

THE CORPORATION OF THE TOWN OF AMHERSTBURG

BY-LAW NO. 2017 - 03

By-law to provide for the New Maintenance Schedule
for the White Drain Outlet based on
the Drainage Report by Baird AE.

WHEREAS a new maintenance schedule for the White Drain Outlet was recommended by the Drainage Superintendent and Engineering Coordinator as a result of development changes within the watershed of the drain;

WHEREAS Council of the Corporation of the Town of Amherstburg felt it necessary to appoint an engineer for the purpose of preparation of an engineer's report for a new maintenance schedule under section 76 of the Drainage Act;

WHEREAS Council of the Corporation of the Town of Amherstburg has authorized Halliday Pearson, P. Eng., Baird AE. to prepare a report and said report dated April 25th, 2017, can be referenced as Schedule A, as attached hereto;

AND WHEREAS the report was considered and adopted by the Amherstburg Drainage Board at the meeting held on Tuesday, June 6th, 2017; and,

NOW THEREFORE the Council of the Corporation of the Town of Amherstburg hereby enacts as follows:

1. AUTHORIZATION

The attached report is adopted and the new maintenance schedule be authorized as specified in the engineer's report

Read a first and second time and provisionally adopted this 12th day of June, 2017.



MAYOR – ALDO DICARLO



CLERK – PAULA PARKER
 DEPUTY CLERK – TAMMY FOWKES

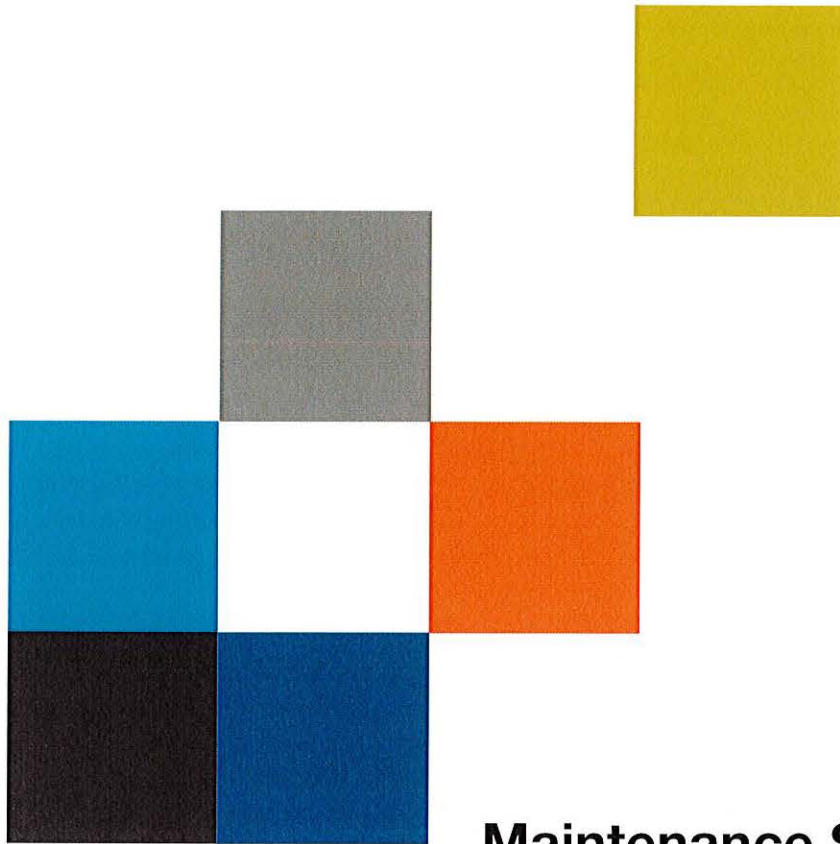
Read a third time and finally passed this 21 day of August, 2017.



