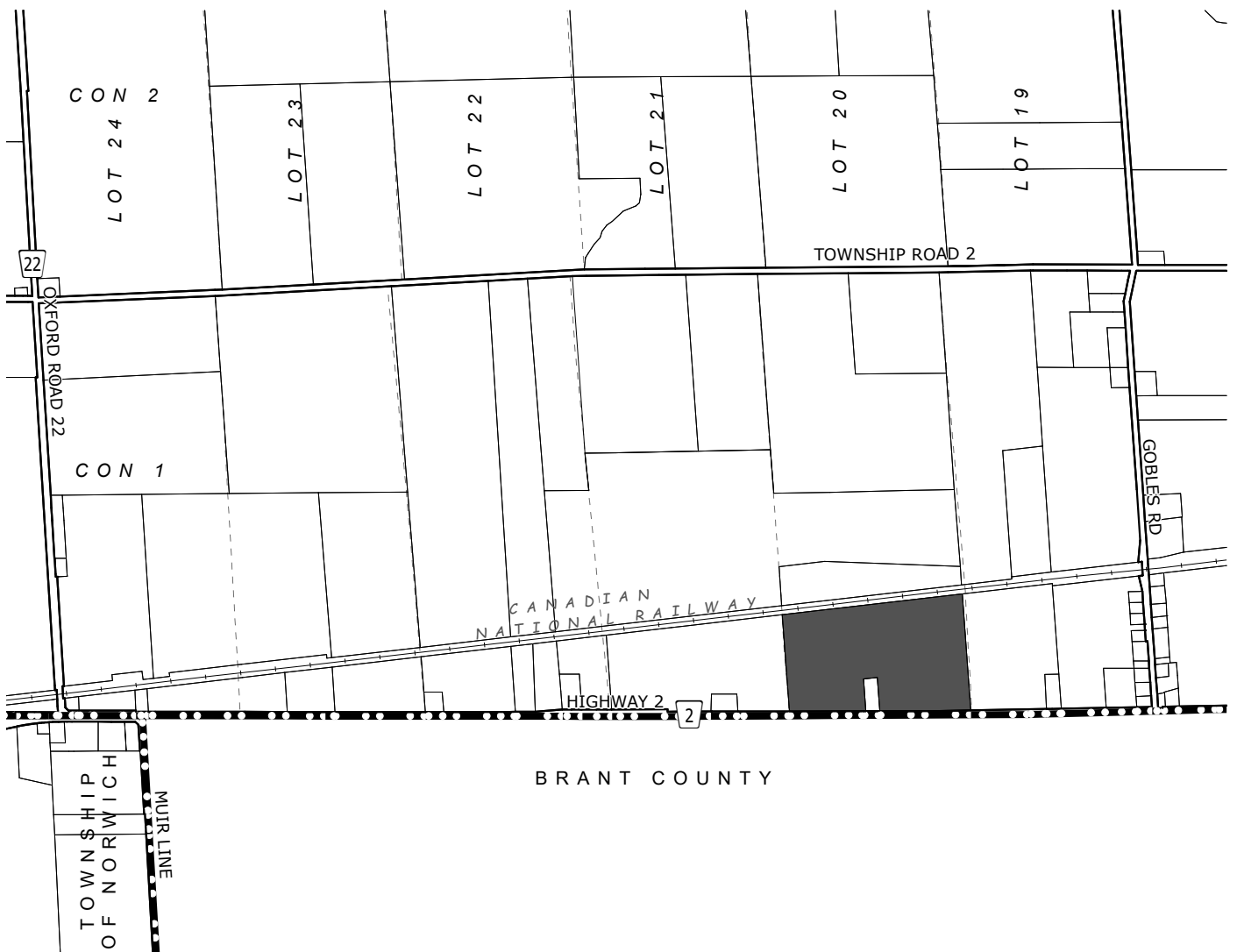
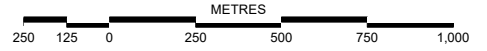
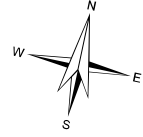
The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted amending By-law Number 2389-2023. The public hearing was held on October 4, 2023 and Council did not receive any comments from the public respecting this application.


Any person wishing further information regarding Zoning By-Law Number 2389-2023 may contact the undersigned.

Rodger Mordue, CAO/Clerk
Township of Blandford-Blenheim
47 Wilmot Street South
Drumbo, Ontario
N0J 1G0

Telephone: 463-5347

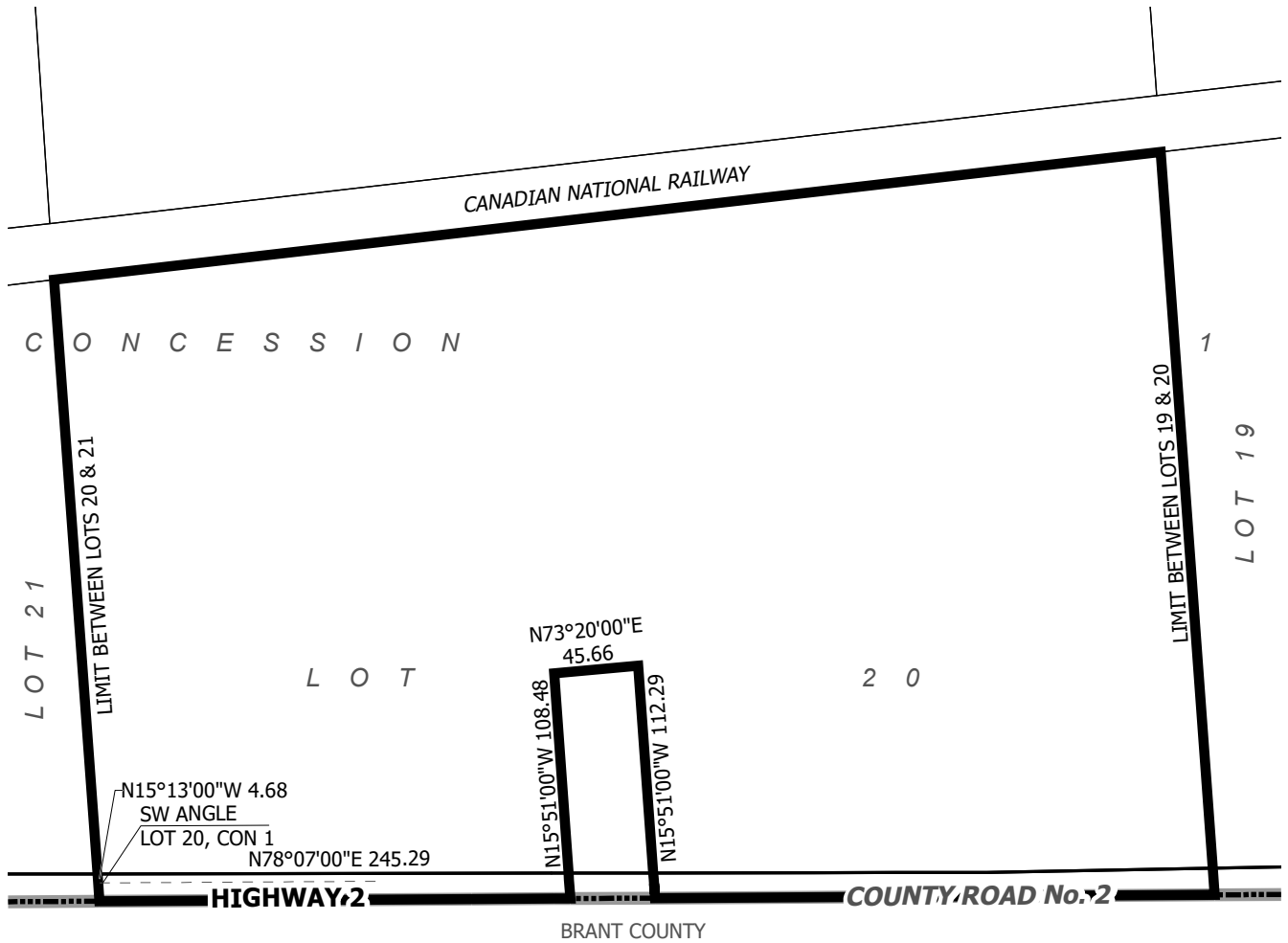
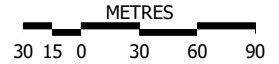
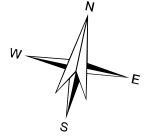
KEY MAP



