DRAINAGE REPORT
FOR THE

3RD CONCESSION DRAIN

TOWN OF LASALLE
COUNTY OF ESSEX

DILLON
CONSULTING

N. J. PERALTA ENGINEERING LTD.
Consulting Engineers

FINAL REPORT
MEETING TO CONSIDER
7 JUNE 2019
FILE NO. 12-6578-1100

TABLE OF CONTENTS

PREAMBLE.....PAGE 2 - 3

PART A – **TECHNICAL CONSIDERATIONS**.....PAGE 4 – 26
DILLON CONSULTING LIMITED

PART B – **ASSESSMENT CONSIDERATIONS**.....PAGE 1 –26
N.J. PERALTA ENGINEERING LTD.

CONSTRUCTION SCHEDULE OF ASSESSMENT.....PAGE 1 - 14

APPENDIX "A"..... PAGE 1 - 13
MAINTENANCE SCHEDULE OF ASSESSMENT FOR THE 3RD CONCESSION DRAIN

APPENDIX "B"..... PAGE 1 - 5
SCHEDULE OF ASSESSMENT FOR FUTURE ACCESS BRIDGE STRUCTURE MAINTENANCE

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PREAMBLE

Instructions

On February 17, 2012 the Ministry of Transportation Ontario (MTO) filed a petition with the Town of LaSalle, in accordance with Section 4 of the Drainage Act. The purpose of the petition was for an engineer to be appointed by Council to examine and report on the municipal drains that provide a drainage outlet for the Rt. Hon. Herb Gray Parkway (formerly known as the Windsor Essex Parkway).

A subsequent letter from the MTO was submitted on January 11, 2013 requesting the original appointment be in accordance with Section 78 of the Drainage Act and further defined eight (8) downstream Municipal Drains that are to be reported on as follows:

3rd Concession Drain
Howard Ave Drain
Burke Drain
Cahill Drain
Lennon Drain
Grand Marais Drain
Basin Drain
West Branch of the Cahill Drain (only if required based on analysis of Cahill Drain)

The West Branch of the Cahill Drain is interconnected to the Cahill Drain and provides an outlet for spillover flows from the Cahill Drain. A report on the West Branch of the Cahill Drain is provisional only and is dependent on our findings from the hydraulic analysis performed on the Cahill Drain. If we determine the spillover is such as to potentially cause an impact on the West Branch of the Cahill Drain, a report on the said drain will be prepared. If there is determined to be no impact, then a report on the West Branch of the Cahill Drain will not be required.

Joint Appointment of Engineer

On January 22, 2013, Council for the Town of LaSalle reconfirmed a joint appointment of Dillon Consulting Limited (Dillon) and Stantec Consulting Ltd. (Stantec), to prepare all necessary drainage reports in accordance with Section 78 of the Drainage Act, for all drains serving as an outlet for the Rt. Hon. Herb Gray Parkway.
Subsequently, there was a change made by Council for the Town of LaSalle to appoint N.J. Peralta Engineering Ltd (Peralta) to assume the responsibilities of Stantec Consulting Ltd.

Engineer's Role (Dillon Consulting Limited)

Dillon's responsibilities are limited to on-site meetings, survey work, hydraulic analysis and design, detailed watershed determination, and to report thereon the recommended improvements necessary to each of the above mentioned municipal drains outlined herein. These reports shall contain all plans, profiles and details accompanying the recommended drainage works, together with an estimate of costs, determination of any land allowances and the provision of specifications associated with the work.

The content, as noted above, is contained within this report under **PART A – TECHNICAL CONSIDERATIONS**.

Engineer's Role (N.J. Peralta Engineering Ltd.)

Peralta's responsibilities are limited to determination of assessments and provision of rationale for the distribution of costs against all lands, roads and public utilities affected by the improvements to the drainage works as outlined by Dillon within each of the above mentioned municipal drain reports. These assessments shall be prepared for both the construction and future maintenance of each drain and presented in the form of assessment schedules.

The content, as noted above, is contained within this report under **PART B – ASSESSMENT CONSIDERATIONS**.

File No. 12-6578-1100

Mayor and Council
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Drainage Report for the
3RD CONCESSION DRAIN
Town of LaSalle
County of Essex

Mayor and Council:

PART A – TECHNICAL CONSIDERATIONS

Watershed Description

The 3rd Concession Drain comprises 3,626 metres of open drain within the Town of LaSalle. The 3rd Concession Drain commences at the west side of Howard Avenue in Lot 2, Concession 6 and continues in a south westerly direction across the Seventh Concession Road, Huron Church Line and Broderick Road to Lot 3, Concession 3 where it then continues westerly across Disputed Road to its outlet into the East Branch of the Cahill Drain between Lots 17 & 18, Concession 2. The overall watershed area is approximately 2,057 acres (832 Ha) with 1,382 acres (67%) in the Town of LaSalle and 675 acres (33%) in the Town of Tecumseh. The lands within the watershed are predominately agricultural with some low density residential, commercial, cemetery, golf course and future industrial development lands. There is little topographic relief and the soils comprising the watershed are generally fair to poorly drained, classified in three different types from west to east, Toledo Clay, Berrien Sand and Brookston Clay Loam soil that require sub-surface tile drainage for agricultural lands to be productive.

Drain History

The Town of LaSalle has a municipal drain by-law on file dating back to 1916 for the 3rd Concession Drain, however no copy of an accompanying Engineer's report, plan or profile was ever found. With the passing of the Sandwich West Act in 1949, the drain was subsequently maintained with work being carried out without any new drain by-laws.

On May 14, 1981 Township of Sandwich West Council did appoint an engineer to prepare one report for three (3) drains, namely the 3rd Concession Drain, the Branch of the 6th Concession Drain and the East Branch of the Cahill Drain as follows:

- **November 23, 1981 by Maurice Armstrong, P.Eng.**, recommended drain cleanout, deepening and widening of the 3rd Concession Drain from its outlet into the East Branch of the Cahill Drain upstream to the Howard Business Centre Inc. lands (Station 4+560 approx. shown on drawings). The same report also recommended the construction of the 6th Concession Branch Diversion providing

a new outlet for the 6th Concession Branch into the 3rd Concession Drain from its previous outlet into the 6th Concession Drain along Disputed Road. The work also included the cleaning, deepening and widening of the 6th Concession Branch upstream of the 6th Concession Branch Diversion and continuing up to the Howard Business Centre Inc. properties that were being considered for future development. The same report also recommended the cleanout of the East Branch of the Cahill Drain from the confluence with the 3rd Concession Drain downstream to Kelly Road.

Concerning the 1981 report there is no accompanying Township of Sandwich West by-law, however there is evidence that some of the work was completed as the 6th Concession Branch Diversion does exist today.

In March 1993, a study (East Branch Cahill and Tributary Drains – Drainage Improvements) to develop a functional design for storm drainage improvements was prepared by M.M. Dillon Consulting Limited (now Dillon Consulting Limited). The study analysed storm water flow quantity increases that would result from future development of the Howard Business Centre Inc. lands, a part of which exists within the 3rd Concession Drain watershed. The recommendations of this study were incorporated into the design improvements for the 3rd Concession Drain and subsequent drainage works that were undertaken in 1996.

On December 19, 1995, the Town of LaSalle appointed an engineer to prepare a report for the 3rd Concession Drain as follows:

- **February 21, 1996 by J.M. Horan, P.Eng.,** recommended drain cleanout, deepening and widening of the drain. The work also included replacement of road bridges at Broderick Road and Huron Church Line. The twin culverts across Seventh Concession Road were lowered. The two existing access culverts upstream of Seventh Concession Road were replaced, denoted herein as Bridges No. 5 & No. 6.

Modifications to the 1996 Design Profile (3rd Concession Drain)

There is no record of a by-law existing for the said 1996 report. Construction of the drainage works had commenced in April 1996. As-built drawings were subsequently prepared in March 1997. When comparing the as-built information to the original design we observed that some changes had been made to the drain's profile, most notably the upstream portion of drain adjacent to the Howard Business Centre Inc. lands was discovered to be significantly deeper ranging from 0.45 m to 0.75 m below the original design depth. Two private access bridges (denoted as Bridge Nos. 5 & 6 herein) were also installed 0.15 m and 0. 40 m lower respectively compared to original 1996 design. We understand at the time there was a request to further improve the outlet for the Howard Business Centre Inc. lands located in Lots 1 & 2, Concession 6.

Downstream of Bridge No. 5 where the drain continues along the 7th Concession Road to where it crosses the road at Bridge No. 4, the drain channel is fully lined with gabion stone, an additional improvement not identified in the 1996 report. A deeper 3rd Concession Drain would also provide the opportunity for future upstream improvements to be made to the existing upper reach drains such as the Howard Avenue Drain within the Town of LaSalle and the Burke Drain and Dickson Drain within the Town of Tecumseh.

We further discovered that the most downstream portion of the 3rd Concession Drain, west of Disputed Road to its outlet into the East Branch of the Cahill Drain, was also constructed deeper than the original design. Essentially the 3rd Concession Drain makes full use of the depth available within the receiving drain. Our survey of the 3rd Concession Drain substantiates the above changes were made to the drain's profile.

On-Site Meeting

We conducted an on-site meeting on July 3, 2013 at the Macedonian Community Centre, in the Town of LaSalle. All landowners within the 3rd Concession Drain watershed were invited which included upstream drains like the Howard Avenue Drain and Burke Drain. An overview of The Parkway project was introduced to those landowners who attended this meeting. It was explained that the Town of LaSalle accepted a request from the MTO to have an engineer appointed under Section 78 of the Drainage Act to examine the 3rd Concession Drain and assess its condition and adequacy to provide a sufficient outlet for the lands and roads being serviced including the Rt. Hon. Herb Gray Parkway.

Furthermore, where the engineer determines that improvements are required to obtain a sufficient outlet, the recommendations will be contained within the engineer's report that will be presented to Town of LaSalle Council for their consideration and adoption thereof prior to undertaking the necessary drainage works. The MTO has agreed in principle that costs associated with the preparation of this report for the 3rd Concession Drain will be covered by the Parkway project. In accordance with the Drainage Act legislation, these costs form part of the costs of the drainage works.

All landowners were invited to submit their questions, provide comment or concerns as to their present drainage condition. The feedback was recorded and compiled for the 3rd Concession Drain. Where more information or clarification was required by the engineer, there was subsequent follow up with the landowner to better understand the issues.

Survey and Findings

Our survey and examination of the 3rd Concession Drain was completed in October 2012. The survey comprised the recording of topographic data and examining the drain for available depth and capacity necessary to provide a sufficient drainage outlet for the lands and roads within the watershed. We also continued our survey downstream of the 3rd Concession Drain into the East Branch of the Cahill Drain for a distance of approximately 1,430 metres to its outlet into the 4th Concession Drain. The outlet for the 3rd Concession Drain has been denoted as Station 1+430 on the drawings appended hereto. Upstream drainage flows from the Burke Drain, Howard Avenue Drain and Dickson Drain enter the top end of the 3rd Concession Drain, denoted as Station 5+056 at Howard Avenue.

We discovered there are some areas of heavy brush occupying the banks of the drain while in other areas the brush is sparse, however the phragmites vegetation is dense within the bottom of the drain leading to heavier accumulations of sediment and debris which reduces the drain's capacity. The sediment levels vary throughout the drain with the heavier areas containing approximately 0.4 metres of sediment. For the most part there is sufficient depth present for many of the sub-surface drains that use the 3rd Concession Drain.

There are two (2) existing private access bridges and four (4) road bridges located on the 3rd Concession Drain. Most of these bridges are in satisfactory condition except for the 7th Concession Road crossing (denoted herein as Bridge No. 4) where it comprises two corrugated steel pipe arch culverts that are both in a deteriorated condition. The gradient on the drain averages 0.23% with 8.3 metres of fall over the entire 3,626 m length which is considered a moderate grade given the relatively flat topography across the watershed.

Design Considerations

A Guide for Engineers working under the Drainage Act in Ontario, OMAFRA Publication 852 (2018) is the current reference document used by engineers carrying out work on municipal drains under the Act. The 2 year return period design storm is the recommended design standard applied to municipal drains within rural Ontario specific to open drain channels and low hazard agricultural field access crossings. For residential and commercial properties where flooding could wash out an access culvert, a higher 5 to 10 year return period design storm is the recommended design criteria.

The 10 year return period storm is the recommended design criteria applied to municipal drains crossing municipal roads such as the Seventh Concession Road, Broderick Road and Disputed Road. For county road culverts like Howard Avenue and Huron Church Line (County Road 7), the recommended criteria can vary from 10 year to 25 year return period storm. From consultations with the County of Essex road authority, we confirmed that their current criteria for culvert design across Howard Avenue and Huron Church Line is the 10 year return period which we have selected.

Private access culverts and road crossings were sized using the Rational Method. The peak flows determined by the Rational Method should freely pass through the culverts experiencing no headwater effects. Hydrologic and hydraulic analysis using computer aided simulations were applied to check the downstream impacts that the Burke Drain improvements may have on the receiving drains being the Howard Avenue Drain and further downstream, the 3rd Concession Drain. Our findings from this analysis indicate that all existing bridges have adequate capacity to meet the design standards, as noted above, including increased flows resulting from improvements recommended to the upstream Burke and Howard Avenue Drains detailed under separate reports respectively.

Residential Development Expansion within the 3rd Concession Drain Watershed

Within the past 10 years there have been a number of new residential developments constructed or are under construction, particularly located to the east and north of the Seven Lakes golf course bounded by Disputed Road and Huron Church Line. The said lands primarily consist of single family residential dwellings with over 90% of the development having its storm drainage flows controlled and detained by existing storm water ponds for both quantity and quality management. We have identified these new built up residential areas as Blocks 'D' and 'E' as denoted on our plans appended to this report. They represent a total area combined of 30.7 hectares (75.85 acres). Block 'D' measures 7.42 acres and presently has no storm water detention system, however Block 'E' which measures 68.43 acres does.