MAYOR – ALDO DICARLO



CLERK – PAULA PARKER



Maintenance Schedule of Assessment for the White Drain Outlet

Town of Amherstburg

November 24, 2016
Revised April 25, 2017

PWD-MD-2016-017
Project No. 16-096



27 Princess St., Unit 102
Leamington, ON N8H 2X8
519.326.6161 T F 1.844.842.9188
bairdAE.ca

November 24, 2016
Revised April 25, 2017

Corporation of the Town of Amherstburg
271 Sandwich Street South
Amherstburg ON
N9V 2A5

Drainage Board Members:

SUBJECT: Maintenance Schedule of Assessment
For the White Drain Outlet
Town of Amherstburg
Our Project Reference 16-096

1.0 Authorization

This report has been revised based on information obtained from the Kingsbridge Residential Community Revised Stormwater Management Report – Southwest Pond prepared by Stantec Consulting Ltd. dated February 23, 2017 – Amendment No. 2.

As appointed by Council, Baird AE has prepared a new Maintenance Schedule of Assessment, under Section 76 of The Drainage Act (the Act) for the White Drain Outlet and we report thereon as follows.

The purpose of this report is not to authorize work to be carried out on this drain but to establish a new Schedule of Assessment to be used to fairly and accurately assess the cost of future maintenance works on the covered drainage system.

2.0 Drainage History and Background

The White Drain Outlet is an open drain with its outlet at the Detroit River. The governing bylaw for the drain is generated from the July 18, 2005 report prepared by Phil Bartnik, EIT and Don Joudrey, P.Eng. Under this bylaw, the drain provided sufficient outlet to the Detroit River to accommodate existing and future development in the Kingsbridge Subdivision.

The need for a new maintenance schedule is the result of changes to the proposed stormwater management system currently being developed for the Kingsbridge Subdivision. The subject lands are located between County Road 20 and Knobb Hill Drive.

Kingsbridge Subdivision Phase 8B -1 and Phase 8B-2, as shown on the attached plan, will be removed from the White Drain Outlet watershed. These lands are currently assessed into the Morgan Drain.

Kingsbridge Subdivision Phase 9, as shown on the attached plan, will be added to the White Drain Outlet watershed. These lands will be removed from the Morgan Drain – Main and South Branch watershed under a separate report.

We have considered the lands being added and those being removed from the White Drain Outlet

watershed to be developed when creating the new assessment schedule. We anticipate that these lands, currently agricultural, will be developed in the near future.

3.0 Site Meeting

A site meeting was held at 9:00 am on November 9, 2016 at the Libro Centre to discuss the request for a new maintenance schedule. The following people attended the site meeting:

Landowners Present	Municipal Address
D. & D. Barsalou	45 Hilton Court
T. Nantais	43 Hilton Court
Don DiPierdomenico	548 Second Concession
Peter Kosyk	---
John Maceroni	120 Whelan Drive
Shane McVitty, P.Eng.	Town of Amherstburg
Nicole Humber	Town of Amherstburg
Halliday Pearson, P.Eng.	Baird AE

Those present discussed the reason for the new maintenance schedule and who would be responsible for costs associated with preparation of the report. It was stated that the purpose of this report is not to authorize work to be carried out on this drain but is a housekeeping measure to ensure that the Town has accurate assessment schedules for distribution of future drain maintenance costs.

Landowners expressed concern that their lands would be assessed for works to improve the drain to accommodate the increased flows due to development of the subdivision. Mr. McVitty and Ms. Pearson stated that stormwater management systems have been designed to ensure that the post-development flow rates equal the pre-development rates.

It was noted that the existing open drain flowing southwesterly from Hilton Court would eventually be replaced with storm sewers. Residents enquired if the sewers would be oversized to prevent against flooding. Mr. McVitty stated that the Town requires storm sewers to be designed in accordance with the Town's design standards and all designs are reviewed by the Town and approved by various agencies.

Mr. McVitty stated that the final report would be provided to all affected landowners along with notices of a Meeting to Consider and Court of Revision to be held in front of the Drainage Board.

4.0 Recommendations

As a result of the changes described in Section 2.0, we recommend preparation of a new Maintenance Schedule of Assessment for the White Drain Outlet.

We would recommend that all costs associated with preparation of this report be assessed to the developer of Kingsbridge Subdivision, being lands owned by Dunn Group of Companies with Roll No. 420-18100.