 LANDS TO WHICH BYLAW 2389-2023 APPLIES



SCHEDULE "A"
 TO BY-LAW No. 2389-2023
 PT LOT 20, CONCESSION 1 (BLENHEIM)
 TOWNSHIP OF BLANDFORD-BLENHEIM



AREA OF ZONE CHANGE TO A2-35

NOTE: ALL DIMENSIONS IN METRES



Produced By The Department of Corporate Services
 Information Services ©2023

THIS IS SCHEDULE "A"

TO BY-LAW No. 2389-2023, PASSED

THE 4th DAY OF October, 2023

 MAYOR

 CAO/CLERK



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Jim Harmer Drainage Superintendent
Reviewed By:	Rodger Mordue	Date:	September 28, 2023
Subject:	Monthly Report	Council Meeting Date:	October 4, 2023
Report #:	DS-23- 15		

Recommendation:

That Report DS-23-15 be received as information

Background:

Monthly activities of the Drainage Department to September 28, 2023

Analysis/Discussion

- Working on drain maintenance and various site meeting to review work required with ratepayers.
- Working with lawyer on compliance letters.
- Commenting on planning applications
- 29 locates for ON 1 Call in September 2023 including 1 emergency locates.
- Update of drainage mapping for ON 1 Call / OMAFRA / Township Web site and asset management, 100-year storm review, update SWMP mapping
- Mitchell Drain County and Region have submitted petitions for drainage works, for the construction work being proposed at Trussler Road and Oxford Road 8. Council has accepted petition from County and Region for improved outlet, Engineer appointed on September 4 2019. Kenn Smart (Project Engineer). Had meeting with Engineer, Folling and Hurlbut about next step. Site meeting January 29 2020 for the road petition. Engineer working on concept plans and cost estimates. Reviewed site with Curtis (P.ENG) and working on the next site meeting for Ratepayer to review option for new report with second site meeting summer of 2023. Review existing file with Kenn and Curtis. Site meeting on September 5 2023 with assessed property in the watershed to review option

- Princeton Drainage System 2022 Engineer has filed final report. Report dated July 29/22 filed with the Township on August 8, 2022. Consideration of report was September 7th, 2022. Court of revision at October 5th, 2022 council meeting, By-law 2313-2022 passed October 19 2022 3rd reading. Working on Construction of Romano SWMP with two forces and local contractors. Contractor GHN work starting week of March 27 with proposed completion October 2023
- Princeton Drain Section 78 report has been approved by GRCA and council and will be added to the new Engineer's Report for Princeton Drainage System 2022 report filed as part of Princeton Drainage System 2022 consideration of report September 7th 2022 COR at October 5th 2022 council meeting, By-law passed October 19 2022 3rd reading. This project will be tender with Princeton Drainage System 2022 Phase 3 tender
- Hanchiruk Drain (Magda) petition received and P Eng. appointed at December 18 2019 council meeting, GRCA have been informed of the appointment. Site meeting with Magda and Engineer February 4 2020 engineer has been reviewing option with Magda. Drain is temporary on hold for Magda to review route options. ON HOLD
- Hughes Drain major settlement and major repair will be required See Section 78 report DS 22-03 appointment of Engineer. John Kuntze has accepted appointment as project Engineer from K Smart & Assoc site meeting fall 2023
- Hotson Drain drainage petition received by Council June 15 2022. Engineer appointed August 3, 2022, project Engineer will be Curtis MacIntyre of K Smart & Assoc. Onsite meeting was September 6th @10.00am at Township Road 8 and Blandford Road, working on survey. Had second site with ratepayer on June 27th 2023. Section 78 report approved by council on August 2 2023 and P. Eng appointed. Report filed August 8, 2023. By Curtis MacIntyre P. Eng. Report was accepted on September 6, 2023, COR on October 4 2023
- Holt Drain, Brant County have accepted Section 78 request. Brant have appointed K Smart & Assoc. (Curtis MacIntyre) Onsite meeting was on September 20th 2022 in Princeton engineer working on design options and survey
- HUBBARD KING DRAIN Township Road 8 and Hubbard Road petition by Jim Borton Director of Public Works received by Council June 1 2022 council appointed Engineer August 3 2022, project Engineer will be Curtis MacIntyre of K Smart & Assoc. Site meeting November 3rd 2022, working on Survey and design. Site meeting with Wiggan to review alignment option
- Baker Drain Council accepted petition on September 7th 2022 for repair and improvements. Engineer was appointed on October 19th 2022 project Engineer will be Curtis MacIntyre of K Smart & Assoc. Site meeting April 26 2023. Engineer working on survey and design
- Working on Plattsville Development Phase 3 and 4 drainage report with Kenn Smart. Kenn has proposed that the revised assessment schedule for the area that is affected by the existing BLOCK ASSESSMENT be extended to the area of Plattsville Estates Phase 3A, 3B and Phase 4 that outlet into the SWMP on Fennel St. reviewing draft

report. Had public meeting June 14 2023. Report file June 30, 2023. Final report was accepted on September 6 2023, COR October 4 2023

- Working on CLI-ECA (Consolidated Linear Infrastructure – Environmental Compliance Approval MECP issued final approval on March 7th, 2023. (ECA Number 334-S701) receive new Storm sewer and Storm water management standard from MECP
- Attended by 2 council meeting
- Attended DSAO chapter meeting
- Working On Staff report with Trevor Re: walkway/trail for Princeton SWMP should be available for October council meeting
- Webinar with Ducks Unlimited Canada about Naturalized Storm ponds and any fund available
- Working on Drumbo SWMP on details of ownership and existing subdivision agreements
- Working on updates on the Municipal Service Standards
- Attended Site meetings Cressridge Dev and Princeton Drain

Financial Considerations:

None

Attachments:

none

Respectfully submitted by:

Jim Harmer

Jim Harmer Drainage Superintendent



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Jim Borton Director of Public Works
Reviewed By:	Rodger Mordue	Date:	September 27, 2023
Subject:	Monthly Report	Council Meeting Date:	October 4, 2023
Report #:	PW-23-18		

Recommendation:

That Report PW-23-18 be received as information.

Capital

- Gobles CN Bridge – CN has not committed to a firm date. They are waiting on confirmation that the steel structure will be made and delivered on time to have it completed by the end of 2023.
- Princeton Pond Expansion project – The pond is functioning well and fully operational. The contractor is working on the west end of the pond. Township trucks and contractor trucks having been hauling away the excess soil.
- Princeton Road Construction – GHN has completed all the underground work, curbs, asphalt and sidewalks are also completed. They are working on getting driveways done and will be cleaning up boulevards with top soil and sod. The Township engineer and myself will be doing a walk through in early October to address and deficiencies before the contractor leaves.
- Princeton Drain Crossing – Unfortunately the boring contractor has been delayed due to bad soil conditions at his previous job. The schedule is for him to be onsite and start boring under the tracks the second week in October. Due to this delay the connection on the south side of the tracks that is in GHN's contract will likely be removed and added to next year's contractor.
- Princeton Drain Phase 3 – In consultation with the Township Engineer and Drainage Superintendent, we will be changing phase 3 to be the North side of the railway tracks rather than the Main St and the East side of the village. There have been some delays in acquiring the property required for the storm water management pond on the east side. By changing the phases, it allows more time for the storm water pond to be constructed and it gives Deer Ridge Development and outlet sooner.

County Shared Service/Road Association/Training

- Shared Services meeting – The service sharing committee met in Tillsonburg. We finalized the winter maintenance training and discussed joint tenders. Minutes from the meeting are attached.
- Road Association – The OCRSA met in Oxford Centre on Sept. 7. There was a presentation from Jade Equipment and good networking time with suppliers. The next meeting is our large joint meeting with Elgin & Middlesex County on October 27 in Elgin County. If you wish to attend, please let me know.
- AORS – I attended the fall suppliers meeting and board of directors meeting in Belleville. It was a good meeting with the suppliers with lots of feedback on the association's relationships with the suppliers. At the board meeting up dates were given on the status of AORS and how we are sitting compared to our goals. We were also updated on the progress being made on getting the word out on making a municipal employment more appealing to the younger generation in the hopes of attracting more applicants. Here is a video that was produced <https://youtu.be/n5-xhZWFzJo>

Other

- Staff has been busy playing catchup this month. They have been trimming around guard rails, filling pot holes, grading, and cutting the road side grass. Since GHN has been working on Peter St. making it hard to haul from the pond it has given staff time to complete some tasks that had been pushed off.
- Staff continues to grade the roads and follow behind with the magnet. Each time it is done we are seeing progress of less debris being picked up.
- Attending by-weekly progress meetings with KSmart & GHN in Princeton.
- Cressridge subdivision has completed the underground work and curbs and asphalt have been put on the roads. The Township engineer and I have done a walk through and identified some deficiencies that need to be addressed.
- Working on Capital and Operating budgets.
- Met with suppliers to discuss prices for 2024 budget and availability.
- Coordinated the construction of the Romano storm water pond site in Princeton.
- Working with the Drainage Superintendent on finding suitable dump sites for the excess soil from the Princeton Drain project.
- Working with KSmart and Drainage Superintendent on the next phases of the Princeton project.
- Staff is continuing to meet with land owners at outdoor sites to discuss ditch or road issues.
- I attended the Wardens Golf Tournament.