The storm water pond is located to the south and west of the Seven Lakes residential development and discharges into the 6th Concession Branch Diversion via a 600 mm

diameter concrete pipe. In terms of its impact on the 3rd Concession Drain, the storm drainage flowrate is attenuated by the pond to not exceed the 1 in 2 year storm pre-development peak flow condition thereby not increasing the flowrate within the 6th Concession Branch Diversion nor downstream into the 3rd Concession Drain. The pond has also been designed to capture the excess runoff from a 1 in 100 year storm event. Despite these controls, both of these drains would convey a larger volume of runoff resulting from an increased impervious area compared to an undeveloped state.

Lands Removed from 3rd Concession Drain Watershed

One of the existing land parcels located immediately north of the above mentioned residential blocks is currently under development as residential use, also known as the Donato Drive subdivision. The drainage from these lands is controlled and detained by a storm water pond for both quantity and quality management. Discharge from the pond is pumped through a 150 mm diameter forcemain westerly along Donato Drive to Disputed Road, then continues south on Disputed Road to Lot 21, Concession 2 where it crosses the road and proceeds westerly to its outlet into the East Branch of the Cahill Drain.

The drainage area for the Donato Drive subdivision measuring approximately 18.05 hectares (44.6 acres) and was formerly part of the 3rd Concession Drain watershed, however is now rerouted directly the East Branch of the Cahill Drain and is no longer contributing to flows within the 3rd Concession Drain. In terms of its impact on the 3rd Concession Drain, the removal of these lands from the watershed would correlate to a reduced flowrate in the 3rd Concession Drain and its tributaries being the 6th Concession Drain and 6th Concession Branch Diversion when compared to predevelopment conditions. Furthermore, the size of the area that has been removed from the 3rd Concession Drain watershed area is significant enough to offset the increased volume of runoff from the Block 'D' and Block 'E' areas such that the net result is a reduction in the overall runoff volume into the 3rd Concession Drain compared to 10 years ago.

Recommendations

Based on our review of the history, the information obtained during the site meeting and our examination and analysis of the survey data, hydrologic and hydraulic analysis, we have recommended the following improvements to the 3rd Concession Drain:

- Brushing and cleanout of the drain including some minor deepening of the drain between Huron Church Line and 7th Concession Road.
- Some minor widening of the drain upstream between Bridges No. 5 & No. 6 to improve channel hydraulics where the gradient is minimal.
- Hydraulic seeding of drain banks in areas of minor widening of the channel.
- Placement of stone erosion protection for drain bank protection where required at drain bends and at the confluence with tributary branch drains and lateral private ditches.
- Cleaning of road bridges and private access bridges, as required.
- Replacement of the 7th Concession Road bridge (Bridge No. 4). A new single culvert of equal capacity to replace the existing two culverts and to further reduce the risk of debris blockages that double culverts are often prone to.

Allowances

In accordance with Sections 29 and 30 of the Drainage Act, we have made a determination of the amount to be paid for damages to the lands and for land taken in the improvements to the 3rd Concession Drain. Schedule 'A' shows the distribution of these allowances for damages and for land taken in the amount totalling $20,800.00.

Cost Estimate

We estimate the costs of the 3rd Concession Drain improvements as described below:

Item	Description	Amount
	OPEN DRAIN WORK	
1.	Brushing of the drain from Station 1+430 to Station 5+056 including the disposal by burning on-site or removal off-site with trimming and/or removal of existing trees as required to accommodate the areas where the drain is recommended to be cleaned out. The work also includes the mowing of phragmites existing within the drain where no drain bottom cleanout is required from Station 1+430 to Station 1+870, Station 3+290 to Station 3+625, Station 3+900 to Station 4+420 and Station 4+900 to Station 5+056.	$35,000.00
2.	Excavation to clean drain bottom and levelling of excavated materials as follows:	
	a) Station 1+975 to Station 3+007, totalling approximately 1032 lineal metres of drain and approximately 770 m^3 of material.	$20,000.00
	b) Station 3+650 to Station 3+850, totalling approximately 200 lineal metres of drain and approximately 60 m^3 of material.	$2,800.00
3.	Excavation to clean drain bottom and widening of channel between Station 4+420 & Station 4+720 (Item 3e below), including trucking of excavated materials off-site as follows:	
	a) Station 1+885 to Station 1+915, totalling approximately 30 lineal metres of drain and approximately 5 m^3 of material.	$500.00
	b) Station 1+925 to Station 1+975, totalling approximately 50 lineal metres of drain and approximately 70 m^3 of material.	$3,300.00
	c) Station 3+007 to Station 3+275, totalling approximately 268 lineal metres of drain and approximately 110 m^3 of material. Note: Any damages to the asphalt path, ditches and drainage tiles, irrigation infrastructure etc. to be repaired to existing conditions or better.	$10,500.00

Item	Description	Amount
	d) Station 3+625 to Station 3+630, totalling approximately 5 lineal metres of drain and approximately 2 m^3 of material.	$1,000.00
	e) Station 4+420 to Station 4+720, totalling approximately 300 lineal metres of drain and approximately 70 m^3 of material & widening of north drain bank (2:1 sideslopes).	$5,800.00
	f) Station 4+720 to Station 4+900, totalling approximately 180 lineal metres of drain and approximately 25 m^3 of material.	$2,800.00
4.	Hydraulic seeding of north drain bank from Station 4+420 to Station 4+720 (approximately 1,700 m^2).	$9,000.00
5.	Restoration and seeding of existing grassed areas disturbed within primary working corridor as follows:	
	a) Working corridor beyond the west bank from Station 3+007 to Station 3+275 (golf course) (approximately 2,140 m^2). Existing asphalt cart path located within the working corridor to be protected from construction traffic using wood mats. The grass seed to match the fescue grass type existing on golf course.	$20,000.00
	b) Working corridor beyond the north bank from Station 4+420 to Station 4+900 (approximately 4,320 m^2).	$13,400.00
6.	Drain cleanout through private access bridges as follows:	
	a) Bridge No. 5-Sta. 4+365, 3 m span concrete bridge, 10.4 m long.	$3,000.00
	b) Bridge No. 6-Sta. 4+590, 2200 mm diameter CSP, 13.2 m long.	$1,500.00
7.	Stone Erosion protection works as follows:	
	a) (Roll No. 260-01300) – Station 2+073 - Supply and install 10 m^2 (300 mm thick) of additional stone erosion protection (SEP) including new filter fabric underlay at the location of existing line ditch on south drain bank.	$600.00
	b) (Roll No. 260-10000 & 260-10200) – Station 3+007 - Supply and install 10 m^2 (300 mm thick) of additional stone erosion protection (SEP) including new filter fabric underlay at the location of existing line ditch on south drain bank.	$600.00

Item	Description	Amount
	c) (Roll No. 260-02500) – Station 3+255 to Station 3+265 - Supply and install 40 m^2 (300 mm thick) of stone erosion protection (SEP) including new filter fabric underlay at the location of existing bend on west drain bank.	$2,400.00
	d) (Roll No. 280-07400) – Station 3+410 to Station 3+440 - Supply and install 50 m^2 (300 mm thick) of stone erosion protection (SEP) including new filter fabric underlay at top of south drain bank to repair drain.	$3,000.00
	e) (Roll No. 290-16900) – Station 4+470 - Supply and install 100 m^2 (300 mm thick) of stone erosion protection (SEP) including new filter fabric underlay at the location of existing bend on north drain bank.	$6,000.00
8.	Excavate sediment trap from Station 1+870 to Station 1+885 (15 m long x 3.5 m wide x 0.3 m deep) complete with rock flow check dam on downstream side (3 m long x 5 m wide x 0.50 m high) (approximately 20 tonnes). The work shall include trucking of excavated materials off-site.	$3,500.00
9.	Road bridge replacement works as follows:	
	a) Bridge No. 4 –7th Concession Road – Station 3+860 – Remove existing 15 m long twin 2100 mm x 1470 mm corrugated steel pipe arch culverts and gabion basket headwall treatment including disposal of all materials off site. Supply and install new 18 m long, 2100 mm diameter steel reinforced polyethylene SRPE Boss 3000 smooth interior wall pipe (as manufactured by Aqua-Q or approved equivalent) complete with new vertical concrete lock block headwalls (46 full blocks, 4 half blocks). The work also includes clearstone bedding, 150 mm thickness (approx. 35 tonnes), Granular 'A' backfill (approx. 400 tonnes), reshaping of drain banks using salvaged gabion stone, gravel shoulder restoration and asphalt road surface repaving 80 mm thickness – two lifts HL3 hot mix (approx. 15 tonnes), restore and replace existing guiderail posts where disturbed during construction and re-attach steel cable on north side of road. The work shall also include excavation to deepen drain from Station 3+870 to Station 3+900 extending upstream of the new culvert and re-installation of gabion stone lined channel where disturbed, minimum 300 mm thickness.	$90,000.00

Item	Description	Amount
10.	Drain cleanout through road bridges works as follows:	
	a) Bridge No. 1- Disputed Road – Station 1+920 -8.5 m span concrete bridge 10 m long, including disposal of material off site.	$5,000.00
	b) Bridge No. 3- Huron Church Line – Station 3+640-3 m span concrete bridge 20 m long, including disposal of material off site.	$5,000.00
	SUB-TOTAL	**$244,700.00**
11.	Allowances under Sections 29 and 30	$20,800.00
12.	Drain Survey, Design, Report, attend Council meetings (2) including expenses and incidentals.	$220,000.00
13.	Drain Assessment Rationale & Assessment Schedules, Report, attend Council meetings including expenses and incidentals as per N.J. Peralta Engineering.	$45,000.00
14.	Contract administration and part time construction inspection of 3rd Concession Drain.	$15,000.00
	TOTAL ESTIMATE – 3RD CONCESSION DRAIN	**$545,500.00**

The estimate provided in this report was prepared according to current materials and installation prices as of the date of this report. In the event of delays from the time of filing of the report by the Engineer to the time of tendering the work, it is understood that the estimate of cost is subject to inflation. The rate of inflation shall be calculated using the Consumer Price Index applied to the cost of construction from the date of the report to the date of tendering.

Assessments

The foregoing capital costs as well as future costs of maintenance have been assessed to the affected landowners, roads and other parties as shown in the appended schedules of assessment **(see Part 'B' – Assessment Considerations)** as prepared by N.J. Peralta Engineering Ltd. A rationale for the assessments is also provided.

Drawings and Specifications

Attached to this report is "Schedule B", which are Specification setting out the details of the recommended works, and "Schedule C", which represents the following drawings that are also attached to this report:

Page 1 of 16: Overall Plan
Page 2 of 16: Plan 1
Page 3 of 16: Plan 2
Page 4 of 16: Plan 3
Page 5 of 16: Plan 1 & 2 Property Information

Page 6 of 16: Plan 1 & 2 Property Information
Page 7 of 16: Plan 1 & 2 Property Information
Page 8 of 16: Plan 3 Property & Road Information
Page 9 of 16: Profile 1 - Sta. 1+300 to Sta. 2+100
Page 10 of 16: Profile 2 - Sta. 2+100 to Sta. 2+900
Page 11 of 16: Profile 3 - Sta. 2+900 to Sta. 3+700
Page 12 of 16: Profile 4 - Sta. 3+700 to Sta. 4+500
Page 13 of 16: Profile 5 - Sta. 4+500 to Sta. 5+100
Page 14 of 16: Cross Sections
Page 15 of 16: Cross Sections
Page 16 of 16: Seventh Concession Road Bridge Details

Fisheries Issues

The 3rd Concession Drain has been classified as a "Type F" drain by the Department of Fisheries and Oceans starting from the upper end of the drain at Howard Avenue and continuing downstream approximately 2.5 km to confluence with the 6th Concession Branch Diversion. Type F drains are warm water and have intermittent water flow and may only provide habitat for fish periodically.

Downstream of the 6th Concession Branch Diversion, the 3rd Concession Drain continues as a "Non-Rated" drain classification for approximately 1.1 km to its outlet into the East Branch of the Cahill Drain. We find this portion having a Non-rated drain classification to be heavily inundated with phragmites and with significant sediment accumulation. The East Branch of the Cahill Drain has been classified as a "Type C" drain by the Department of Fisheries and Oceans. Type C drains are warm water and have permanent water available to provide habitat that supports bait fish.

Standard practices to be followed to minimize disruption to fish habitat include embedment of the culvert a minimum 10% below grade, constructing the work during low water levels in the drain, providing siltation control by way of sediment traps and rock check dams and the cutting of trees only as necessary to do the work leaving one side of drain bank undisturbed.

In addition, to alleviate potentially harmful impacts and avoid disruption to fish habitat, the following is recommended:

- In order to protect local fish populations during their spawning and nursery periods no **'in-water'** work should be conducted from March 15 – June 30 (DFO/MNRF) timing window without prior authorization from DFO (Department of Fisheries and Oceans) for emergency situations. Prior to undertaking any of these works, a DFO review and authorization in accordance with Fisheries Act may be required.
- All in-stream work should be completed in **'the dry'**.
- Sediment and erosion control measures should be implemented prior to work and regularly inspected and maintained during the work phase, to prevent entry of sediment into the water.

- All materials and equipment used for the purpose of site preparation and project completion should be operated and stored in a manner that prevents any deleterious substance (e.g. petroleum products, silt, etc.) from entering the water.
- All disturbed areas should be stabilized immediately, and upon completion of work returned to a pre-disturbed state or better as soon as conditions allow.

Golf Course Issues

There is a fully developed and operating golf course (Seven Lakes Golf Course) located on the north side of the 3rd Concession Drain from Station 1+975 to Station 3+265. The infrastructure of the golf course consists of regular sod, fescue, specialty turf on the tees, fairways and greens; specialty sand filled bunkers, asphalt paved cart paths, buried irrigation system with electrical wiring for controlling the spray heads, drainage ditches and ditches, erosion protection, fencing and gates and other features. Any damage as a result of the drainage works shall be repaired forthwith to existing condition or better.