5.0 Drawings

Attached to this report is Sheet No. 1 that consists of a plan showing the drainage area of the White Drain Outlet.

6.0 Assessment

In order that the cost of future maintenance works be fairly assessed to the affected lands and roads, we would recommend that a new Maintenance Schedule of Assessment be developed which contains an accurate listing of affected lands and roads.

A majority of the lands north of Texas Road and between County Road 5 and Country Road 20 are within a well-defined urban area. Therefore, we recommend that all lands within the Kingsbridge Subdivision be assessed as a "Designated Block" as described in Section 25 of the Act. These lands are identified as a "Designated Block" on the attached plan. We recommend that these lands be assessed the normal Benefit and Outlet assessments as a Block Assessment as described in Section 25 of the Act. The assessments shall be levied against the rateable properties in the Designated Block proportionally on the basis of the assessed value of the land and the buildings within this area. A portion of this assessment shall be levied against the public roads in said area. This will allow the Maintenance Schedule to remain current while the Kingsbridge Subdivision continues to be developed.

The new Schedule of Assessment has been developed based on an assumed maintenance cost of \$ 10,000.00. This amount is arbitrary and does not represent the actual costs to be assessed. Actual costs for future maintenance works, including all engineering and incidental costs, shall be assessed against the affected lands and roads in the same proportions as those shown in the attached Maintenance Schedule of Assessment.

Through a review of stormwater management reports and adjacent municipal drainage reports, we have determined the extent of lands draining into the White Drain Outlet. We have determined that approximately 112.97 hectares of land will outlet into the drain after the proposed changes are implemented.

7.0 Maintenance

We would recommend that all costs associated with future maintenance of the drain be assessed to the affected lands and roads in accordance with the attached Maintenance Schedule of Assessment. The extent of the works undertaken shall be governed by the bylaw derived from the 2005 Bartnik/ Joudrey report.

8.0 Grants

A grant is not available for the costs incurred in the preparation of a report under Section 76 according to Section 85 of the Drainage Act.

All of which is respectfully submitted,

BAIRD AE

27 Princess Street, Unit 102
Leamington, Ontario
N8H 2X8


Halliday P. Pearson, P. Eng



**MAINTENANCE SCHEDULE OF ASSESSMENT
FOR THE WHITE DRAIN OUTLET
TOWN OF AMHERSTBURG
PROJECT REFERENCE 16-096
PWD-MD-2016-017**

November 24, 2016
Revised April 25, 2017

MUNICIPAL LANDS

Description	Area Affected (Acres) (Ha.)		Owner	Benefit	Outlet	Total Assessment
County Road 20	2.50	1.01	The County of Essex	\$ -	\$ 70.00	\$ 70.00
Block Assessment (Roads)	48.76	19.73	Town of Amherstburg	\$ -	\$ 3,035.00	\$ 3,035.00
Block Assessment (Lands)	202.81	82.08	Town of Amherstburg	\$ -	\$ 6,310.00	\$ 6,310.00
Total on Municipal Lands -----				\$ -	\$ 9,415.00	\$ 9,415.00

PRIVATELY OWNED NON-AGRICULTURAL LANDS:

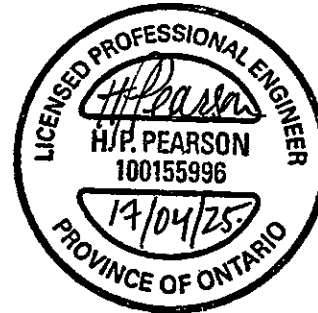
Roll No.	Con.	Description	Area Affected (Acres) (Ha.)		Owner	Benefit	Outlet	Total Assessment
420-17400	1	Pt Lt 13	0.04	0.02	Camille Ouellette	\$ -	\$ 5.00	\$ 5.00
420-17500	1	Pt Lt 13	0.32	0.13	Cynthia Ann Thrasher	\$ -	\$ 5.00	\$ 5.00
420-17600	1	Pt Lt 13	0.30	0.12	Mark & Shannon Ann Gosselin	\$ -	\$ 5.00	\$ 5.00
420-17700	1	Pt Lt 13	1.01	0.41	Jari & Chatherine Anne Rasila	\$ -	\$ 25.00	\$ 25.00
420-17800	1	Pt Lt 13	1.85	0.75	Deanna Lynn McDowall	\$ -	\$ 45.00	\$ 45.00
420-17900	1	Pt Lt 13	0.89	0.36	David John McDowall	\$ -	\$ 20.00	\$ 20.00
420-18000	1	Pt Lt 13	1.88	0.76	Dunn Group of Companies	\$ -	\$ 45.00	\$ 45.00
420-18200	1	Pt Lt 12&13	0.98	0.40	Jeanie Charette & Timothy Mullins	\$ -	\$ 25.00	\$ 25.00
420-18300	1	Pt Lt 13	5.70	2.31	Anderson Developments Ltd.	\$ -	\$ 130.00	\$ 130.00
420-18400	1	Pt Lt 12	4.12	1.67	A.A. Gruening & S.L. Boxall	\$ -	\$ 95.00	\$ 95.00
420-18500	1	Pt Lt 12	1.48	0.60	Margo Ann Purdie	\$ -	\$ 35.00	\$ 35.00
420-18600	1	Pt Lt 12	0.44	0.18	John & Donna Curtis Sean & Derek Curtis	\$ -	\$ 10.00	\$ 10.00
420-18700	1	Pt Lt 12	0.44	0.18	Linda Purdie & Anthony Hall	\$ -	\$ 10.00	\$ 10.00
420-18800	1	Pt Lt 12	0.44	0.18	Christina Gatti	\$ -	\$ 10.00	\$ 10.00

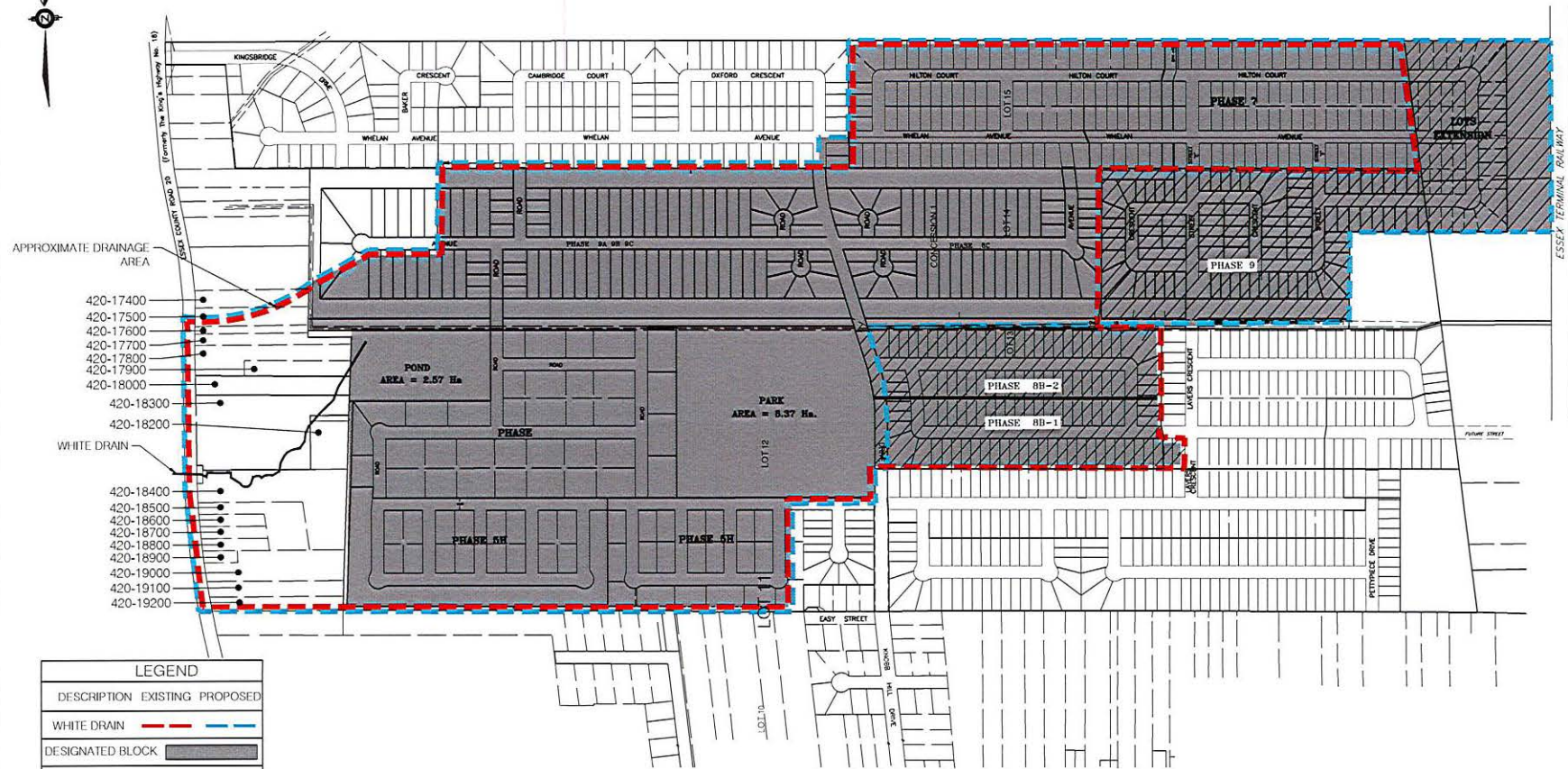
PRIVATELY OWNED NON-AGRICULTURAL LANDS:

Roll No.	Con.	Description	Area Affected (Acres)	(Ha.)	Owner	Benefit	Outlet	Total Assessment
420-18900	1	Pt Lt 11	0.22	0.09	Catherine Louise Bailey	\$ -	\$ 5.00	\$ 5.00
420-19000	1	Pt Lt 11	2.36	0.96	John Simone & Joanna Lynn Mailloux-Simone	\$ -	\$ 55.00	\$ 55.00
420-19100	1	Pt Lt 11	1.26	0.51	Scott Kendell	\$ -	\$ 30.00	\$ 30.00
420-19200	1	Pt Lt 11	1.32	0.53	Donald & Anne Marie Mitchell	\$ -	\$ 30.00	\$ 30.00
Total on Privately Owned Non-Agricultural Lands -----						\$ -	\$ 585.00	\$ 585.00
TOTAL ASSESSMENT						\$ -	\$ 10,000.00	\$ 10,000.00

112.97 ha

Halliday Pearson





APPROXIMATE DRAINAGE AREA

- 420-17400
- 420-17500
- 420-17600
- 420-17700
- 420-17800
- 420-17900
- 420-18000
- 420-18300
- 420-18200
- 420-18400
- 420-18500
- 420-18600
- 420-18700
- 420-18800
- 420-18900
- 420-19000
- 420-19100
- 420-19200

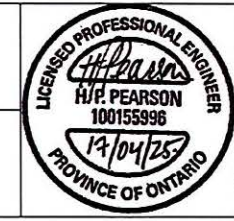
LEGEND	
DESCRIPTION	EXISTING PROPOSED
WHITE DRAIN	
DESIGNATED BLOCK	
AREA REMOVED	10.59 Ha
AREA ADDED	18.91 Ha

27 PRINCESS STREET, SUITE #102
LEAMINGTON, ONTARIO
N8H 2X8

1000 - 767 PELLISSIER STREET,
WINDSOR, ONTARIO
N9A 4K4

PROJECT TITLE
WHITE DRAIN
NEW MAINTENANCE SCHEDULE OF ASSESSMENT

SHEET TITLE
DRAINAGE AREA



Halliday Pearson
HALLIDAY P. PEARSON, P. ENG.

DRAWN BY D.B.	SCALE N.T.S.	DATE APRIL 25, 2017
CHECKD BY H.P.P.	SHEET No. 1 OF 1	PROJECT No. 16-096