Attachments Service sharing minutes from September.

Respectfully submitted by:

Jim Borton CRS-I
Director of Public Works



Service Rationalization

MEETING MINUTES

DATE: September 13, 2023

LOCATION: Tillsonburg

PRESENT: Adam Prouse, Jim Borton, Shawn Vanacker, Doug Wituik, Steve Oliver, Daniel Locke, Richard Sparham, Tom Lightfoot, Alex

REGRETS: Frank Gross, Ken Farkas

COMMITTEE CHAIRMAN: Richard Sparham

SECRETARY: Tom Lightfoot

ITEM	ACTION	ASSIGNED TO
1. Meeting called to order	10:12 am	
2. Minutes of Last Meeting:	Reviewed- no minutes from last meeting.	
3. Correspondence/ Speaker	none	
4. Old Business	Snow school- Oct 11-12, 2023, Steve will send out final info and sign in sheets. Dan is looking into new operator training with Canada Heavy Equipment College for snow equipment. Alex mentioned past employers had used Drive wise virtual training. Ken will look after the food. Dan is looking into gifts. Steve- updating inside emergency contact sheet, send any new contact info to him.	
5. New Business	Adam- loader tenders, Adam looking for any recent tenders. Shawn- winter weather forecasting supplier discussion. Other municipalities are using the OGRA system. Shawn will send out a comparison between DTN and OGRA weather tracker.	
6. Round Table	Richard- extendable plow discussion Dust suppressant tender is coming up after 2024 season, Norwich usually looks after that tender. Jim- Bob Randall is BB new Foreman. Discussion on OCRSA meeting locations. Also, discussion on location for the Christmas party. Adam- tradeshow, host hotel meeting Tom and Adam are meeting with Holiday Inn, last year there were 269 vendors need upwards of 300 rooms, hospitality suite, banquet room and shuttle, Dan looking into a shuttle to the golf tournament. Tradeshow golf tournament and hydro discussion. Dan-line painting contract, let Dan know if you are interested in joining the tender. Rock salt tender will expire after this year, he will send out the old tender for review.	
7. Health & Safety	Shawn, critical injury, reminder to report discussion.	
8. Next Meeting	October 12, 2023 - 10:00 am at Embro Community Center, Woodstock hosting	
9. Adjourned	11:22 pm	

Service Sharing Meeting Dates 2023

January 12 EZT

February 9 Zorra

March 16 Oxford County

April 13 Blandford Blenheim

May 11 Norwich

June 15 SWOX

September 13 Tillsonburg

October 12 Woodstock

November 9 Ingersoll

December 13 Zorra

Our Splash Pads will be closed down at the end of the month, and parks will be shut down by Oct 30. This includes removing most garbage's, washrooms closed for the season, baseball diamonds shut down.

Cemeteries

The contractor has started fixing up some foundations in the Princeton Cemetery. This will continue into the month of October.

Trevor Baer



TOWNSHIP OF BLANDFORD-BLENHEIM

Agenda Item

To:	Members of Council	From:	Denise Krug, Director of Finance
Reviewed By:	Rodger Mordue	Date:	September 27, 2023
Report #:	TR-23-14	Council Meeting Date:	October 4, 2023
Subject:	2024 Fees and Charges		

Recommendation:

That Report TR-23-14 be received as information;

And further that Council authorize the Director of Finance to prepare a fees and charges by-law for the November 15th Council meeting based upon Township fees and charges as outlined on the attached schedules.

Background:

Section 391(1) of the Municipal Act, 2001 authorizes a municipality to impose fees and charges on persons,

- (a) For services or activities provided or done by or on behalf of it;
- (b) For costs payable by it for services or activities provided or done by or on behalf of any other municipality or any local board; and
- (c) For the use of its property including property under its control.

Under Section 400(d) of the Municipal Act, 2001 and the Township of Blandford-Blenheim Notice By-Law, the Township is required to give notice of its intention to pass a by-law imposing the fees and charges which have priority lien status.

Analysis/Discussion:

The proposed 2024 user fees and charges by department is attached to this report. Staff reviewed all fees and most fees stayed the same or had small increases, keeping our fees in line with surrounding municipalities.

There are a couple of new fees in by-law enforcement and a fee for on-line payments through the website to cover the costs associated with it.

Building Fees and Development Charges are indexed as of April 1st each year; therefore, no changes at this time.

The MTO fire rate will be inserted into the schedule once it is available.

Attachments:

User Fees and Charges – Schedules A to J

Respectfully submitted by:

Denise Krug
Director of Finance/Treasurer

Administrative Services - Clerk Fees and Charges (excluding HST)		Schedule A			
Description	Unit	2021 Amount	2022 Amount	2023 Amount	2024 Amount
Sale of Photocopies - black & white (letter or legal size only)	1 - 2 sheets	\$0.50	\$0.50	\$0.50	\$0.50
	3 - 5 sheets	\$1.00	\$1.00	\$1.00	\$1.00
	6 sheets and up (per sheet)	\$0.25	\$0.25	\$0.25	\$0.25
Black & White copies - 11 x 17	per sheet	\$0.40	\$0.40	\$0.40	\$0.40
Colour photocopies (letter or legal size only)	per sheet	\$0.50	\$0.50	\$0.50	\$0.50
Colour photocopies (11x17)	per sheet	\$1.00	\$1.00	\$1.00	\$1.00
Faxing	First sheet	\$2.00	\$2.00	\$2.00	\$2.00
	Each additional sheet	\$1.00	\$1.00	\$1.00	\$1.00
Request under the Freedom of Information Act (HST Exempt)	Each	\$5.00	\$5.00	\$5.00	\$5.00
	staff time - first 30 minutes of investigation	\$0.00	\$0.00	\$0.00	\$0.00
	staff time per 15 min. interval beyond 30 minutes	\$7.50	\$7.50	\$7.50	\$7.50
(Where the estimate under section 45 (3) of the Municipal provide a deposit of 50% of the estimate prior to the application proceeding)					
Meeting Investigation Fee (HST Exempt)	Each	\$25.00	\$25.00	\$25.00	\$25.00
Lottery License Fee: Raffles, Bingos & Nevada Tickets (HST Exempt)	%	3%	3%	3%	3%

CLERK

**Administrative Services - Clerk
Fees and Charges (excluding HST)**

Description	Unit	2021 Amount	2022 Amount	2023 Amount	2024 Amount
Marriage License (HST Exempt)	Each	\$110.00	\$120.00	\$120.00	\$120.00
Civil Marriage Ceremony: on site at municipal office during regular office hours	Each	\$250.00	\$250.00	\$250.00	\$250.00
Off site civil marriage ceremony	Each		\$350.00	\$350.00	\$350.00
Rehearsal fee			\$50.00	\$50.00	\$50.00
booking deposit	Each	\$100.00	\$100.00	\$100.00	\$100.00
administration fee if booking is cancelled	Each	\$50.00	\$50.00	\$50.00	\$50.00
Township provided witness	Each	\$50.00	\$50.00	\$50.00	\$50.00
Burial Certificate (HST Exempt)	Each	\$10.00	\$15.00	\$15.00	\$15.00
Encroachment Agreements (HST Exempt)	Each	\$75.00	\$75.00	\$75.00	\$75.00
Section 65 of Drainage Act assessment apportionment.					
Staff time per 15 minute interval	Each	9.50	10.00	11.00	15.00
Tile Drainage Loan Inspections	Each	160.00	160.00	200.00	215.00
- Kennel Licence	Each	\$60.00	\$60.00	\$120.00	\$120.00
Black Composters (HST Exempt)*	Each	10.00	10.00	10.00	10.00
Green Cone Composters (HST Exempt)*	Each	40.00	50.00	50.00	50.00
Blue Box - Large - 80L (HST Exempt)*	Each	5.50	6.20	6.20	6.20
Blue Box - Lid (HST Exempt)*	Each	1.50	2.70	2.70	2.70
Bag Tags (HST Exempt)*	Each	2.00	2.00	2.00	2.00