Grants

In accordance with the provisions of Sections 85, 86 and 87 of the Drainage Act, a grant in the amount of 33–1/3 percent of the assessment eligible for a grant may be made in respect to the assessment made under this report upon privately owned lands used for agricultural purposes. The assessments levied against privately owned agricultural land must also satisfy all other eligibility criteria set out in the Agricultural Drainage Infrastructure Program policies. Most of the privately owned lands are used for agricultural purposes and are eligible under the A.D.I.P. policies. We are not aware of any lateral drains involved in this work that would not be eligible for a grant. We recommend that application be made to the Ministry of Agriculture, Food and Rural Affairs in accordance with Section 88 of the Drainage Act, for this grant, as well as for all other grants for which this work may be eligible.

Respectfully submitted,

DILLON CONSULTING LIMITED

Tim R. Oliver, P.Eng.
TRO:wlb

LICENSED PROFESSIONAL ENGINEER
T.R. OLIVER
07/06/19
PROVINCE OF ONTARIO

SCHEDULE 'A'

SCHEDULE OF ALLOWANCES

3rd CONCESSION DRAIN

TOWN OF LASALLE (COUNTY OF ESSEX)

Parcel ID#	Roll No.	Con.	Description	Owner	Section 30 Damages	Section 29 Land	Total Allowances
18	180-25800	2	Pt. Lot 17	Giancarlo & Donna Conflitti	$300.00	$2,100.00	$2,400.00
20	180-26000	2	Pt. Lot 17	Salvatore & Angela Stagno	$800.00	$650.00	$1,450.00
73	260-01300	3	Pt. Lot 3	Marianno Cappelletto	$1,500.00	$500.00	$2,000.00
79	260-10200	3	Pt. Lot 3 & Lot 4 RP 12R1126 Pt. 2	James S. & Carolyn Curtis	$2,100.00	$0.00	$2,100.00
59	260-02501	3	3 Pt. Lots 2 & 3 RP 12R20502 Pts. 5,6, 10,11,12,16,17,18,19,20 & 29	Seven Lakes Estates Ltd	$0.00	$3,000.00	$3,000.00
83	260-08704	3	Pt. Lot 3 12R-25774 Pt 4	Town of LaSalle	$0.00	$550.00	$550.00
106	280-07400	4	Pt. Lot 3 12R-6885 Pt. 1	John & Barbara Pisciotto	$0.00	$250.00	$250.00
113	280-08700	4	Pt. Lot 3 RP 12R2374 Pt. 2	David N. & Madlen Gasper	$0.00	$900.00	$900.00
164	290-17000	7	Pt. Lots 1, 2 & 3	1583925 Ontario Limited	$850.00	$0.00	$850.00
176	290-16900	6	Pt. Lot 2	Dennis D. & Julie S. Meloche	$0.00	$2,750.00	$2,750.00
188	290-16800	6	Pt. Lot 2 RP 12R6337 Pt. 1	George & Joyce E. Gertsakis	$0.00	$1,050.00	$1,050.00
189	290-16700	6	Pt. Lot 2 RP 12R1043 Pt. 6	Gary H. & Grace M. Vollans	$0.00	$1,400.00	$1,400.00
191	290-16500	6	Pt Lot 2 RP 12R1043 Pt. 8	Jillian Barrie	$0.00	$400.00	$400.00
146	290-16300	6	Pt. Lots 1-3 RP 12R6478 Pts. 1 to 6 8 9, Pt. Pt. 7 & RP 12R-24164 Pts. 1 to 6 & 8	Howard Business Centre Inc.	$500.00	$1,200.00	$1,700.00
	TOTAL ALLOWANCES				**$6,050.00**	**$14,750.00**	**$20,800.00**

"SCHEDULE B"
DRAINAGE REPORT FOR THE
3RD CONCESSION DRAIN
TOWN OF LASALLE
IN THE COUNTY OF ESSEX

SPECIAL PROVISIONS - GENERAL

1.0 GENERAL SPECIFICATIONS

The General Specifications attached hereto is part of "Schedule F." It also forms part of this specification and is to be read with it, but where there is a difference between the requirements of the General Specifications and those of the Special Provisions which follow, the Special Provisions will take precedence.

2.0 DESCRIPTION OF WORK

The work to be carried out under this Contract includes, but is not limited to, the supply of all **labour, equipment and materials** to complete the following items:

- Brushing of the drain from Station 1+430 to Station 5+056 including the disposal by burning on-site or removal off-site with trimming and/or removal of existing trees as required to accommodate the areas where the drain is recommended to be cleaned out. The work also includes the mowing of phragmites within the drain channel for areas where no drain cleanout is required from Station 1+430 to Station 1+900, Station 3+860 to Station 4+420 and Station 4+900 to Station 5+056.
- Excavation to clean drain bottom and levelling of excavated materials as follows:
  - Station 1+975 to Station 3+007, totalling approximately 1032 lineal metres of drain and approximately 770 m^3 of material.
  - Station 3+650 to Station 3+850, totalling approximately 200 lineal metres of drain and approximately 60 m^3 of material.
- Excavation to clean drain bottom and widening of channel between Station 4+420 & Station 4+720 only, including trucking of excavated materials off-site as follows:
  - Station 1+885 to Station 1+915, totalling approximately 30 lineal metres of drain and approximately 5 m^3 of material.
  - Station 1+925 to Station 1+975, totalling approximately 50 lineal metres of drain and approximately 70 m^3 of material.
  - Station 3+007 to Station 3+275, totalling approximately 268 lineal metres of drain and approximately 110 m^3 of material.
  - Station 3+625 to Station 3+630, totalling approximately 5 lineal metres of drain and approximately 2 m^3 of material.
  - Station 4+420 to Station 4+720, totalling approximately 300 lineal metres of drain and approximately 70 m^3 of material including widening of north drain bank (2:1 sideslopes).
  - Station 4+720 to Station 4+900, totalling approximately 180 lineal metres of drain and approximately 25 m^3 of material.

- Hydraulic seeding of drain banks disturbed by drain widening from Station 4+420 to Station 4+720 (approximately 1,700 m^2).
- Restoration and seeding of grassed areas, as follows:
  - Working corridor beyond the west bank from Station 3+007 to Station 3+265 (golf course) (approximately 2,140 m^2). Existing asphalt cart path located within the working corridor to be protected from construction traffic using wood mats. The grass seed to match the fescue grass type existing on golf course.
  - Working corridor beyond the north bank from Station 4+420 to Station 4+900 (approximately 4,320 m^2).
- Drain cleanout through private access bridges as follows:
  - Bridge No. 5-Sta. 4+365, 3 m span concrete bridge, 10.4 m long.
  - Bridge No. 6-Sta. 4+590, 2200 mm diameter CSP, 13.2 m long.
- Stone Erosion protection works as follows:
  - (Roll No. 260-10200) – Station 2+073 - Supply and install 10 m^2 (300 mm thick) of additional stone erosion protection (SEP) including new filter fabric underlay at the location of existing line ditch on south drain bank.
  - (Roll No. 260-10000 & 260-10200) – Station 3+007 - Supply and install 10 m^2 (300 mm thick) of additional stone erosion protection (SEP) including new filter fabric underlay at the location of existing line ditch on south drain bank.
  - (Roll No. 260-02500) – Station 3+255 to Station 3+265 - Supply and install 40 m^2 (300 mm thick) of stone erosion protection (SEP) including new filter fabric underlay at the top of south drain bank to repair drain.
  - (Roll No. 280-07400) – Station 3+410 to Station 3+440 - Supply and install 50 m^2 (300 mm thick) of stone erosion protection (SEP) including new filter fabric underlay at the location of existing bend on north drain bank
  - (Roll No. 290-16900) – Station 4+470 – Supply and install 100 m^2 (300 mm thick) of stone erosion protection (SEP) including new filter fabric underlay at the location of existing bend on north drain bank.
- Excavate sediment trap from Station 1+870 to Station 1+885 (15 m long x 3.5 m wide x 0.5 m deep) complete with rock flow check dam on downstream side (3 m long x 5 m wide x 0.50 m high) (approximately 20 tonnes). The work shall include trucking of excavated materials off-site.
- Bridge No. 4 –7th Concession Road – Station 3+860 – Remove existing 15 m long twin 2100 mm x 1470 mm corrugated steel pipe arch culverts and gabion basket headwall treatment including disposal of all materials off site. Supply and install new 18 m long, 2100 mm diameter steel reinforced polyethylene SRPE Boss 3000 smooth interior wall pipe (as manufactured by Aqua-Q or approved equivalent) complete with new vertical concrete lock block headwalls (46 full blocks, 4 half blocks). The work also includes clearstone bedding, 150 mm thickness (approx. 35 tonnes), Granular 'A' backfill (approx. 400 tonnes), reshaping of drain banks using salvaged gabion stone, gravel shoulder restoration and asphalt road surface repaving 80 mm thickness – two lifts HL3 hot mix (approx. 15 tonnes), restore and replace existing guiderail posts where disturbed during construction and re-attach steel cable on north side of road. The work shall also include excavation to deepen drain from Station 3+870 to Station 3+900 extending upstream of the new culvert and re-installation of gabion stone lined channel where disturbed, minimum 300 mm thickness.
- Drain cleanout through road bridges as follows:

- Bridge No. 1-Disputed Road – Station 1+920-8.5 m span concrete bridge, 10 m long including disposal of material off site.
- Bridge No. 3-Huron Church Line – Station 3+640-3 m span concrete bridge, 22.2 m long including disposal of material off site.

3.0 CONSTRUCTION ACCESS

Access to the drain from Station 1+430 to Station 3+007 shall be from Disputed Road. Access to the drain from Station 3+007 to Station 3+395 shall be from Broderick Road. Should the Contractor wish to carry out any part of the subject works by entering upon the golf course property, in addition to any other requirements, the following shall apply:

a) The work shall be carried out only after the gold course has been given 48 hours prior notice and after the Contractor has located all affected infrastructure. The owner of the golf course with advanced notice will identify all underground as-built infrastructure in terms of drainage tiles, irrigation system etc.

b) No work shall be carried out from April 1 to November 15, other than restoration work that is not possible during December to March time period.

c) Materials, workmanship and quality used in making repairs and/or to restore any damage to the golf course lands and infrastructure shall match the existing, unless otherwise approved by the golf course owner.

Access to the drain from Station 3+395 to Station 3+640 shall be from Broderick Road and Huron Church Line. Access to the drain from Station 3+640 to Station 3+860 shall be from Huron Church Line and Seventh Concession Road. Access to the drain from Station 3+860 to Station 5+056 shall be from Seventh Concession Road and Howard Avenue. The Contractor shall make his/her own arrangements for any additional access for his/her convenience. All road areas and grass lawn areas disturbed shall be restored to original conditions at the Contractor's expense.

4.0 WORKING CORRIDORS

The Contractor shall restrict his equipment to the working corridors as specified in this Section. The working corridors defined are for drain improvements recommended under this report as well as for future maintenance of the entire length of drain. Any damage resulting from non-compliance with this Section shall be borne by the Contractor. The working corridor shall be measured from the top of the drain bank and shall be as follows:

FROM STA.	TO STA.	PRIMARY (See Note 1)	SECONDARY (See Note 2)
FUTURE MAINTENANCE			
1+430	1+870	9.0 m wide on south side of drain*	5.0 m wide on north side of drain
DRAIN IMPROVEMENTS & FUTURE MAINTENANCE			
1+870	1+908	9.0 m wide on south side of drain*	5.0 m wide on north side of drain
1+908	1+928	Disputed Road	

FROM STA.	TO STA.	PRIMARY (See Note 1)	SECONDARY (See Note 2)
1+928	3+007	9.0 m wide on south side of drain*	5.0 m wide on north side of drain
3+007	3+275	9.0 m wide on north side of drain* (Access from Broderick Road only through chain link gate at east end of golf course)	N/A
FUTURE MAINTENANCE			
3+275	3+387	9.0 m wide on north side of drain*	N/A
3+387	3+407	Broderick Road	
3+407	3+625	9.0 m wide on south side of drain*	5.0 m wide on north side of drain
DRAIN IMPROVEMENTS & FUTURE MAINTENANCE			
3+625	3+632	9.0 m wide on south side of drain*	5.0 m wide on north side of drain
3+632	3+654	Huron Church Line	
3+654	3+848	9.0 m wide on north side of drain*	5.0 m wide on south side of drain
3+848	3+880	Seventh Concession Road	
3+880	3+900	Seventh Concession Road	N/A
FUTURE MAINTENANCE			
3+900	4+420	Seventh Concession Road	5.0 m wide on north side of drain
DRAIN IMPROVEMENTS & FUTURE MAINTENANCE			
4+420	4+900	9.0 m wide on north side of drain*	5.0 m wide on south side of drain
FUTURE MAINTENANCE			
4+900	5+056	9.0 m wide on north side of drain*	5.0 m wide on south side of drain

Note 1: ***Primary working corridor*** indicates the access corridor along the side of the drain where excavation and levelling shall be carried out from unless noted otherwise below and/or in the

Specifications, as well as all purposes listed for Secondary Working Corridors.

Note 2: ***Secondary working corridor*** indicates the access corridor along side the drain where construction equipment may travel for the purpose of drain bank repairs, tile inlet repairs, surface water inlet repairs and other miscellaneous works. **No drain excavation, disposal of drain spoils or any other materials is permitted within a secondary working corridor. Use of this secondary working corridor may be further restricted due to land use and time of year.**

Note: In the event that a landowner owns the property on both sides of the drain, the landowner may choose which side of the drain to place the drain spoils where levelling of drain spoils is recommended. The landowner should advise the Drainage Superintendent of their preference of spoil placement before improvements to the drain are made so that the Drainage Superintendent can notify the Contractor in advance.

5.0 BRUSHING

Brushing shall be carried out on the entire drain within the above identified sections of the drain where required and as specified herein. **All** brush and trees located within the drain side slopes shall be cut parallel to the side slopes, as close to the ground as practicable. Tree branches that overhang the drain shall be trimmed. Small branches and limbs are to be disposed of by the Contractor along with the other brush. Tree stumps, where removed to facilitate the drain excavation and reshaping of the drain banks, may be burned by the Contractor where permitted; otherwise, they shall be disposed of, off the site. The Contractor shall make every effort to preserve mature trees which are beyond the drain side slopes, and the primary working corridor. If requested to do so by the Drainage Superintendent, the Contractor shall preserve certain mature trees within the designated primary working corridor (see Section 4.0).