* Guideline only, price established by County of Oxford and is subject to change

**Administrative Services - Clerk
Fees and Charges (excluding HST)**

Description	Unit	2021 Amount	2022 Amount	2023 Amount	2024 Amount
Fence Viewing application fee		\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Memorialization of Existing Tree in Parks (does not include cost of the plaque & stand)	each		\$ 150.00	\$ 150.00	\$ 150.00
Park Benches (does not include cost of the plaque)	each	\$1,400.00	\$1,400.00	\$2,000.00	\$2,000.00
Sale of unserviced municipal land (By-law 2272-2021 Sec.8)	per sq. ft.		\$0.22	\$0.22	\$0.22
Sale of serviced municipal land (By-law 2272-2021 Sec.8)	per sq. ft.		\$2.03	\$2.03	\$2.03

**Administrative Services -General
Fees and Charges (HST Exempt)**

Description	Unit	2021 AMOUNT	2022 AMOUNT	2023 AMOUNT	2024 AMOUNT
Tax Certificate	Each	\$50.00	\$50.00	\$50.00	\$55.00
Returned Cheque or PAP	Each	\$30.00	\$35.00	\$35.00	\$35.00
On-Line Payment fee (misc. website payments)					2.00%
Loan Agreement Administration Fee (Debenture Administration)	Each	2% of principal	2% of principal	2% of principal	2% of principal
Payment of Tile Drainage Loans Before Expiry Date	Each	\$50.00	\$50.00	\$50.00	\$50.00
Tax Sale Registration Process	Each	Actual Cost + \$100 Admin Fee	Actual Cost + \$100 Admin Fee	Actual Cost + \$100 Admin Fee	Actual Cost + \$100 Admin Fee
Reprint of Prior Year Tax Bills or Statements	Each	\$10.00	\$10.00	\$10.00	\$10.00
Commission of Oaths or Certified True Copy (resident)	Each	\$10.00	\$10.00	\$10.00	\$10.00
Commission of Oaths or Certified True Copy (non-resident)	Each	\$15.00	\$15.00	\$15.00	\$15.00
Registered Mail Fee <i>- as set by Canada Post / Includes HST</i>	Each	\$12.00	\$15.00	\$15.00	\$15.00
Tax Confirmation Letters	Each	\$15.00	\$15.00	\$15.00	\$15.00
Payment Redistribution Fee (per roll #)	Each	\$10.00	\$10.00	\$10.00	\$15.00
Refund Administration Fee (Client error/overpayment) (includes tax payments, AR payments or any other payments)	Each	\$25.00	\$25.00	\$25.00	\$25.00

**Administrative Services - Development Charges
Fees and Charges (HST Exempt)**

Description	Unit	Effective April 1, 2020	Effective April 1, 2021	Effective April 1, 2022	Effective April 1, 2023
Development Charges					
<u>Residential</u>					
Single, Semi-detached	each	\$ 10,071.85	\$ 10,160.00	\$ 11,714.48	\$ 13,413.00
Other Multiples	each	\$ 6,328.35	\$ 6,384.00	\$ 7,360.75	\$ 8,428.00
Apartments - 2 Bedrooms or Larger	each	\$ 5,369.32	\$ 5,417.00	\$ 6,245.80	\$ 7,151.00
Apartments - Bachelor or 1 Bedroom	each	\$ 3,632.37	\$ 3,664.00	\$ 4,224.59	\$ 4,837.00

DEVELOPMENT CHARGES

Cemetery Fees and Charges (excluding HST)					Schedule D
Description	Unit	2021 Amount	2022 Amount	2023 Amount	2024 Amount
Purchase of Interment Rights and care and maintenance					
Interment Rights	each	\$720.00	\$720.00	\$720.00	\$720.00
Care and Maintenance	each	\$480.00	\$480.00	\$480.00	\$480.00
Cremation lots	each	\$255.00	\$320.00	\$320.00	\$320.00
Care and Maintenance	each	\$250.00	\$280.00	\$280.00	\$280.00
Interment					
Adult - standard	each	\$650.00	\$750.00	\$750.00	\$750.00
Child	each	\$325.00	\$400.00	\$400.00	\$400.00
Infant	each	\$325.00	\$340.00	\$340.00	\$340.00
Cremated Remains	each	\$325.00	\$400.00	\$400.00	\$400.00
Columbaria *NEW	each	\$220.00	\$250.00	\$250.00	\$250.00
Disinterment / Exhumation					
Adult - standard	each	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Cremated Remains	each	\$500.00	\$1,000.00	\$1,000.00	\$1,000.00
Columbaria *NEW	each		\$250.00	\$250.00	\$250.00
Child *NEW	each		\$1,000.00	\$1,000.00	\$1,000.00
Infant *NEW	each		\$1,000.00	\$1,000.00	\$1,000.00
Columbaria Fees					
Bottom Row	each	\$935.00	\$1,020.00	\$1,020.00	\$1,020.00
Bottom Row- Care and Maintenance	each	\$165.00	\$180.00	\$180.00	\$180.00
Second Row	each	\$1,020.00	\$1,105.00	\$1,105.00	\$1,105.00
Second Row- Care and Maintenance	each	\$180.00	\$195.00	\$195.00	\$195.00
Third Row	each	\$1,105.00	\$1,190.00	\$1,190.00	\$1,190.00
Third Row- Care and Maintenance	each	\$195.00	\$210.00	\$210.00	\$210.00
Top Row	each	\$1,232.50	\$1,275.00	\$1,275.00	\$1,275.00
Top Row- Care and Maintenance	each	\$217.50	\$225.00	\$225.00	\$225.00
Initial Engraving of Niche Plate	each	\$350.00	\$350.00	\$350.00	\$350.00
Each Subsequent Engraving of Niche Plate		\$200.00	\$200.00	\$200.00	\$200.00
Monument Care Fund - Flat marker (smaller than 1,116.13 sq cm / 173 sq in.)	each	\$0.00	\$0.00	\$0.00	\$0.00
**Monument Care Fund - Flat marker (1,116.23 sq cm / 173 sq in. or larger)	each	\$50.00	\$100.00	\$100.00	\$100.00
**Monument Care Fund - Upright marker (1.49 sq m / 16 sq ft or smaller, including the base)	each	\$100.00	\$200.00	\$200.00	\$200.00
**Monument Care Fund - Upright marker (larger than 1.49 sq m / 16 sq ft. including the base)	each	\$200.00	\$400.00	\$400.00	\$400.00

Schedule D					
Cemetery Fees and Charges (excluding HST)					
Description	Unit	2021 Amount	2022 Amount	2023 Amount	2024 Amount
<i>** as set by the Bereavement Authority of Ontario</i>					
Sundays & Municipal Holiday Interments	each	\$300.00	\$350.00	\$375.00	\$375.00
Foundation layout fee	each	\$60.00	\$60.00	\$60.00	\$60.00
Snow Removal	each	*	*		
Winter Burial - Full Interment (December 1st to March 31)	each	*	*		
Winter Burial - Cremated Remains (December 1st to March 31)	each	*	*		
* Actual fees incurred by the Township in relation to the specific incident/request + 15%					
Park Benches (does not include cost of the plaque)	each	\$1,400.00	\$1,400.00	\$2,000.00	\$2,000.00
Transfer Fee					
Transfer Fee (Certificate picked-up at Township Office)	each	\$50.00	\$60.00	\$60.00	\$60.00
Registered Mail Fee	each	\$12.00	\$15.00	\$15.00	\$15.00

Community Services - Indoor Facilities
May 1st to April 30th
Fees and Charges (including HST)

Description	Unit	Effective May 1, 2021	Effective May 1, 2022	Effective May 1, 2023	Effective May 1, 2024
Arena					
**Prime Time - Minor Groups	per hour	\$143.00	\$145.00	\$148.00	\$151.00
**Prime Time - All Others	per hour	\$193.00	\$196.00	\$199.00	\$202.00
Non-Prime Time - Minor Groups	per hour	\$75.00	\$75.00	\$75.00	\$75.00
Non-Prime Time - All Others	per hour	\$110.00	\$110.00	\$110.00	\$110.00
Arena Floor Rental (Dances, Trade Shows)	per hour	\$165.00	\$165.00	\$165.00	\$165.00
Arena Floor Rental (Dances, Trade Shows)	full day	\$650.00	\$650.00	\$650.00	\$650.00
Arena Floor Rental (Recreation, Sports)	per hour	\$48.00	\$48.00	\$50.00	\$50.00
**Prime Time ice rentals are M-F 5-10 p.m. and weekends 8 a.m. - 10 p.m.					
Recreational Program					
Public Skating - Adult	per person	no charge	no charge	no charge	no charge
Public Skating - Child Elementary School Age	per person	no charge	no charge	no charge	no charge
Public Skating - Pre-School	per person	no charge	no charge	no charge	no charge
Parents & Tots	per person	no charge	no charge	no charge	no charge
Sponsored Public Skating	per hour	\$100.00	\$100.00	\$100.00	\$100.00
School Skating Program	per hour	\$45.00	\$45.00	\$45.00	\$45.00
Ticket Ice (minimum with 1 to 4 skaters)	per hour	\$45.00	\$45.00	\$45.00	\$45.00
Ticket Ice (exceeding 4 skaters)	per skater	\$10.00	\$10.00	\$10.00	\$10.00
Shinny Hockey (adult)	per skater/hour	\$10.00	\$10.00	\$10.00	\$10.00
Shinny Hockey (child - under age 18)	per skater/hour	\$5.00	\$5.00	\$5.00	\$5.00
Birthday Specials:					
1 hour of ice time (based on availability) and 1 hour in Room A	per event	\$75.00	\$75.00	\$75.00	\$75.00
1 hour of ice time (based on availability) and 1 hour in Hall	per event	\$105.00	\$105.00	\$105.00	\$105.00
Advertising					
Ice Logo (sponsor must supply logo at their cost)		\$500.00	\$500.00	\$500.00	\$500.00
Arena Board Advertising (sponsor must supply logo at their cost)		\$500.00	\$500.00	\$500.00	\$500.00
Wall Advertising (sponsor must supply logo at their cost)		\$300.00	\$300.00	\$300.00	\$300.00
Door Wrap (sponsor must supply wrap and professional installation)				\$250.00	\$250.00
Zamboni advertising (sponsor must supply logo at their cost)		\$900.00	\$900.00	\$900.00	\$900.00

Community Services - Indoor Facilities May 1st to April 30th Fees and Charges (including HST)					Schedule E
Description	Unit	Effective May 1, 2021	Effective May 1, 2022	Effective May 1, 2023	Effective May 1, 2024
Community Centre Halls					
Plattsville Community Hall	per hour	\$61.00	\$61.00	\$63.00	\$63.00
Plattsville Community Hall	daily	\$225.00	\$225.00	\$229.00	\$229.00
Plattsville Community Hall - weekday daytime	1/2 day	\$122.00	\$122.00	\$125.00	\$125.00
Plattsville Community Hall (Together with Ice Event)	daily	\$122.00	\$122.00	\$125.00	\$125.00
Plattsville Community Hall (Buck & Doe)	daily	\$530.00	\$530.00	\$530.00	\$530.00
Decorating Set-up (for daily events only - prior to day of decorating set-up of event based on availability)	per event	\$120.00	\$120.00	\$120.00	\$120.00
Plattsville Community Hall - Room A	per hour	\$35.00	\$35.00	\$36.00	\$36.00
Plattsville Community Hall - Room A	daily	\$120.00	\$120.00	\$122.00	\$122.00
Plattsville Community Hall - Room B	per hour	\$35.00	\$35.00	\$36.00	\$36.00
Plattsville Community Hall - Room B	daily	\$120.00	\$120.00	\$122.00	\$122.00
Princeton Centennial Hall - Fireside Room	per hour	\$35.00	\$35.00	\$36.00	\$36.00
Princeton Centennial Hall - Fireside Room	daily	\$120.00	\$120.00	\$122.00	\$122.00
Princeton Centennial Hall - Fireside Room - weekday daytime	1/2 day	\$70.00	\$70.00	\$70.00	\$70.00
Princeton Centennial Hall - Main Hall	per hour	\$110.00	\$110.00	\$111.00	\$111.00
Princeton Centennial Hall - Main Hall	daily	\$380.00	\$380.00	\$385.00	\$385.00
Princeton Centennial Hall - Main Hall - weekday daytime	1/2 day	\$220.00	\$220.00	\$220.00	\$220.00
Princeton Centennial Hall - Main Hall (Buck & Doe)	daily	\$530.00	\$530.00	\$530.00	\$530.00
Decorating Set-up (for daily events only - prior to day of decorating set-up of event based on availability)	daily	\$200.00	\$200.00	\$200.00	\$200.00
Kitchen Use	daily	\$85.00	\$87.00	\$87.00	\$87.00
** Deposit for Alcohol Events			\$500.00	\$500.00	\$500.00
Richwood Hall	daily		\$60.00	\$122.00	\$122.00

Community Services - Outdoor Facilities & Parks
May 1st to April 30th
Fees and Charges (including HST)

Description	Unit	FIELD CLASSIFICATION			
		A	B	C	D
Ball Diamonds					
Adult	per game	\$26.00	\$25.00	\$21.00	n/a
Affiliated Minor	per game	\$20.00	\$20.00	\$17.00	\$12.00
Adult Tournament First Game/Diamond	per day	\$26.00	\$25.00	\$17.00	n/a
Adult Tournament Extra Game/Diamond	per game	\$20.00	\$20.00	\$17.00	n/a
Affiliated Minor Tournament First Game/Diamond	per day	\$20.00	\$20.00	\$17.00	\$12.00
Affiliated Minor Tournament Extra Game/Diamond	per game	\$17.00	\$17.00	\$17.00	\$12.00
Optional Tournament Grooming	per groom	\$25.00	\$25.00	\$25.00	\$25.00
Optional Use of Lights	per game	\$9.00	n/a	\$9.00	\$9.00
Ball Diamond Fence Advertising (sponsor must supply sign at their costs, size, location and content must be approved)	yearly	\$300.00	\$300.00	\$300.00	\$300.00
		Effective	Effective May	Effective May	Effective May
Description	Unit	May 1, 2021	1, 2022	1, 2023	1, 2024
Soccer Pitches - based upon 90 minute games					
Adult Permit	per game	\$13.00	\$13.00	\$13.00	\$13.00
Adult Tournament	per day	\$75.00	\$75.00	\$75.00	\$75.00
Affiliated Minor	per game	\$10.00	\$10.00	\$10.00	\$10.00
Affiliated Minor Tournament	per day	\$52.00	\$52.00	\$52.00	\$52.00
Park Permit Fees					
Pavillion Day Permit	per day	\$75.00	\$75.00	\$78.00	\$78.00
Open Park Space Event Day Permit	per day	\$75.00	\$75.00	\$78.00	\$78.00

**Protective Services
Fees and Charges (excluding HST)**

Description	Unit	2021 Amount	2022 Amount	2023 Amount	2024 Amount
Fire Inspection					
Fire Inspection	per hour	\$90.00	\$92.00	\$97.00	\$100.00
Fire Inspection Admin Fee	each	\$60.00	\$61.00	\$65.00	\$66.00
Liquor Licenses and Occupancy Loads					
Fire Inspection	per hour	\$90.00	\$92.00	\$97.00	\$100.00
Fire Inspection Admin Fee	each	\$60.00	\$61.00	\$65.00	\$66.00
Fire Chief's Letters to Lawyers or Insurance Company	each	\$90.00	\$92.00	\$97.00	\$100.00
Fire Department Compliance Letter	each	\$90.00	\$92.00	\$97.00	\$100.00
By-Law Compliance Letter	each	\$90.00	\$92.00	\$97.00	\$100.00
By-Law Non-Compliance - Subsequent Visit (Chargeable to registered owner on each non-compliance visit)	per hour				\$110.00
By-Law Non-Compliance - Township undertakes work (Chargeable to registered owner)	actual cost + 15%				actual costs + 15%
By-Law Subsequent Visit Admin Fee **both expense and fee may be recovered by action or in like manner as municipal taxes	each				\$66.00
Copies of Fire Reports	each	\$60.00	\$61.00	\$65.00	\$100.00
Special Events Permit (HST Exempt)	each	\$50.00	\$50.00	\$50.00	\$50.00