Except as specified herein, all brush and trees shall be stockpiled adjacent to the drain within the primary working corridor. Stockpiles shall not be less than 100 m apart and shall be a minimum of 2.0 m from the edge of the drain bank. All brush, timber, logs, stumps, large stones or other obstructions and deleterious materials that interfere with the construction of the drain, as encountered along the course of the drain are to be removed from the drain by the Contractor. Large stones and other similar material shall be disposed of by the Contractor off the site.

Following completion of the work, the Contractor is to trim up any broken or damaged limbs on trees which remain standing, disposing of the branches cut off along with other brush and leaving the trees in a neat and tidy condition. Brush and trees removed from the primary working corridor are to be put into piles by the Contractor, in locations where they can be safely burned, and to be burned by the Contractor after obtaining the necessary permits, as required. If, in the opinion of the Drainage Superintendent, any of the piles are too wet or green to be burned, he shall so advise the Contractor to haul away the unburned materials to an approved dump site. Prior to, and during the course of burning operations, the Contractor shall comply with the current guidelines prepared by the Air Quality Branch of the Ontario Ministry of Environment and shall ensure that the Environmental Protection Act is not violated. Since the trees and brush that are cut off flush with the earth surface may sprout new growth later, it is strongly recommended that the Municipality make arrangements for spraying this new growth at the appropriate time so as to kill the trees and brush.

As part of this work, the Contractor shall remove any loose timber, logs, stumps, large stones or other debris from the drain bottom and from the side slopes. **Timber, logs, stumps, large stones or other debris shall be disposed of off-site**.

6.0 EXCAVATION AND LEVELLING OF EXCAVATED MATERIALS

6.1 Excavation of Existing Drain Channel

In all cases, the Contractor shall use the benchmarks to establish the proposed grade. However, for convenience, the drawings provide the approximate depth from the surface of the ground and from the existing drain bottom to the proposed grades. **THE CONTRACTOR SHALL NOT EXCAVATE DEEPER THAN THE GRADELINES SHOWN ON THE DRAWINGS.** Should over-excavation of the drain bank occur, the Contractor will **not** be permitted to repair with native material packed into place by the excavator and reshaped. Should over-excavation occur, the Contractor will be required to have a bank repair detail engineered by a Professional Engineer (hired by the Contractor), to ensure long term stability of the bank is maintained. Such repairs shall be subject to approval by the Engineer and will be at no extra cost to the item.

All excavated material shall be handled as specified in Section 6.2. Materials deposited on the farmlands shall be within the working corridors, at least 1.0 m from the top of the drain bank, or as specified on the drawings. Upon allowing drying of excavated materials (if necessary) and as approved by the Drainage Superintendent, the Contractor shall level excavated materials in accordance with Section 6.2. Excavated material shall not be placed on dykes, in ditches, tiles or depressions intended to conduct water into the drain.

Seeding of the disturbed drain banks shall be completed immediately following drain construction and as specified in Section 8.

All excavation work shall be done in such a manner as to not harm any vegetation or trees, not identified in this report or by the Drainage Superintendent for clearing. Any damages to trees or vegetation caused by the Contractors work shall be rectified to the satisfaction of the Drainage Superintendent.

The Contractor shall exercise caution around existing tile inlets and shall confirm with the property owners that all tiles have been located and tile ends repaired as specified.

6.2 Levelling of Excavated Materials

Excavation of the drain bottom shall be completed as specified in Section 6.1, above and also as specified below and as shown on the drawings.

Excavated drain materials shall be spread to a depth not to exceed 300 mm, unless specified otherwise on the drawings. The material shall be sufficiently levelled to allow further working by agricultural implements. All stones and other debris removed from the drain, which may interfere with agricultural implements, shall be disposed of off-site. Excavated material shall not be placed on dykes, in ditches, tiles or depressions intended to conduct water into the drain.

6.3 Trucking of Excavated Materials

Excavated materials are the property of the Contractor and trucking of excavated materials to off-site disposal site to be arranged by Contractor for all non-agricultural properties identified in Section 4.0.

The Contractor shall be solely responsible for acquiring any and all permits and approvals required prior to hauling and disposal of materials off-site. The Contractor shall restore any such areas which are damaged by his operations, to original or better condition. The Contractor will be held liable for damages to roads, sodded areas and gardens, resulting from his non-compliance with these Specifications.

7.0 STONE EROSION PROTECTION (SEP)

The Contractor shall supply and install the required quantities of graded stone rip-rap erosion protection materials where specified. All stone to be used for erosion protection shall be 125 - 250 mm

clear **quarried rock** or OPSS 1001 placed over a non-woven filter fabric Terrafix 270R or approved equivalent. **Concrete rip-rap will not be permitted.**

The minimum thickness requirement of the erosion stone layer is 300 mm with no portion of the filter fabric to be exposed.

8.0 HYDRAULIC SEEDING OF DRAIN BANKS

Drain banks that are disturbed by construction shall be hydraulic mulch seeded as specified herein. The existing ground surface to be seeded shall be loosened to a depth of 25 mm and shall be rendered uniformly loose for that 25 mm depth. The surface shall be predominantly fine and free from weeds and other unwanted vegetation. All other loose surface litter shall be removed and disposed of.

For all other existing grassed areas that are disturbed by construction or by future maintenance of the 3rd Concession Drain, whether it be grassed lawns or golf courses, specific seed types including methods used and restoration practices to be discussed with affected property owners prior to proceeding to obtain acceptance and approval thereof.

Hydraulic mulch shall consist of finely ground cellulose pulp derived from recycled newsprint and shall be dyed green. Its fiber consistency shall be approximately 60% fine fiber with the balance being paper particles, 40% of which shall be a diameter of 3 mm minimum and 6 mm maximum. Hydraulic mulch shall be applied at 2,000 kg per 10,000 m². Clean water shall be applied at 42,700 liters per 10,000 m². Seeding and mulching shall be a one step process in which the seed, fertilizer and hydraulic mulch are applied simultaneously in a water slurry via the hydraulic seeder/mulcher. The materials shall be added to the supply tank while it is being loaded with water. The materials shall be thoroughly mixed into a homogeneous water slurry and shall be distributed uniformly over the prepared surface. The materials shall be measured by mass or by a mass-calibrated volume measurement, acceptable to the Drainage Superintendent.

The hydraulic seeder/mulcher shall be equipped with mechanical agitation equipment capable of mixing the materials into a homogenous state until applied. The discharge pumps and gun nozzles shall be capable of applying the material uniformly. Grass seed shall be Canada No. 1 grass seed mixture meeting the requirements of a Waterway Slough Mixture as supplied by Growmark or approved equal, as follows:

Creeping Red Fescue	*20%*
Meadow Fescue	*30%*
Tall Fescue	*30%*
Timothy	*10%*
White Clover	*10%*

Bags shall bear the label of the supplier indicating the content by species, grade and mass. Seed shall be applied at a rate of 200 kg per 10,000 m². Fertilizer shall be 8-32-16 applied at 350 kg per 10,000 m². It shall be in granular form, dry, free from lumps and in bags bearing the label of the manufacturer, indicating mass and analysis. **The hydraulic seeding shall be deemed "Completed by the Contractor" when the seed has established in all areas to the satisfaction of the Engineer. Re-seeding and/or other methods required to establish the grass will be given consideration to achieve the end result and the costs shall be incidental to the works.**

9.0 CLEANING OF PRIVATE ACCESS CULVERTS AND ROAD BRIDGES

At the locations listed below, the Contractor shall clean the existing pipes or culverts to their full capacity and cross section or width. The operation may be carried out by mechanical means or by flushing. Any damage resulting from the Contractor's operation shall be rectified at his expense. All material removed from the pipes or culverts shall be transported to a dump site arranged by the Contractor. The Contractor shall be solely responsible for acquiring all permits required for the dump

site. The Contractor shall take precautions during the construction period to avoid re-sedimentation of the pipes and culverts. Any sediment deposited as a result of construction activities shall be removed at the Contractor's expense.

- Bridge No. 1 - Station 1+970 Disputed Road, 10 m long, 2.7 m x 8 m span concrete bridge.
- Bridge No. 3 - Station 3+640 Huron Church Line, 22.2 m long, 1.1 m x 3 m span concrete bridge.
- Bridge No. 5-Sta. 4+365, 3 m span concrete bridge, 10.4 m long.
- Bridge No. 6-Sta. 4+590, 2200 mm diameter CSP, 13.2 m long.

10.0 SITE CLEANUP AND RESTORATION

As part of the work and upon completion, the Contractor shall remove and dispose of, off-site any loose timber, logs, stumps, large stones, rubber tires, cinder blocks or other debris from the drain bottom and from the side slopes. Where the construction works cross a lawn, the Contractor shall take extreme care to avoid damaging the lawn, shrubs and trees encountered. Upon completion of the work, the Contractor shall completely restore the area by the placement and fine grading of topsoil and seeding or sodding the area as specified by the Engineer or Drainage Superintendent. The exception being for golf courses where special consideration shall be given to specialty seeding/turf and restoration of damages areas to the satisfaction of the golf course owner.

GENERAL SPECIFICATIONS

1.0 AGREEMENT AND GENERAL CONDITIONS

The part of the Specifications headed "Special Provisions" which is attached hereto forms part of this Specification and is to be read with it. Where there is any difference between the requirements of this General Specification and those of the Special Provisions, the Special Provisions shall govern.

Where the word "Drainage Superintendent" is used in this specification, it shall mean the person or persons appointed by the Council of the Municipality having jurisdiction to superintend the work.

Tenders will be received and contracts awarded only in the form of a lump sum contract for the completion of the whole work or of specified sections thereof. The Tenderer agrees to enter into a formal contract with the Municipality upon acceptance of the tender. The General Conditions of the contract and Form of Agreement shall be those of the Stipulated Price Contract CCDC2-Engineers, 1994 or the most recent revision of this document.

2.0 EXAMINATION OF SITE, PLANS AND SPECIFICATIONS

Each tenderer must visit the site and review the plans and specifications before submitting his/her tender and must satisfy himself/herself as to the extent of the work and local conditions to be met during the construction. Claims made at any time after submission of his/her tender that there was any misunderstanding of the terms and conditions of the contract relating to site conditions, will not be allowed. The Contractor will be at liberty, before bidding to examine any data in the possession of the Municipality or of the Engineer.

The quantities shown or indicated on the drawings or in the report are estimates only and are for the sole purpose of indicating to the tenderers the general magnitude of the work. The tenderer is responsible for checking the quantities for accuracy prior to submitting his/her tender.

3.0 MAINTENANCE PERIOD

The successful Tenderer shall guarantee the work for a period of one (1) year from the date of acceptance thereof from deficiencies that, in the opinion of the Engineer, were caused by faulty workmanship or materials. The successful Tenderer shall, at his/her own expense, make good and repair deficiencies and every part thereof, all to the satisfaction of the Engineer. Should the successful Tenderer for any cause, fail to do so, then the Municipality may do so and employ such other person or persons as the Engineer may deem proper to make such repairs or do such work, and the whole costs, charges and expense so incurred may be deducted from any amount due to the Tenderer or may be collected otherwise by the Municipality from the Tenderer.

4.0 GENERAL CO-ORDINATION

The Contractor shall be responsible for the coordination between the working forces of other organizations and utility companies in connection with this work. The Contractor shall have no cause of action against the Municipality or the Engineer for delays based on the allegation that the site of the work was not made available to him by the Municipality or the Engineer by reason of the acts, omissions, misfeasance or non-feasance of other organizations or utility companies engaged in other work.

5.0 RESPONSIBILITY FOR DAMAGES TO UTILITIES

The Contractor shall note that overhead and underground utilities such as hydro, gas, telephone and water are not necessarily shown on the drawings. It is the Contractor's responsibility to contact utility companies for information regarding utilities, to exercise the necessary care in construction operations and to take other precautions to safeguard the utilities from damage. All work on or adjacent to any utility, pipeline, railway, etc., is to be carried out in accordance with the requirements of the utility, pipeline, railway, or other, as the case may be, and its specifications for such work are to be followed as if they were part of this specification. The Contractor will be liable for any damage to utilities.

6.0 RESPONSIBILITY FOR DAMAGES TO GOLF COURSES

It is the Contractor's responsibility to contact golf course owner for information regarding existing infrastructure and site features, to exercise the necessary care in construction operations and to take other precautions to safeguard these works from damage where possible. All work on or adjacent to any golf course is to be carried out in accordance with the requirements and to the satisfaction of the golf course owner, as the case may be, and its specifications for such work are to be followed as if they were part of this specification. The Contractor will be liable for any damage to the golf course.

7.0 CONTRACTOR'S LIABILITY

The Contractor, his/her agents and all workmen or persons under his/her control including sub-contractors, shall use due care that no person or property is injured and that no rights are infringed in the prosecution of the work. The Contractor shall be solely responsible for all damages, by whomsoever claimable, in respect to any injury to persons or property of whatever description and in respect of any infringement of any right, privilege or easement whatever, occasioned in the carrying on of the work, or by any neglect on the Contractor's part.

The Contractor, shall indemnify and hold harmless the Municipality and the Engineer, their agents and employees from and against claims, demands, losses, costs, damages, actions, suits, or proceedings arising out of or attributable to the Contractor's performance of the contract.

8.0 PROPERTY BARS AND SURVEY MONUMENTS

The Contractor shall be responsible for marking and protecting all property bars and survey monuments during construction. All missing, disturbed or damaged property bars and survey monuments shall be replaced at the Contractor's expense, by an Ontario Land Surveyor.

9.0 MAINTENANCE OF FLOW

The Contractor shall, at his/her own cost and expense, permanently provide for and maintain the flow of all drains, ditches and water courses that may be encountered during the progress of the work.

10.0 ONTARIO PROVINCIAL STANDARDS

Ontario Provincial Standard Specifications (OPSS) and Ontario Provincial Standard Drawings (OPSD) shall apply and govern at all times unless otherwise amended or extended in these Specifications or on the Drawing. Access to the electronic version of the Ontario Provincial Standards is available online through the MTO website, free of charge to all users. To access the electronic standards on the Web go to http://www.mto.gov.on.ca/english/transrd/. Under the title Technical Manuals is a link to the Ontario Provincial Standards. Users require Adobe Acrobat to view all pdf files.