Description	Unit	2021 Amount	2022 Amount	2023 Amount	2024 Amount
Response to Motor Vehicle Accidents and Vehicle Fires (HST Exempt) (Chargeable to the registered owner of the vehicle)					
Non-Resident					
Minimum Charge up to 1st hour per Fire Apparatus	each *	\$488.40	\$509.89	\$543.03	*
Resident					
No Charge					
Motor Vehicle Accident Response-Provincial Highway (HST Exempt) (Chargeable to Ministry of Transportation for all provincial highway accident responses)					
Minimum Charge up to 1st hour per Fire Apparatus	each *	\$488.40	\$509.89	\$543.03	*
Fire Response - Public Hazard, Hydro Lines					
Public Property - Chargeable to Hydro Provider					
Minimum Charge up to 1st hour per Fire Apparatus	each *	\$ 488.40	\$ 509.89	\$543.03	*
Private Property - Chargeable to Registered Property Owner					
Minimum Charge up to 1st hour per Fire Apparatus	each *	\$ 488.40	\$ 509.89	\$543.03	*
Fire Response -Indemnification Technology Current MTO rates, plus personnel /hour rates ,and any cost incurred by the Municipality					
Minimum Charge up to 1st hour per Fire Apparatus	each *	\$488.40	\$509.89	\$543.03	*
Refilling SCBA air bottles	each	\$20.00	\$20.00	\$20.00	\$20.00
Fire Response - Hazardous Materials Clean Up As outlined in the Environment Protection Act, RSO 1990		Actual Costs	Actual Costs	Actual Costs	Actual Costs
Fire Response - Natural Gas Leak, Caused directly by a person or company					
Minimum Charge up to 1st hour per Fire Apparatus	each *	\$488.40	\$509.89	\$543.03	*
Burn Permit		no charge	no charge	no charge	no charge

Description	Unit	2021 Amount	2022 Amount	2023 Amount	2024 Amount
Fire Response - Open Air Burning					
Illegal or Unauthorized Fire					
1st Offense-in any twelve month period		no charge	no charge	no charge	no charge
2nd or Additional Offences-in any twelve month period	each *	\$ 488.40	\$ 509.89	\$543.03	*
Minimum Charge up to 1st hour per Fire Apparatus					
Fire Response - Preventable Fire Alarm Panel Alarms					
1st Offense-in any twelve month period					
2nd or Additional Offences-in any twelve month period	each *	no charge	no charge	no charge	no charge
Minimum Charge up to 1st hour per Fire Apparatus		\$488.40	\$509.89	\$543.03	*
* As set by MTO					
Fire Response - Smoke/Co Alarms					
Fail to return loaner alarm to Fire Department (within one week)	each	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Fire Response - Fire Watch or Stand By					
As authorized by Fire Chief					* actual cost
Review of Fire Works Display Application	each	\$ 130.00	\$ 132.00	\$ 137.00	\$ 137.00
Review of Application for Pyrotechnics display					
Including a site pre-inspection and review of Fire Safety Plan		\$ 210.00	\$ 215.00	\$ 250.00	\$ 250.00
Review of Risk Safety Management Plan for Propane Storage					
		\$ 105.00	\$ 110.00	\$ 115.00	\$ 115.00
As required by the Regulatory Amendments to O.Reg 211/01 of the TSS Act, 2000 for small facilities (less than 5000 USGW)		+ actual cost of engineer / other firm (if necessary)	+ actual cost of engineer / other firm (if necessary)	+ actual cost of engineer / other firm (if necessary)	+ actual cost of engineer / other firm (if necessary)

Description	Unit	2021 Amount	2022 Amount	2023 Amount	2024 Amount
Review of Risk Safety Management Plan for Propane Storage					
As required by the Regulatory Amendments to O.Reg 211/01 of the TSS Act, 2000 for medium and large facilities (less than 5000 USGW)		\$ 260.00	\$ 265.00	\$ 275.00	\$ 275.00
		+ actual cost of engineer / other firm (if necessary)	+ actual cost of engineer / other firm (if necessary)	+ actual cost of engineer / other firm (if necessary)	+ actual cost of engineer / other firm (if necessary)
Site Alteration Application for area less than 2 ha	each	250.00	250.00	250.00	250.00
Site Alteration Application for area equal to 2 ha	each	550.00	550.00	550.00	550.00
Site Alteration Application for each ha beyond 2 ha	each	25.00	25.00	25.00	25.00
First conviction in contravention of Site Alteration By-law (person)		10,000.00	10,000.00	10,000.00	10,000.00
Subsequent conviction in contravention of Site Alteration By-law (person)		25,000.00	25,000.00	25,000.00	25,000.00
first conviction in contravention of Site Alteration By-law (corporation)		50,000.00	50,000.00	50,000.00	50,000.00
subsequent conviction in contravention of Site Alteration By-law (corporation)		100,000.00	100,000.00	100,000.00	100,000.00

**Building Services
Fees and Charges (HST Exempt)**

Classes of Permits and Fees		
Minimum Permit Fee - \$133. Fees not listed are determined by the Chief Building Official.		
		Permit Fee
Administrative Fee	Admin - Major	\$ 331
Administrative Fee	Admin - Minor	\$ 133
ICI Group	ICI - New, Additions and Renovations	\$1.66/sq.
	ICI - Public Pools, Public Patios and Exterior Ramps	\$0.67/sq.
Group C - Residential Buildings	Res - Residential Buildings New, Additions	\$1.66/sq.ft
	Res - Renovations to Non Single/Semi/Towns	\$1.33/sq.ft
	Res - Renovations to Single/Semi/Towns	\$ 529
	Res - Swimming Pools	\$ 133
	Res - Sheds & Garages	\$1.00/sq.ft
	Res - Decks & Covered Porches (unheated and unenclosed)	\$ 133
Farm Buildings	Farm - New, Additions, Renovations	\$0.28/sq.ft
	Farm - Horizontal/Bunk Silos	\$ 661
	Farm - Vertical Silos, Grain Bins	\$ 661
	Farm - Manure Storage (All Types)	\$ 661
Special	Sp - Tents	\$ 287
	Sp - Temp Buildings/Portables	\$ 529
	Sp - Change of Use	\$ 529
Miscellaneous	Misc - Permit Renewal/Revision	\$ 331
	Misc - Fireplace/Woodstove	\$ 199
	Signs	\$ 199
	Misc - Retaining Wall/Balcony Guard (linear ft)	\$0.28/sq.ft
	Misc - Wind Turbines	\$ 2,311.00
	Solar Panel	\$ 529
	Designated Structures (other than listed)	\$ 661
	Alternate Solution Application	\$ 529
	Conditional Permits	\$0.28/sq.ft
	Septic Permit - Full	\$ 595
	Septic Permit - Tank Only	\$ 133
Other/Unlisted	Vari	
	Re-Inspection/Canveled Inspection Fee/Requested Inspection more then 3 years since last inspection	\$ 67
Mechanical Work	Mech - Sprinkler System	\$ 661
	Mech - NFPA 96 Hood Fan	\$ 331
Plumbing/Serviceing Work	Water/Sewer Connection Building Services (per linear ft)	\$ 133
		\$1.00/ft
Demo	Non-Farm Structures	\$ -
Deposits		
Deposit (Refundable)	Engineering	\$ 1,000.00
	Final Building Inspection	\$ 1,000.00
	Public Works	\$ 1,000.00
	Lot Grading	\$ 1,500.00
	Demolition Agreement	Vari
	Garden Suite Deposit	Vari

**Building Services - Planning
Fees and Charges (HST Exempt)**

Description	Unit	2021 Amount	2022 Amount	2023 Amount	2024 Amount
Zoning By-law Amendment Application	each	\$550.00	\$550.00	\$650.00	\$650.00
**County fee for Zone change application	each	\$150.00	\$150.00	\$150.00	\$150.00
Removal of Holding Zone Provision	each	\$550.00	\$550.00	\$650.00	\$650.00
**County Fee for Removal of Holding Zone Provision	each	\$150.00	\$150.00	\$150.00	\$150.00
Minor Variance Application	each	\$500.00	\$500.00	\$700.00	\$700.00
**County fee for Minor Variance application	each	\$100.00	\$100.00	\$100.00	\$100.00
Zoning Compliance Information	each	\$50.00	\$50.00	\$55.00	\$60.00
Building Compliance Information	each	\$50.00	\$50.00	\$55.00	\$60.00
Drainage Compliance Information	each	\$50.00	\$50.00	\$55.00	\$60.00
Sign Minor Variance Application	each	\$300.00	\$300.00	\$300.00	\$300.00
Fence Minor Variance Application	each	\$300.00	\$300.00	\$300.00	\$300.00
Site Plan Agreement Application	each	\$500.00	\$500.00	\$600.00	\$600.00
**County fee for Site Plan Application		\$500.00	\$500.00	\$500.00	\$500.00
Site Plan Agreement Amendment	each	\$500.00	\$500.00	\$600.00	\$600.00
**County fee for Site Plan Ammendment		\$250.00	\$250.00	\$250.00	\$250.00
Environmental Site Assessment Letter	each	\$70.00	\$70.00	\$70.00	\$70.00
Confirmation of uses permitted in zone letters	each	\$70.00	\$70.00	\$70.00	\$70.00
Communication Tower Application	each	\$600.00	\$600.00	\$600.00	\$600.00
In addition to the above application fees the applicant shall pay all external costs incurred by the municipality in respect of the Planning Application					
Housing projects which qualify under the County of Oxford's Community Improvement Plan - Affordable Housing Incentive Program, are exempt from Township imposed application fees. This exemption does not include any deposits required to recover Township costs for peer reviews					
REFUNDS					
Planning Application submitted, no work started	each			Full Refund less \$50.00 Admin Fee	
Planning Application submitted, application circulated for comment	each			No Refund	

Building Services - Planning Fees and Charges (HST Exempt)					
Description	Unit	2021 Amount	2022 Amount	2023 Amount	2024 Amount
**fees established by the County of Oxford and are subject to change					
Fees contained in Severance Agreements:					
Street lighting	each new lot	\$ 300.00	\$ 300.00	\$ 300.00	\$ 300.00
Sidewalk	each new lot	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Parkland dedication	each new lot	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
DEPOSITS:					
Planning Peer Reviews (Site Plan, Subdivision, etc.)	minimum	\$2,000.00	\$2,000.00	\$3,000.00	\$3,000.00
Agreement to construct a new single family dwelling while current owners are living in the existing single family dwelling	each			As per agreement	
Sub-Division Agreement	each			As per agreement	
Bunkhouse Agreement	each			As per agreement	
Discretionary Agreement	each			As per agreement	
Garden Suite Agreement	each			As per agreement	
CLI -ECA application - Storm Sewer	each			\$ 1,100.00	\$ 1,100.00
CLI -ECA application - Storm Water Management	each			\$ 2,200.00	\$ 2,200.00

Public Works - Roads						Schedule J
Fees and Charges (excluding HST)						
Description	Unit	2021 Amount	2022 Amount	2023 Amount	2024 Amount	
Installation of Entrance Culverts	each	\$1,200.00	\$1,250.00	\$1,400.00	\$1,425.00	
Curb Cut	each	\$475.00	\$600.00	\$600.00	\$650.00	
Moving a Structure along Municipal Roads to Relocate Structure	each	\$40.00	\$40.00	\$40.00	\$50.00	
Snow Removal (when contracted out)						
Snow Plowing	per operation	\$60.00	\$62.00	\$65.00	\$70.00	
Snow Plowing / Sand / Salting	per operation	\$90.00	\$95.00	\$100.00	\$105.00	
Sand /Salting	per operation	\$75.00	\$75.00	\$80.00	\$85.00	
Tandem Axle Truck Rental	hour	\$85.00	\$85.00	\$88.35	\$88.35	
One Ton Truck Rental	hour	\$55.00	\$55.00	\$68.45	\$68.45	
1/2 Ton Pickup Rental	hour	\$28.00	\$30.00	\$33.35	\$33.35	
Grader Rental summer	hour	\$115.00	\$115.00	\$142.25	\$142.25	
Grader Rental winter	hour	\$130.00	\$130.00	\$150.00	\$150.00	
Loader Rental	hour	\$65.00	\$65.00	\$81.75	\$81.75	
Backhoe Rental	hour	\$60.00	\$60.00	\$72.10	\$72.10	
Tractor Rental	hour	\$55.00	\$55.00	\$62.25	\$62.25	
Brush Depot - Labour	hour	\$36.00	\$38.00	\$41.00	\$44.00	
Civic Address Signs & Posts	each	\$39.00	\$40.00	\$42.00	\$45.00	
Sale of Recycled Asphalt (as available) pick up only	3 yard bucket		\$12.00	\$12.00	\$15.00	
Sale of Recycled Concrete (as available) pick up only	3 yard bucket		\$12.00	\$12.00	\$15.00	
Laying a private drain across Township Road Allowance	Separate Agreement					
Laying utility lines along, under, in or upon municipal roads	Separate Agreement					

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2389-2023

A By-law to amend Zoning By-Law Number 1360-2002, as amended.

WHEREAS the Municipal Council of the Corporation of the Township of Blandford-Blenheim deems it advisable to amend By-Law Number 1360-2002 as amended.

THEREFORE, the Municipal Council of the Corporation of the Township of Blandford-Blenheim, enacts as follows:

1. That Schedule "A" to By-law Number 1360-2002, as amended, is hereby further amended by changing to 'A2-35' the zone symbol of the lands so designated 'A2-35' on Schedule "A" attached hereto.
2. That Section 7.6 to By-law Number 1360-2002, as amended, is hereby further amended by adding the following subsection at the end thereof:

"7.6.35 Location: Part Lot 20, Concession 1 (Blenheim), A2-35 (Key Map 53)

7.6.35.1 Notwithstanding any provision of this Zoning By-Law to the contrary, no person shall within any A2-35 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

All uses permitted in Section 7.1 of this Zoning By-law;
An additional residential unit in a detached accessory building, in accordance with the provisions of Section 5.5.

7.6.35.2 Notwithstanding any provision of this Zoning By-law to the contrary, no person shall within any A2-35 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except in accordance with the following provisions:

7.6.35.2.1 SPECIAL PROVISIONS FOR AN ADDITIONAL RESIDENTIAL UNIT (ARU) IN A DETACHED ACCESSORY BUILDING

7.6.35.2.1.1 GROSS FLOOR AREA:

Maximum **153.3 m²** (1,650 ft²)

7.6.35.2.1.2 DISTANCE FROM PRINCIPAL DWELLING

The maximum distance from the principal dwelling shall be the distance existing as of October 4, 2023.

7.6.35.3 That all the provisions of the 'A2' Zone in Section 7.2 to this Zoning By-law, as amended, shall apply, and further that all the other provisions of this Zoning By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.”

3. This By-law comes into force in accordance with Sections 34(21) and (30) of the Planning Act, R.S.O. 1990, as amended.

READ a first and second time this 4th day of October, 2023.

READ a third time and finally passed this 4th day of October, 2023.

Mark Peterson – Mayor

(SEAL)

Rodger Mordue, CAO/Clerk

ZN 1-23-12

TOWNSHIP OF BLANDFORD-BLENHEIM

BY-LAW NUMBER 2389-2023

EXPLANATORY NOTE

The purpose of By-Law Number 2389-2023 is to rezone the subject lands from 'General Agricultural Zone (A2)' to 'Special General Agricultural Zone (A2-35)' to permit an additional residential unit (ARU) in a detached accessory building. A special provision has been included to recognize the existing distance between the proposed ARU and the principal dwelling. A special provision is also included to permit a maximum gross floor area of 153.3 m² (1,650 ft²).

The subject lands are described as Part Lot 20, Concession 1 (Blenheim), now in the Township of Blandford-Blenheim. The lands are located on the north side of Township Road 2, between Oxford Road 22 and Gobles Road, and are municipally known as 686515 Township Road 2.