10.0 APPROVALS, PERMITS AND NOTICES

The construction of the works and all operations connected therewith are subject to the approval, inspection, by-laws and regulations of all Municipal, Provincial, Federal and other authorities having jurisdiction in respect to any matters embraced in this Contract. The Contractor shall obtain all approvals and permits and notify the affected authorities when carrying out work in the vicinity of any public utility, power, underground cables, railways, etc.

11.0 SUBLETTING

The Contractor shall keep the work under his/her personal control, and shall not assign, transfer, or sublet any portion without first obtaining the written consent of the Municipality.

12.0 TIME OF COMPLETION

The Contractor shall complete all work on or before the date fixed at the time of tendering. The Contractor will be held liable for any damages or expenses occasioned by his/her failure to complete the work on time and for any expenses of inspection, superintending, re-tendering or re-surveying, due to their neglect or failure to carry out the work in a timely manner.

13.0 TRAFFIC CONTROL

The Contractor will be required to control vehicular and pedestrian traffic along roads at all times and shall, at his/her own expense, provide for placing and maintaining such barricades, signs, flags, lights and flag persons as may be required to ensure public safety. The Contractor will be solely responsible for controlling traffic and shall appoint a representative to maintain the signs and warning lights at night, on weekends and holidays and at all other times that work is not in progress. All traffic control during construction shall be strictly in accordance with the **Occupational Health and Safety Act** and the current version of the **Ontario Traffic Manuals**. Access to the electronic version of the **Ontario Traffic Manual** is available online through the MTO website, free of charge to all users. To access the electronic standards on the Web go to http://www.mto.gov.on.ca/english/transrd/, click on "Library Catalogue," under the "Title," enter "Ontario Traffic Manual" as the search. Open the applicable "Manual(s)" by choosing the "Access Key," once open look for the "Attachment," click the pdf file. Users require Adobe Acrobat to view all pdf files.

Contractors are reminded of the requirements of the Occupational Health and Safety Act pertaining to Traffic Protection Plans for workers and Traffic Control Plan for Public Safety.

14.0 SITE CLEANUP AND RESTORATION

As part of the work and upon completion, the Contractor shall remove and dispose of, off-site any loose timber, logs, stumps, large stones, rubber tires, cinder blocks or other debris from the drain bottom and from the side slopes. Where the construction works cross a lawn, the Contractor shall take extreme care to avoid damaging the lawn, shrubs and trees encountered. Upon completion of the work, the Contractor shall completely restore the area by the placement and fine grading of topsoil and seeding or sodding the area as specified by the Engineer or Drainage Superintendent.

15.0 UTILITY RELOCATION WORKS

In accordance with Section 26 of the Drainage Act, if utilities are encountered during the installation of the drainage works that conflict with the placement of the new culvert, the operating utility company shall relocate the utility at their own costs. The Contractor however will be responsible to co-ordinate these required relocations (if any) and their co-ordination work shall be considered incidental to the drainage works.

16.0 FINAL INSPECTION

All work shall be carried out to the satisfaction of the Drainage Superintendent for the Municipality, in compliance with the specifications, drawings and the Drainage Act. Upon completion of the project, the work will be inspected by the Engineer and the Drainage Superintendent. Any deficiencies noted during the final inspection shall be immediately rectified by the Contractor.

Final inspection will be made by the Engineer within 20 days after the Drainage Superintendent has received notice in writing from the Contractor that the work is completed, or as soon thereafter as weather conditions permit.

17.0 FISHERIES CONCERNS

Standard practices to be followed to minimize disruption to fish habitat include embedment of the culvert a minimum 10% below grade, constructing the work 'in the dry' and cutting only trees necessary to do the work (no clear-cutting). No in-water work is to occur during the timing window unless otherwise approved by the appropriate authorities.

DRAINAGE REPORT

3RD CONCESSION DRAIN

PART B – ASSESSMENT CONSIDERATIONS

TOWN OF LASALLE

N. J. Peralta Engineering Ltd.

Consulting Engineers

45 Division St. N., Kingsville, Ontario N9Y 1E1
Tel. (519) 733-6587

Project No. D-14-034

June 7th, 2019

June 7th, 2019

Mayor and Council
Corporation of the Town of LaSalle
5950 Malden Road
LaSalle, Ontario
N9H 1S4

SUBJECT: 3RD CONCESSION DRAIN
Town of LaSalle, County of Essex
Project No. D-14-034 (Dillon File No. 12-6578-1100)

PART B - ASSESSMENT CONSIDERATIONS

I. INSTRUCTIONS

As referred to in the preamble portion of this report, this drainage project is proceeding under a joint appointment of Dillon Consulting Limited (Dillon) and N.J. Peralta Engineering Ltd., with each having a distinct role for the preparation of this drainage report in accordance with Section 78 of the Drainage Act.

N.J. Peralta Engineering Ltd.'s role with respect to this drainage project shall be limited to the determination of assessments and provision of rationale for the distribution of costs against all lands, roads, and public utilities affected by alterations necessary to the 3rd Concession Drain as outlined in **PART A - TECHNICAL CONSIDERATIONS** portion of this Drainage Report prepared by Dillon. Our assessments are intended to be prepared for both the construction and for the future maintenance of the 3rd Concession Drain, in the form of Assessment Schedules. Our confirmation of appointment for this Section 78 Engineer's Report for the 3rd Concession Drain was provided us by letter from Peter Marra, P.Eng., (LaSalle Director of Public Works) on January 23rd, 2015.

Our appointment as described above, and all of the work related to the 3rd Concession Drain under our portion of this report, are in accordance with Section 78 of the "Drainage Act, R.S.O. 1990, Chapter D.17, as amended in 2010". We have carried out all of the necessary examinations, investigations, and review of the Dillon's PART A - TECHNICAL CONSIDERATIONS portion of this report, as well as their design drawings. We also discussed all details with Mr. Tim Oliver, P.Eng., where necessary, in order to gain a clearer understanding of the technical findings and determinations, to assist us with establishing both the Construction Assessment Rationale and the Future Maintenance Assessment Rationale related to these drainage works.

II. INTRODUCTION

Our responsibilities with respect to this drainage project are to be limited to the determinations of assessments and the provision of the assessment rationale for the distribution of costs against all lands, roads, and public utilities affected by the proposed improvements to the 3rd Concession Drain, as described within the design drawings included with the PART A - TECHNICAL CONSIDERATIONS by Dillon. The assessment considerations to be provided by us shall be prepared for not only the construction works being recommended by Dillon within this report, but also for the future maintenance provision for this drainage system.

In order for us to establish our construction assessments and future maintenance assessments, we worked closely with Mr. Tim Oliver, P.Eng., to obtain all relevant and necessary detailed technical information related to their design of this drainage system.

III. DRAINAGE HISTORY AND WATERSHED CHARACTERISTICS

A review of the Town of LaSalle's drainage records indicates that the 3rd Concession Drain is an existing and generally open Municipal Drain that has been repaired and maintained through provisions of the Drainage Act and the Sandwich West Act. As outlined within PART A - TECHNICAL CONSIDERATIONS, this Municipal Drain has by-laws dating back to 1916. Subsequent Engineer's Reports have been prepared for the 3rd Concession Drain. However, it is our understanding that following the passing of the Sandwich West Act in 1949, this drain was subsequently maintained with work being carried out without the benefit of any new by-laws. The last major works on the 3rd Concession Drain was completed under a report prepared by J.M. Horan, P.Eng., dated February 21st, 1996. At that time, the 3rd Concession Drain was deepened and widened throughout its entire length to facilitate future development within the watershed. These works also included various improvements to the existing road crossing and access bridge culverts along its entire length.

The upper end of the 3rd Concession Drain commences at approximately the west limit of Howard Avenue (County Road 9) and extends in a southwesterly direction, through the lands within Concession 6 and along the Seventh Concession Road, where this Municipal Drain continues in a westerly direction and crosses Huron Church Line (County Road 7), Broderick Road and Disputed Road to its outlet into the Each Branch of the Cahill Drain within Lot 17, Concession 2, in the Town of LaSalle.

The 3rd Concession Drain is the primary drainage outlet for various tributary Municipal Drains. This drain has an irregular shaped watershed and encompasses approximately 833 hectares (2,057 acres) of agricultural, residential and commercial lands within both the Town of LaSalle and the Town of Tecumseh. These lands

are generally located within relatively flat terrain with very little topographic relief. Furthermore, the watershed is largely under agricultural production and, of which, are predominately artificially drained. The soil types and Hydrologic Soil Groups are as follows:

Brookston Clay and Toledo Clay soils - Classified as Hydrologic Soil Group D; which is described as very low infiltration rate when thoroughly wetted and consists chiefly of clay soils with a claypan or clay layer at or near the surface and shallow soils over nearly impervious material. As a result, these soils require effective artificial sub-surface drainage to be productive.

Berrien Sand soils - Hydrologic Soil Group C; which is described as low infiltration rate when thoroughly wetted and consists chiefly of soils with a layer that impedes downward movement of water with moderately fine to fine soil structure. As a result, these soils typically require effective artificial sub-surface drainage to be productive.

Overall, there are a total of six (6) road crossings and/or access structures within the 3rd Concession Drain, which serve the lands and roads along the course of said drain. Each of which have been identified within this report.

IV. RT. HON. HERB GRAY PARKWAY (WINDSOR-ESSEX PARKWAY) IMPROVEMENTS

From our review and detailed discussions with Mr. Tim Oliver, P.Eng., of Dillon, the Ministry of Transportation Ontario (M.T.O.), as part of the Parkway Development carried out significant changes to the drainage patterns and the outlet location of the watershed area to the north of the Howard Avenue Diversion and east of County Road 9 (Howard Avenue).

As previously identified, the M.T.O. had initiated a request to investigate the functionality of the receiving Municipal Drains, as a direct result of the development of the Rt. Hon. Herb Gray Parkway construction. The Parkway construction commenced in 2012. The improvements and development works associated with the construction of the Parkway includes the new roadway realignment of King's Highway No.3, the widening of King's Highway No. 401, the Howard Avenue Diversion and the Howard Avenue Connector Road. Portions of the Parkway drainage flows are controlled by the new construction of the M.T.O. Stormwater Management Pond located east of County Road 9 (Howard Avenue). However, there is an increased runoff resulting from the Parkway construction that is uncontrolled and attributed to higher impervious area and the numerous hills of stockpiled material resulting from the Parkway construction. This development has created increased post-development flows outletting directly into the existing drainage infrastructure and overall affects the 3rd Concession Drain, as the receiving drain downstream.

V. DESIGN CONSIDERATIONS AND FINDINGS

Dillon, in their PART A - TECHNICAL CONSIDERATION portion of this report, has referenced "A Guide for Engineers working under the Drainage Act in Ontario" - O.M.A.F.R.A. Publication 852 (2018), as the current reference documentation used by Engineer's carrying out work on Municipal Drains through provisions of the Drainage Act. They have confirmed that the design criteria to be utilized for this project are as follows:

- The two (2) year return period design storm is the recommended design standard applied to Municipal Drains within rural Ontario specific to open drain channels and low hazard agricultural access crossings. The exception being for residential, industrial and commercial properties where flooding could wash out an access culvert, where a higher five (5) to ten (10) year return period design storm could be the design criteria.

- The ten (10) year return period design storm is the recommended design criteria applied to culverts on Municipal Drains crossing municipal roads such as Seventh Concession Road, Broderick Road and Disputed Road.

- For County roadway culverts like the existing County Road 9 (Howard Avenue) and County Road 7 (Huron Church Line) roadway crossings, the recommended design criteria can vary from a ten (10) year to twenty five (25) year return period design storm. From consultation with the County of Essex Road Authority, it was confirmed that their current criteria for culvert design across all County Roads are a ten (10) year return design storm.

Through Dillon's analysis, and our discussions with Mr. Tim Oliver, P.Eng., we understand that the 3rd Concession Drain has some areas of heavy brush along the drain banks and other areas with dense phragmites within the bottom of the drain. Furthermore, there is a varying degree of sedimentation within the entire length of the open drain and existing culverts. As a result, the 3rd Concession Drain will require brushing and cleaning throughout its entire length.

Dillon's analysis further outlines that some minor drain widening is recommended, specifically to the upper reach of the 3rd Concession Drain located upstream of Bridge No. 5, in order to improve channel hydraulics. Dillon further recommends the placement of stone erosion protection at drain bends and at the confluence of with tributary drains and private ditch outlets, in order to protect against future erosion and sedimentation.

It was also established that private access culverts and road crossings under this project, have been sized using the rational method. The peak flows determined by the rational method should freely pass through these culverts without experiencing any backwater affects. Furthermore, hydrologic and hydraulic analysis using computer aided modelling were also applied by Dillon to check the downstream impacts caused by the 3rd Concession Drain improvements. This model accounted for the land use changes within the overall affected watershed, and the affect they may have on the receiving drainage outlets, such as the existing open Municipal Drain.

Based on Dillon's analysis of all of the existing access bridge structures within the 3rd Concession Drain, the following determinations within said reach have been established as follows:

a) The existing Bridge No.1 at Station 1+920.0, serving as the road crossing culvert across Disputed Road, is under the jurisdiction of the Town of LaSalle. This road crossing culvert has been identified within the Engineer's Report prepared by J.M. Horan, P.Eng., dated February 21st, 1996. The existing crossing consists of 10.00 metres of 8.50 metre concrete span culvert and is found to be in adequate physical condition. Through Dillon's analysis, the culvert has been found to have sufficient capacity to handle the required pre-Parkway and post-Parkway Development design flows for the ten (10) year storm event. Based on Dillon's evaluation, no improvements are required to this structure as part of the technical considerations. However, as part of PART B - ASSESSMENT CONSIDERATIONS, provisions have been made to address future maintenance of said structure.

b) The existing Bridge No.2 at Station 3+395.0, serving as the road crossing culvert across Broderick Road, is under the jurisdiction of the Town of LaSalle. This road crossing culvert was replaced under the Engineer's Report prepared by J.M. Horan, P.Eng., dated February 21st, 1996. The existing crossing consists of 20.00 metres of 3.00 metre x 2.10 metre concrete culvert and is found to be in adequate condition. Through Dillon's analysis, the culvert has been found to have sufficient capacity to handle the required pre-Parkway and post-Parkway Development design flows for the ten (10) year storm event. Based on Dillon's evaluation, no improvements are required to this structure as part of the technical considerations. However, as part of PART B - ASSESSMENT CONSIDERATIONS, provisions have been made to address future maintenance of said structure.

c) The existing Bridge No.3 at Station 3+640.0, serving as the road crossing culvert across County Road 7 (Huron Church Line), is under the jurisdiction of the County of Essex. This road crossing culvert was replaced under the Engineer's Report prepared by J.M. Horan, P.Eng., dated February 21st, 1996. The existing crossing consists of 20.00 metres of 3.00

metre x 2.10 metre concrete culvert and is found to be in adequate condition. Through Dillon's analysis, the culvert has been found to have sufficient capacity to handle the required pre-Parkway and post-Parkway Development design flows for the ten (10) year storm event. Based on Dillon's evaluation, no improvements are required to this structure as part of the technical considerations. However, as part of PART B - ASSESSMENT CONSIDERATIONS, provisions have been made to address future maintenance of said structure.

d) The existing Bridge No.4 at Station 3+860.0, serving as the road crossing culverts across Seventh Concession Road, is under the jurisdiction of the Town of LaSalle. This road crossing culverts was removed and re-installed under the Engineer's Report prepared by J.M. Horan, P.Eng., dated February 21st, 1996. The existing crossing consists of 14.50 metres of twin 2130mm x 1400mm Corrugated Steel Pipe Arch culverts and is found to be in poor condition. Through Dillon's analysis, the culvert has been found to have sufficient capacity to handle the required pre-Parkway and post-Parkway Development design flows for the ten (10) year storm event. Based on Dillon's evaluation, they have recommended that this road crossing culvert be replaced with 18.00 metres of 2100mm diameter Steel Reinforced Polyethylene (S.R.P.E.) smooth interior wall pipe, together with new vertical concrete lock block headwalls as further outlined within Dillon's PART A - TECHNICAL CONSIDERATIONS portion of this report. We recommend that all costs associated with the replacement of this structure be assessed entirely to the Town of LaSalle, as further outlined within PART B - ASSESSMENT CONSIDERATIONS. Furthermore, future maintenance provisions for this structure have also been outlined as part of this report.

e) The existing Bridge No.5 at Station 4+365.0, serves the primary access to the agricultural lands of Dennis & Julie Meloche (290-16900) at 2180 Seventh Concession Road, within Lot 2, Concession 6, in the Town of LaSalle. This access bridge culvert was replaced under the Engineer's Report prepared by J.M. Horan, P.Eng., dated February 21st, 1996. The existing crossing consists of 10.40 metres of 3.00 metre x 1.80 metre concrete culvert and is found to be in adequate condition. Through Dillon's analysis, the culvert has been found to have a sufficient capacity to handle the required pre-Parkway and post-Parkway Development design flows for the ten (10) year storm event. Based on Dillon's evaluation, no improvements are required to this structure as part of the technical considerations. However, as part of PART B - ASSESSMENT CONSIDERATIONS, provisions have been made to address future maintenance of said structure.

f) The existing Bridge No.6 at Station 4+590.0, serves as a farm crossing located between the residential lands of Grace Vollans (290-16700) at 1780 Seventh Concession Road, and the agricultural lands of Howard Business Centre Inc. (290-16300), within Lot 2, Concession 6, in the Town of LaSalle. From our review of the subject access bridge, we find that this farm crossing is required to provide an access from the Seventh Concession Road for the lands currently owned by Howard Business Centre Inc. (290-16300). This farm access bridge culvert was replaced under the Engineer's Report prepared by J.M. Horan, P.Eng., dated February 21st, 1996. The existing crossing consists of 13.20 metres of 2200mm diameter Corrugated Steel Pipe with sloped riprap end treatments and is found to be in adequate condition. Through Dillon's analysis, the culvert has been found to have sufficient capacity to handle the required pre-Parkway and post-Parkway Development design flows for the ten (10) year storm event. Based on Dillon's evaluation, no improvements are required to this structure as part of the technical considerations. However, as part of PART B - ASSESSMENT CONSIDERATIONS, provisions have been made to address future maintenance of said structure.

VI. RATIONALE FOR CONSTRUCTION ASSESSMENTS

From a comprehensive review of the contents of the **PART A - TECHNICAL CONSIDERATIONS** portion of this report and the design drawings related thereto prepared by Mr. Tim Oliver, P.Eng., of Dillon, our considerable discussions with the author, and our review of all past Engineer's Reports on the 3rd Concession Drain and all other Municipal Drains located in the general area, we have established our construction assessment rationale and determinations relative to the improvements being carried out to the 3rd Concession Drain. They are as follows:

1. Brushing and Mowing (Station 1+870 to Station 5+056)

A key component of the improvements being provided on the 3rd Concession Drain generally consists of the brushing and mowing of the open drain to facilitate the drain improvements recommended under this report. The brushing includes the removal of all brush and trees within the drain banks, and along the length of the open drain. Furthermore, various sections of the open drain is overrun by dense phragmites within the bottom of the drain which reduces the carrying capacity and contributes to the accumulation of sedimentation within the open drain.

Brushing and mowing of the open drain forms part of the general maintenance works of Municipal Drains. Furthermore, the cutting and removal of vegetative overgrowth is necessary to conduct the various improvements to the open drain and enhance the hydraulic carrying capacity of the channel. As a

result, we recommend that all of the costs associated with the brushing and mowing (***Construction Item 1***) within the 3rd Concession Drain, be levied against all lands and roads within the drain's watershed, which utilize the 3rd Concession Drain as a drainage outlet, and to those lands who reside adjacent to the drain that benefit from these works. All of which have been outlined within Section **"VII. CONSTRUCTION ASSESSMENTS"** and further levied within the Construction Schedule of Assessment.

2. Drain Excavation and Spoil Levelling (Station 1+885 to Station 3+850)

Further to the brushing and mowing of the open drain, the drain profile indicates that there are pockets of sediment accumulated within the bottom of the 3rd Concession Drain that impedes the conveyance of runoff. The drain excavation to remove the accumulation of sediment within the open drain, together with flushing the existing access culverts, is intended to restore the drain to its optimal design and provide peak performance, together with providing a sufficient outlet for the drainage system. These works also provide sufficient depth for all sub-surface drainage tiles. The spoil materials removed from the drain is intended to be cast onto adjoining agricultural lands and levelled within designated working corridor as set out within the Specifications.

Along all non-agricultural lands, where spoil material cannot be levelled onto adjacent lands, the material shall be trucked away. In doing so, these lands disturbed by the drain excavation operations shall be restored to its original condition.

With the construction of the Parkway development, a considerable amount of sedimentation was deposited within the Burke Drain, together with the Howard Avenue Drain, throughout the construction process. Both of these Municipal Drains are tributaries of the 3rd Concession Drain and the deposition of sediment has travelled downstream into the receiving drain.

The specified drain cleanout and culvert flushing forms part of the general drain maintenance of Municipal Drains and is intended to enhance the hydraulic capacity for the betterment of the overall drainage system. However, we find that in addition to natural deposition of sedimentation from the adjacent lands within the 3rd Concession Drain, the construction works conducted on the Parkway has contributed to the total volume of material that is slated for removal as part of this project.

We find that the works outlined above includes the open drain excavation and spoil levelling ***(Construction Items 2, inclusive)***, the general excavation to clean the drain bottom and spoil levelling ***(Construction Items 3a to 3d, inclusive)***, the access bridge culvert flushing ***(Construction Items 6, inclusive)***, together with the restoration of the working corridors ***(Construction Items 5, inclusive)***. Based on the above information and the construction estimates provided by Dillon, we have determined that the M.T.O., together with the affected lands and roads within the overall watershed, shall share the responsibility for the necessary works outline above, on an equal basis. We would therefore recommend that the cost of these construction works, plus all related incidental expenses, shall be assessed 50% to the **Ministry of Transportation Ontario (M.T.O.)**, as a **Section 26 Special Assessment**, and 50% to all affected land and roads within the drain's watershed. All of which have been outlined within Section **"VII. CONSTRUCTION ASSESSMENTS"** and further levied within the Construction Schedule of Assessment.

3. Erosion Protection, Sediment Trap and Flow Check Dam (Station 1+870 to Station 4+470)

As part of the works outlined within this report, erosion protection has been recommended at various locations along the course of the open drain to help reduce erosion and sedimentation caused by the flows entering and within the open channel. The stone erosion protection shall be placed along the drain banks at bends and at locations where lateral private ditches enter the 3rd Concession Drain. The erosion protection will help reduce the sedimentation and deposition within the open drain, while also providing ecological benefits.

A permanent check dam and sediment trap has been recommended within the 3rd Concession Drain to assist with the reduction of velocities, prevent erosion, and collect accumulated sediment within the drain. All of which are being provided without affecting the hydraulic capacity of the drainage system. This feature has been placed in a strategic location to maximize the collection of sedimentation towards its removal through the drain maintenance process. These open drain improvements are necessary to help reduce the frequency of maintenance and to protect the drain from bank failures and excess sedimentation. These improvements will also enhance the hydraulic carrying capacity of the channel. Overall, these works are being incorporated as part of the Municipal Drain for the betterment of the entire drainage system.

We find the works outlined above, include the installation of erosion protection (***Construction Item 7, inclusive***) and the construction of the permanent rock flow check dam and sediment trap (***Construction Item 8***). Based on the above information, and the construction estimates provided by Dillon, we have determined that all of these construction costs together with the associated incidental costs, be levied against all affected lands and roads within the drain's watershed, which utilize the 3rd Concession Drain as a drainage outlet, and to those lands who reside adjacent to the drain that benefit from these works. All of which have been outlined within Section "**VII. CONSTRUCTION ASSESSMENTS**" and further levied within the Construction Schedule of Assessment.

4. Drain Excavation and Widening (Station 1+885 to Station 4+900)

Further to the brushing and mowing of the open drain, together with the drain bottom excavation required, Dillon's analysis identified that the section of the open drain between Station 4+420 to Station 4+720 requires channel widening to improve the carrying capacity of the 3rd Concession Drain. Through our discussions with Mr. Tim Oliver, P.Eng., we understand that the drain widening is a result of various factors, and they are as follows:

a) The 1996 3rd Concession Drain Engineer's Report prepared by J.M. Horan, P.Eng., was prepared to identify the necessary drain improvements outlined as part of the large drainage study conducted for the Each Branch of the Cahill Drain and Tributary Drains. As a result of this study, enhancements to the 3rd Concession Drain were recommended to improve the hydraulic capacity of the open drain. These improvements included the deepening and widening of the open channel to accommodate the existing and future development of the lands within the watershed.

   Through Dillon's investigations, it became apparent that portions of the works identified within the 1996 Engineer's Report were not completed to the plans and specifications outlined within said report. This deviation of the design resulted in a deficiency of the overall carrying capacity of the 3rd Concession Drain.

b) Further to Item a), Dillon found that the open channel along the Seventh Concession Road differed from that outlined within the 1996 3rd Concession Drain Engineer's Report prepared by J.M. Horan, P.Eng. The open channel along the Seventh Concession Road was lined with stone erosion protection that was not part of the 1996 report recommendations. Dillon's survey of the drain revealed that Bridge No. 5 and Bridge No. 6 were installed approximately 0.15 metres to 0.40 metres deeper than the

1996 design, respectively, to accommodate a deeper drain upstream of Bridge No. 6. Dillon's survey also revealed that the 3rd Concession Drain profile upstream of Bridge No. 6, towards its upper end at Howard Avenue (County Road No. 9), to be anywhere from 0.45 metres to 0.75 metres deeper than the 1996 design profile. As a result of the deepened upper reach of the 3rd Concession Drain, there is minimal grade available (0.03%) between Bridge No. 5 and Bridge No. 6. As a result, Dillon has determined that the drain's capacity has been compromised within this section of open drain. Furthermore, both upstream and downstream of Bridge No. 5, and along the Seventh Concession Road, the channel has been lined with gabion baskets. In order to improve the hydraulic performance of the drain, with an increase in the drain gradient, would require deepening of the drain downstream of Bridge No. 6 to Bridge No. 5 and beyond. These improvements would require a considerable amount of construction and cost to facilitate this correction. Therefore, in lieu of re-grading this section of the 3rd Concession Drain, and increasing the overall construction costs, Dillon elected to widen a portion of open channel upstream of Bridge No. 5 to compensate for the deficiencies, while maintaining the necessary hydraulic capacity required for this drainage system.

Although it was found that the 1996 Engineer's Report prepared by J.M. Horan, P.Eng., was not adopted under By-Law, these works were performed under the Sandwich West Act. Under this Act, these works were administered through this Act and under the jurisdiction of the Town of LaSalle (former Municipality of Sandwich West), and paid through general levy.

c) Aside from the deficiencies outlined above, and based on Dillon's hydraulic modelling it was determined that the remainder of the existing open channel was sufficiently sized to handle the two (2) year pre-Parkway Development storm event flows. However, various portions of the drain require deepening and widening to sufficiently handle the increased flows in the 3rd Concession Drain required for the two (2) year post-Parkway Development design storm event flows. As previously noted, these works were initiated and administered by the M.T.O.

We find that the works outlined above include the widening of the 3rd Concession Drain (***Construction Items 3e and 3f***), together with the seeding of the newly excavated drain bank (***Construction Item 4***), is required to restore the drain's hydraulic capacity to its original design requirements, together with the necessary improvements to accommodate the increased flows created by the development of the Parkway. Based on the above information, we have determined that these construction costs, together with the associated incidental costs, shall be levied against the **Town of LaSalle Road**

Authority and the **Ministry of Transportation Ontario (M.T.O.)** as **Section 26 Special Assessments**, on a share basis of **67%** and **33%**, respectively. All of which have been outlined within Section "**VII. CONSTRUCTION ASSESSMENTS**" and further levied within the Construction Schedule of Assessment.