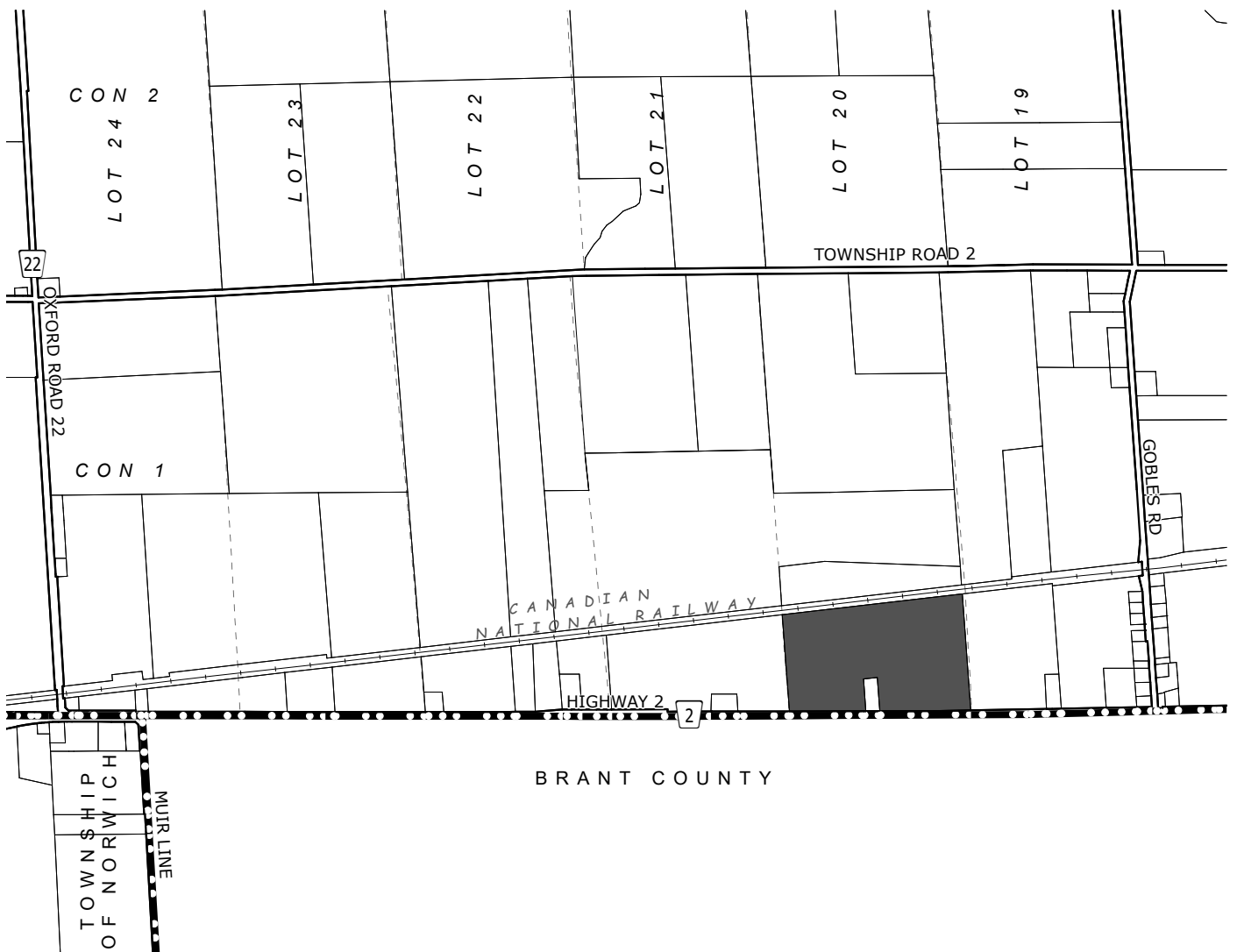
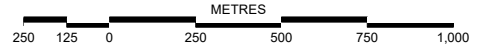
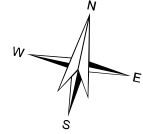
The Township of Blandford-Blenheim, after conducting the public hearing necessary to consider the application, adopted amending By-law Number 2389-2023. The public hearing was held on October 4, 2023 and Council did not receive any comments from the public respecting this application.


Any person wishing further information regarding Zoning By-Law Number 2389-2023 may contact the undersigned.

Rodger Mordue, CAO/Clerk
Township of Blandford-Blenheim
47 Wilmot Street South
Drumbo, Ontario
N0J 1G0

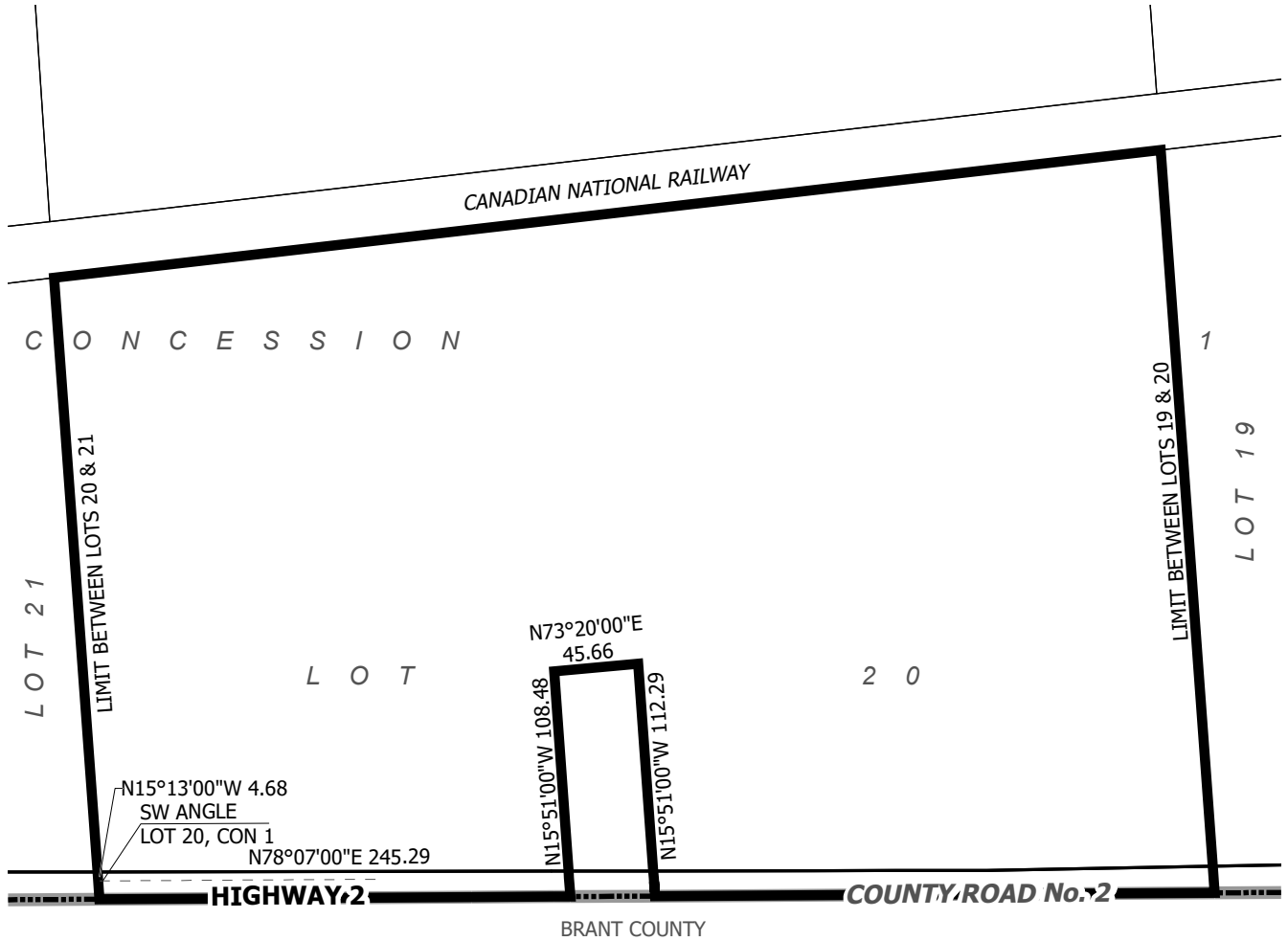
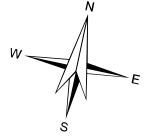
Telephone: 463-5347

KEY MAP



 LANDS TO WHICH BYLAW 2389-2023 APPLIES

SCHEDULE "A"
 TO BY-LAW No. 2389-2023
 PT LOT 20, CONCESSION 1 (BLENHEIM)
 TOWNSHIP OF BLANDFORD-BLENHEIM



AREA OF ZONE CHANGE TO A2-35

NOTE: ALL DIMENSIONS IN METRES



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THIS IS SCHEDULE "A"

TO BY-LAW No. 2389-2023, PASSED

THE 4th DAY OF October, 2023

 MAYOR

 CAO/CLERK

THE CORPORATION OF THE
TOWNSHIP OF BLANDFORD-BLENHEIM
BY-LAW NUMBER 2390-2023

Being a By-law to confirm the proceedings of Council.

WHEREAS by Section 5 of the *Municipal Act* 2001, S.O. 2001, c.25, the powers of a municipal corporation are to be exercised by its Council.

AND WHEREAS by Section 11 of the *Municipal Act* 2001, S.O. 2001, c.25, the powers of every Council are to be exercised by by-law;

AND WHEREAS it is deemed expedient that the proceedings of the Council of the Corporation of the Township of Blandford-Blenheim at this meeting be confirmed and adopted by by-law;

NOW THEREFORE the Council of the Corporation of the Township of Blandford-Blenheim hereby enacts as follows:

1. That the actions of the Council of the Corporation of the Township of Blandford-Blenheim in respect of each recommendation contained in the reports of the Committees and each motion and resolution passed and other action taken by the Council of the Corporation of the Township of Blandford-Blenheim, at this meeting held on October 4th, 2023 is hereby adopted and confirmed as if all such proceedings were expressly embodied in this by-law.
2. That the Mayor and proper officials of the Corporation of the Township of Blandford-Blenheim are hereby authorized and directed to do all things necessary to give effect to the actions of the Council referred to in the proceeding section hereof.
3. That the Mayor and the CAO / Clerk be authorized and directed to execute all documents in that behalf and to affix thereto the seal of the Corporation of the Township of Blandford-Blenheim.

By-law read a first and second time this 4th day of October, 2023.

By-law read a third time and finally passed this 4th day of October, 2023.

MAYOR
MARK PETERSON

CAO / CLERK
RODGER MORDUE