5. Road Crossing Replacement and Flushing

As part of the works outlined within this report, the road crossing culverts were reviewed and analysed for its condition and hydraulic capacity. As previously identified, all of the road crossing culverts carry sufficient capacity to handle the required pre-Parkway and post-Parkway development design flows for the ten (10) year storm event. However, the existing Bridge No.4, crossing the Seventh Concession Road, has reached the end of its useful service life and is in need of replacement. Furthermore, all other road crossing culverts that require flushing and cleaning, such as Bridge No.1 for Disputed Road and Bridge No.3 for County Road 7 (Huron Church Line), are subject to flushing and cleaning as part of general maintenance works of Municipal Drains, as previously identified in Item 2 of this section. However, as outlined under Section 26 of the Drainage Act, all works caused by the existence of the road authorities, shall be assessed to the appropriate road authorities for all of the increased costs caused by same.
We find the works associated with the replacement of Bridge No.4 (***Construction Item 9***), together with the associated incidental costs, be levied against the **Town of LaSalle Road Authority** for the existence of the Seventh Concession Road. Furthermore, the flushing and cleaning of Bridge No.1 for Disputed Road crossing culverts (***Construction Item 10a***), together with the associated incidental costs, be levied against the **Town of LaSalle Road Authority.** Lastly, we recommend the flushing and cleaning of Bridge No.3 for County Road 7 (Huron Church Line) road crossing culvert (***Construction Item 10b***), together with the associated incidental costs, be levied against the **County of Essex Road Authority.** All of which shall be assessed as a **Section 26 Special Assessment.** All of which have been outlined within Section "**VII. CONSTRUCTION ASSESSMENTS**" and further levied within the Construction Schedule of Assessment.

6. Allowances and Compensation

As part of this report, allowances under Section 29 and 30 of the Drainage Act have been determined and shall be distributed to affected property owners. These allowances are to be paid to specific property owners for damages to lands and for land taken to perform the necessary improvements to the 3rd Concession Drain. These allowances are necessary in order to compensate individual landowners for the damages caused to lands adjacent to the open drain, as a result of the construction works outlined within this

report. Furthermore, the working corridors that form part of this Municipal Drain form a right of entry and use of easement to conduct the necessary works on the drain. Therefore, the adjacent landowners, in which the lands are being used, have been issued compensation for these lands and shall be used for both construction and future maintenance of the 3rd Concession Drain.

We find that these one-time costs are being incorporated as part of report are required, as outlined within Section 29 and 30 of the Drainage Act, and are issued for the right of use and betterment of the entire drainage system. Based on the information outlined above, we recommend that all of these allowances and compensation be levied against all lands and roads within the drain's watershed, which utilize the 3rd Concession Drain. All of which have been outlined within Section **"VII. CONSTRUCTION ASSESSMENTS"** and further levied within the Construction Schedule of Assessment.

VII. CONSTRUCTION ASSESSMENTS

We would recommend that all of the costs associated with the improvements to the 3rd Concession Drain, including all related incidental expenses, be charged against the lands and roads affected in accordance with the attached **Construction Schedule of Assessment**.

Assessment Components

The total individual assessments, within the Construction Schedule of Assessments, are comprised of four (4) separate assessment components, including:

i) **Benefit** *defined as advantages to any lands, roads, buildings or other structures from the construction, improvement, repair or maintenance of a drainage works such as will result in a higher market value or increased crop production or improved appearance or better control of surface or subsurface water, or any other advantages relating to the betterment of lands, roads, buildings or other structures, as it relates to Section 22 of the Drainage Act.*

ii) **Outlet Liability** *defined as part of the cost of the construction, improvement or maintenance of a drainage works that is required to provide such outlet or improved outlet, as it relates to Section 23 of the Drainage Act.*

iii) **Special Benefit** *defined as any additional work or feature included in the construction, repair or improvement of a drainage works that has no effect on the functioning of the drainage works, as it relates to Section 24 of the Drainage Act.*

iv) **Section 26 Special Assessment** *in addition to all other sums lawfully assessed against the property of a public utility or road authority under this Act, and despite the fact that the public utility or road authority is not otherwise assessable under the Act, the public utility or road authority shall be assessed for and shall pay all the increase of cost of such drainage works caused by the existence of the works of the public utility or road authority.*

Assessments to be Shared with the Entire Watershed

As outlined within Section "**VI. RATIONALE FOR CONSTRUCTION ASSESSMENTS**", we have determined that specific components of this project shall be assessed to all lands and roads within the 3rd Concession Drain watershed. These components include the following:

a) All of the construction costs, together with the applicable incidental costs, associated with the brushing and mowing of the 3rd Concession Drain (***Construction Item 1***), which amounts to a total estimated cost of **$75,082.00.**

b) 50% of the construction costs, together with the applicable incidental costs, associated with the open drain excavation and spoil levelling (***Construction Items 2, inclusive***), the general excavation to clean the drain bottom and spoil levelling (***Construction Items 3a to 3d, inclusive***), the restoration of the working corridors (***Construction Items 5, inclusive***), together with access bridge culvert flushing (***Construction Items 6, inclusive***). These total estimated costs amount to **$81,515.00.**

c) All of the construction costs, together with the applicable incidental costs, associated with the installation of erosion protection (***Construction Item 7, inclusive***) and the construction of the permanent rock flow check dam and sediment trap (***Construction Item 8***), which amounts to a total estimated cost of **$34,537.00.**

d) All allowances and compensation outlined within this report are to be distributed to individual property owners for the damages and land taken to facilitate the necessary improvements to the 3rd Concession Drain. The total amount of payment to these affected lands is **$20,800.00.**

As a result of the above, the total cost to be assessed to all lands and roads within the 3rd Concession Drain watershed is estimated value of **$211,934.00.** Generally speaking, these costs have been distributed within the attached Schedules of Assessments, based on the following principles:

Benefit Assessment - The removal of trees, brush and debris, along with the excavation of accumulated sediment within the open channel will drastically improve the flow of water through the drainage system. The improvements to the drain will enhance the hydraulic capacity of the channel and provides a sufficient outlet for the drainage system. As a result, the properties located adjacent to the 3rd Concession Drain benefit from the improvements to the open drain. Therefore, the Benefit Assessment shown within the Schedules of Assessment are levied against those properties who reside in proximately to the drain, based on the definition provided above.

Special Benefit Assessment - Any special feature requested or required for the sole betterment of a single property, that does not affect the functionality of the drainage system shall be assessed a Special Benefit Assessment. This Special Benefit Assessment would also include any special features to enhance a property or an access bridge structure (such as decorative headwalls, surface pavement, etc.).

Outlet Assessment - According to the parameters set within Section 23 of the Drainage Act, all lands which utilize the Municipal Drain as a drainage outlet may be assessed for Outlet Liability. As further outlined within Section 23(3) of the Drainage Act, the Outlet Assessment is ***"...based on the volume and rate of flow of the water artificially caused to flow..."***. Based on the characteristics of the lands that contribute flow to the 3rd Concession Drain, runoff factors have been applied based on the land use of each property to reflect the actual amount of water that is artificially collected and discharged into the 3rd Concession Drain. Therefore, developed lands (residential, commercial lots and roads) have an increased run-off factor applied to their assessment. Contrarily, lands which have surface (or subsurface) runoff that exit the watershed, or contain woodlots would have a decrease run-off factor applied to their assessment. Furthermore, additional factors have been included in these outlet assessments that relate to soil types and the location of where each property's runoff enters the 3rd Concession Drain.

It should be noted that the attached Construction Schedule of Assessment is to be utilized only for the sharing of all of the costs associated to the work being provided for under this report and said Construction Schedule of Assessment should not be utilized, under any circumstance, for the sharing of any future maintenance works conducted to any portion of the Municipal Drainage System established herein.

Section 26 Special Assessments

The Section 26 Special Assessments outlined below provide additional clarification and summarize the assessments listed under Section 6 of the Construction Schedule of Assessment, based on the Assessment Rational determined in the preceding paragraphs:

A. We determined that a Special Assessment shall be assessed to the **Ministry of Transportation Ontario (M.T.O.)** for the extra costs for the increased sedimentation deposited within the drainage system that is directly attributed to the improvements carried out by the Rt. Hon. Herb Gray Parkway, in accordance with Section 26 of the Drainage Act. This extra **non-proratable** cost, pursuant to Section 26 is related to their share of the **open drain excavation and spoil levelling, access bridge culvert flushing, together with the restoration of the working corridors** within the 3rd Concession Drain. This extra cost to the project consists of **50%** of all works associated with *Construction Items 2 inclusive, Items 3a through 3d, Item 5 inclusive and 6 inclusive*, within this report. The estimated net increase in cost to the project caused by these works, together with all related incidental expenses is **$81,515.00**.

The above estimated Special Assessment to the Ministry of Transportation Ontario (M.T.O) for the works outlined above, pursuant to Section 26 of the Drainage Act, is listed under Section 6 of the Construction Schedule of Assessment and is to be **non-proratable.** The incidental costs portion associated with the above net cost consists of an amount of **$43,515.00**.

Once the construction of this work is completed, the M.T.O. shall be assessed 50% of the **actual construction costs** for *Construction Items 2 inclusive, Items 3a through 3d, Item 5 inclusive and 6 inclusive*, together with its share of the project incidental costs associated with same, in the amount of **$43,515.00**. This amount represents the actual Section 26 Special Assessment amount to be assessed to the M.T.O. for their share of this work and this actual amount shall replace the estimated amount for same in Section 6 of the Construction Schedule of Assessment when charging out the works to the affected landowners and roads.

B. We determined that a Special Assessment is to be assessed to the **Town of LaSalle Road Authority and the Ministry of Transportation Ontario (M.T.O.)** to be shared by them on the basis of **67%** and **33%** respectively, for the increase of cost to the project related to the improvements necessary to widen the 3rd Concession Drain to provide a sufficient outlet, in accordance with Section 26 of the Drainage Act. This extra cost to the project consists of all works associated with *Construction Items 3e and 3f, together with Item 4, inclusive*

within this report. The estimated net increase in cost to the project caused by the above special improvements, together with all related incidental expenses is **$37,755.00**, with the Special Assessment to the Town of LaSalle Road Authority being **$25,170.00** and the Special Assessment to the M.T.O. being an amount of **$12,585.00**.

The above estimated Special Assessment to the Town of LaSalle and the Ministry of Transportation Ontario (M.T.O), pursuant to Section 26 of the Drainage Act are listed separately under Section 6 of the Construction Schedule of Assessment and is to be **non-proratable.** The incidental costs portion associated with the above is **$20,155.00** with the assessment to the Town of LaSalle Road Authority consisting of an amount of **$13,437.00** and the incidental costs portion associated with the above assessment to the M.T.O. consists of an amount of **$6,718.00**.

Once the construction of this work is completed, the Town of LaSalle and the M.T.O. shall be assessed for the **actual construction costs** for *Construction Items 3e and 3f, together with Item 4, inclusive* on the basis of 67% and 33% respectively together with their share of the project incidental costs associated with same, in the amount of **$13,437.00** to the Town of LaSalle Road Authority and **$6,718.00** to the M.T.O. These amounts represent the actual Section 26 Special Assessment amounts to be assessed to said parties for this work and these actual assessment amounts shall replace the estimated assessment amounts for same in Section 6 of the Construction Schedule of Assessment when charging out the works to each party.

C. We determined that a Special Assessment is to be assessed to **Town of LaSalle Road Authority** for the increase of cost to the project related to the replacement of Bridge No.4 at Station 3+860.0, which serves the existing road crossing culvert across the Seventh Concession Road. This extra **non-proratable** cost to the project consists of all construction works associated with Construction Item 9 within this report. The estimated net increase in cost to the project caused by the above special improvements in the 3rd Concession Drain, together with all related incidental expenses is **$192,466.00**.

The above estimated Special Assessment to the Town of LaSalle Road Authority pursuant to Section 26 of the Drainage Act, is listed under Section 6 of the Construction Schedule of Assessment and is to be **non-proratable.** The incidental cost portion associated with the above net cost consists of an amount of **$102,466.00**.

Once the construction of this work is completed, the Town of LaSalle Road Authority shall be assessed for the **actual construction costs** for Construction Item 9, together with its share of the project incidental costs associated with same,

in the amount of **$102,466.00**. This amount represents the actual Section 26 Special Assessment amount to be assessed to the Town of LaSalle Road Authority for this work and this actual amount shall replace the estimated amount for same in Section 6 of the Construction Schedule of Assessment when charging out the works to the affected landowners and roads.

D. We determined that a Special Assessment is to be assessed to **Town of LaSalle Road Authority** for the increase of cost to the project related to the flushing and cleaning of Bridge No.1 at Station 1+920.0, which serves the existing road crossing culvert across Disputed Road. This extra **non-proratable** cost to the project consists of all construction works associated with Construction Item 10a within this report. The estimated net increase in cost to the project caused by the above special improvements in the 3rd Concession Drain, together with all related incidental expenses is **$10,915.00**.

The above estimated Special Assessment to the Town of LaSalle Road Authority pursuant to Section 26 of the Drainage Act, is listed under Section 6 of the Construction Schedule of Assessment and is to be **non-proratable.** The incidental cost portion associated with the above net cost consists of an amount of **$5,915.00**.

Once the construction of this work is completed, the Town of LaSalle Road Authority shall be assessed for the **actual construction costs** for Construction Item 10a, together with its share of the project incidental costs associated with same, in the amount of **$5,915.00**. This amount represents the actual Section 26 Special Assessment amount to be assessed to the Town of LaSalle Road Authority for this work and this actual amount shall replace the estimated amount for same in Section 6 of the Construction Schedule of Assessment when charging out the works to the affected landowners and roads.

E. We determined that a Special Assessment is to be assessed to **County of Essex Road Authority** for the increase of cost to the project related to the flushing and cleaning of Bridge No.3 at Station 3+640.0, which serves the existing road crossing culvert across County Road 7 (Huron Church Line). This extra **non-proratable** cost to the project consists of all construction works associated with Construction Item 10b within this report. The estimated net increase in cost to the project caused by the above special improvements in the 3rd Concession Drain, together with all related incidental expenses is **$10,915.00**.

The above estimated Special Assessment to the County of Essex Road Authority pursuant to Section 26 of the Drainage Act, is listed under Section 6 of the Construction Schedule of Assessment and is to be **non-proratable.** The incidental cost

portion associated with the above net cost consists of an amount of **$5,915.00**.

Once the construction of this work is completed, the County of Essex Road Authority shall be assessed for the **actual construction costs** for Construction Item 10b, together with its share of the project incidental costs associated with same, in the amount of **$5,915.00**. This amount represents the actual Section 26 Special Assessment amount to be assessed to the Town of LaSalle Road Authority for this work and this actual amount shall replace the estimated amount for same in Section 6 of the Construction Schedule of Assessment when charging out the works to the affected landowners and roads.

These non-proratable assessments to the M.T.O., County of Essex and the Town of LaSalle do not include for any unforeseen costs that may arise during construction, nor does it include for any potential costs for appeals to the Court of Revision, Tribunal or Referee. Any costs to the project associated towards dealing with any of these Appeals shall be shared by all assessments in the Construction Schedule of Assessment including all Section 6 non-proratable assessments, as well as any Special Benefit assessments all on a pro-rata basis, or as otherwise established in any Decisions from these forums.

Furthermore, during construction it may become necessary to temporarily or permanently relocate existing utilities that may conflict with the works outlined within this report. Under these circumstances, the relocation of these utilities shall be assessed any relocation costs against the public utility having jurisdiction in accordance with Section 26 of the Drainage Act. In accordance with Section 69 of the Drainage Act, the utility company is allowed the option to carry out this work utilizing their own forces and at their own cost. However, should they not exercise this option within a reasonable time, the Town may arrange to have this work completed and the costs for same shall be charged to the appropriate public utility. Furthermore, any unforeseen construction costs directly related to the Section 26 works shall be assessed entirely, as an extra, to the applicable Road Authority or Utility.

Agricultural Grants and Grant Eligibility

The Ontario Ministry of Agriculture, Food, and Rural Affairs (O.M.A.F.R.A.) issued Administrative Policies for the Agricultural Drainage Infrastructure Program (A.D.I.P.). This program has re-instated financial assistance for eligible costs and assessed lands pursuant to the Drainage Act. Sections 85 to 90 of the Drainage Act allow the Minister to provide grants for various activities under said Act. Sections 85 and 87 make it very clear that grants are provided at the discretion of the Minister. Based on the current A.D.I.P., "lands used for agricultural purposes" may be eligible for a grant in the amount of 1/3 of their total assessment. The new policies define

"lands used for agricultural purposes" as those lands eligible for either the "Farm Property Class Tax Rate", the "Managed Forest Tax Incentive Program", or the "Conservation Land Tax Incentive Program". The Municipal Clerk has provided this information to the Engineer from the current property tax roll and the Engineer has further confirmed this information with the AG Maps Geographic Information Portal Services through O.M.A.F.R.A. Properties that meet the criteria for "lands used for agricultural purposes" are shown in the attached Assessment Schedules under the subheading "**5. PRIVATELY OWNED - AGRICULTURAL LANDS (grantable)**" and are expected to be eligible for the 1/3 grant from O.M.A.F.R.A. In accordance with same, we expect that this project will qualify for the grant normally available for agricultural lands. We would therefore, recommend that the Town of LaSalle make an application, on their behalf, for a Grant from the Ontario Ministry of Agriculture, Food, and Rural Affairs (O.M.A.F.R.A.) in the amount of 1/3 of their total assessment for this project, in accordance with the provisions of Sections 85 and 88 of the "Drainage Act, R.S.O. 1990, Chapter D.17, as amended 2010". Even though it is our opinion that certain lands shall likely be eligible for grants, there is no guarantee that these lands will qualify or that grants may be available in the future.

During our investigations, we determined that some agricultural lands, which are actually being used for agricultural purposes, are not eligible for grant primarily because they do not have a Farm Tax Classification. These lands are as follows:

LaSalle Parcel #3; 180-22700 - Leptis Magna Development Inc.
LaSalle Parcel #6; 180-23000 - Leptis Magna Development Inc.
LaSalle Parcel #7; 180-23100 - Leptis Magna Development Inc.
LaSalle Parcel #20; 180-26000 - Salvatore & Angela Stagno
LaSalle Parcel #73; 260-01300 - Marianno Cappelletto

These lands, in the Schedules of Assessment have been categorized and listed under the heading "**5. PRIVATELY OWNED - AGRICULTURAL LANDS (non-grantable)**" which means that said properties would not be eligible for the O.M.A.F.R.A. grant. If these lands, which are obviously being used for agricultural purposes had a Farm Tax Classification, they would have been eligible for grant. From our research into how the Farm Tax Classifications are determined, and from further discussions with O.M.A.F.R.A. representatives regarding same, we determined that in order for a property to gain a Farm Tax Classification, the Owner would need to meet the following criteria:

1) Property Owner must be a Canadian Citizen or Permanent Resident of Canada

2) Registered Farm Business that generates a minimum gross income of $7,000.00.

For the agricultural lands currently listed under the heading **"5. PRIVATELY OWNED - AGRICULTURAL LANDS (non-grantable)"** one of the above items is likely the reason why they are not eligible for the O.M.A.F.R.A. grant. We therefore encourage these eligible landowners, which make a minimum gross income of $7,000.00, to become registered so that they may also become eligible for said grant.

As part of this project, we have provided a separate Maintenance Schedule of Assessment for the 3rd Concession Drain. It should be noted that the preparation of a new Maintenance Schedule of Assessment under Section 76 of the Drainage Act is not normally eligible for grant; however, pursuant to Section 2.3(e) of the "Agricultural Drainage Infrastructure Program: Administrative policies", where the cost of developing a new Assessment Schedule is less than 25% of the engineering costs for the total project, the engineering cost expended towards the preparation of same shall be eligible for grant. Since the engineering costs for the preparation of Maintenance Schedules of Assessment included herein are **less** than 25% of the overall engineering costs, we would expect that all of the agricultural assessments associated with the preparation of the new maintenance schedule **shall** be eligible for grant.

We would therefore recommend that all of the costs associated to the preparation of the new Maintenance Schedule of Assessment be charged against the lands and roads affected in accordance with the attached Construction Schedule of Assessment included herein. Lands which are used for agricultural purposes have been listed in the Construction Schedule of Assessment under Subheading **"5. PRIVATELY OWNED - AGRICULTURAL LANDS (grantable)"**.

VIII. SPECIAL CONSIDERATIONS

Residential Developments and Block Assessments

As identified within **PART A - TECHNICAL CONSIDERATIONS** portion of this report prepared by Mr. Tim Oliver, P.Eng., of Dillon, outlined that there has been on-going residential development within various areas of the Town of LaSalle. As it relates to the 3rd Concession Drain, areas around the Seven Lakes Golf Course have been developed into residential subdivisions. The increased runoff created by the development of these residential areas have been accounted for within our assessment rationale. Furthermore, a large portion of the Donato Drive Subdivision has been removed from the 3rd Concession Drain watershed, as the flows generated from this development has been pumped directly out to the 3rd Concession Drain watershed and into the East Branch of the Cahill Drain.

Based on discussions and correspondence with the Town of LaSalle Public Works Department, the lands within Block 'D' and Block 'E', shall not be assessed for individual Municipal Drain assessments. Therefore, the Town of LaSalle have confirmed that these lands shall be assessed to the Town of LaSalle as Block Assessments pursuant to Section 25 of the "Drainage Act, R.S.O. 1990, Chapter D.17, as amended 2010". Based on the information provided, we have allocated a Block Assessment within the Schedules of Assessment for all lands and roads within these residential developments and utilize the 3rd Concession Drain for drainage purposes.

Stormwater Management Provisions

It shall be noted that some developments within the 3rd Concession Drain watershed convey their runoff through existing Stormwater Management (S.W.M.) facilities. S.W.M. facilities are utilized to control storm water discharge from a site with increased runoff caused by development and further restrict flows to a pre-development flow rate (or less). As a result, rainfall onto sites with increased impermeable conditions create additional volume of runoff that is stored within S.W.M. ponds. The increased total volume of water is discharged from the S.W.M. ponds over an extended period of time, in order to empty the pond after a rain event. As a result, S.W.M. facilities generally contributes a higher total volume of water that travels through the receiving drains, which essentially causes injury to said drains in the form of extended saturation and higher direct erosion throughout the drain bottom. These extended flows and added volume tend to destabilize the drain banks, as the receiving drains are wetter for longer periods of time. The effects of S.W.M. are considered an injuring liability to the receiving drains, which will generally reduce the service life of the open drain and resulting in more periodic drain maintenance. Thus, creating increased maintenance costs. Pursuant to Section 23 of the Drainage Act we have taken into account the increased volume of artificial runoff discharging from the S.W.M. systems and have factored same into the outlet assessment for the lands being served by the S.W.M. systems within our new Schedules of Assessment for the 3rd Concession Drain.

Future Developments

The assessments derived within the Schedules of Assessments have been evaluated based on the current conditions and existing developments. It is anticipated that additional areas within the 3rd Concession Drain watershed is slated for future residential and commercial developments. These future developments will create higher runoff from each site and will result in increased flows into the 3rd Concession Drain. **Therefore, we recommend that S.W.M. provisions be incorporated as part of these future developments to restrict their outflow to a 1:2 year storm pre-development runoff rate for the entire area to be connected.** Proper S.W.M. facilities restricting the flows to the allowable

release rate will ensure that the subsequent flows will have no adverse effect on the capacity of the 3rd Concession Drain. However, as outlined above, S.W.M. provisions will increase the total volume of water that travel through the receiving drains. Therefore, if the Town of LaSalle is prepared to approve the increased total flow volumes from the future developments, we recommend that an update to the "Outlet Assessments" shall be established for each future development site, through Section 65 or Section 76 of the Drainage Act.

IX. FUTURE MAINTENANCE

3rd Concession Drain - Open Drain

After the completion of all of the works associated with this Engineer's Report, the 3rd Concession Drain as established herein, shall be maintained in the future by the Town of LaSalle, and the future maintenance of this Municipal Drain shall be carried out on the following basis. We would recommend that the 3rd Concession Drain as established within this report, be kept up and maintained in the future at the expense of the lands and roads included within the Maintenance Schedule of Assessment attached herein and labelled **Appendix "A"**,

The assessment proportions as outlined in the attached Maintenance Schedule of Assessment for the 3rd Concession Drain have been established on the basis of an estimated future maintenance cost of **$50,000.00.** However, these assessment charges shall not be made until such time that maintenance works are conducted and expended to said drain in the future. Therefore, when **$50,000.00** worth of future maintenance work is expended on this drain, the assessment to each of the individual affected property owners and roads shall be levied per said attached Maintenance Schedule of Assessment. It should be clearly understood that the amounts shown within this Schedule are only for prorating future maintenance costs for the drain and does not form part of the current cost for the work.

The attached Maintenance Schedule of Assessment for the 3rd Concession Drain is to be utilized only for the maintenance of the open drain, together with the flushing of sediment material within any existing access bridges and municipal roadway crossing culverts in the drain. This schedule shall not to be utilized for any other maintenance and repair works being conducted to any of the existing access bridges or roadway crossing structures. These existing structures are to be assessed in a different fashion, as outlined below.

3rd Concession Drain - Access Bridges and Road Crossing Culverts

It shall be noted that for the 3rd Concession Drain a mechanism shall be established herein so that the Municipality can undertake future maintenance works to the existing access bridge and roadway crossing structures within this Municipal Drain, so that the future maintenance costs associated with each of same can be properly assessed to the affected landowners and roads.

Therefore, as a mechanism for sharing the cost for any works of future maintenance to all of the existing access bridge and roadway crossing structures within the 3rd Concession Drain, the following provisions with respect to cost sharing for each of same, shall be shared by the abutting landowner and upstream affected lands and roads, in accordance with the percentages shown in the following table:

TABLE SHOWING COST SHARING FOR ACCESS BRIDGE AND ROAD CROSSING STRUCTURES IN THE 3RD CONCESSION DRAIN

STRUCTURE	STATION	ROLL NUMBER	OWNERS	% TO BENEFITING OWNER	% TO UPSTREAM LANDS AND ROADS
1	1+920.0	Disputed Road (road crossing)	Town of LaSalle Roads Department	100.0	0.0
2	3+395.0	Broderick Road (road crossing)	Town of LaSalle Roads Department	100.0	0.0
3	3+640.0	County Road 7 (Huron Church Line) road crossing	County of Essex Roads Department	100.0	0.0
4	3+860.0	Seventh Concession Road (road crossing)	Town of LaSalle Roads Department	100.0	0.0

STRUCTURE	STATION	ROLL NUMBER	OWNERS	% TO BENEFITING OWNER	% TO UPSTREAM LANDS AND ROADS
5	4+365.0	290-16900	Dennis & Julie Meloche	69.0	31.0
6	4+590.0	290-16300	Howard Business Centre Inc.	73.0	27.0

The sharing percentages between the abutting owner and the upstream lands and roads affected by said structures have been established on the basis of where it is located relative to the entire reach of the drain. The blended cost sharing percentages above also account for the bridge user share of the increased bridge length beyond the length available to provide the standard 6.10 metres (20.00 ft.) minimum driveway top width.

The percentage to the upstream lands and roads, as established above, is to be assessed as an Outlet Liability towards the lands and roads within the 3rd Concession Drain watershed lying upstream of said access bridge structures and shall be shared in the same proportions established within the **Schedule of Assessment for Future Access Bridge Structure Maintenance** attached herein and labelled **Appendix "B"**. This Schedule of Assessment has been developed on the basis of an assumed cost of **$5,000.00** and the future maintenance costs for each affected access bridge structure within the drain shall be levied pro rata on only the affected lands and roads that are situated upstream of the particular access bridge for which future maintenance works has been carried out.

At this time, the access bridges eligible for the sharing of future maintenance costs with upstream lands and roads are Bridge No.5 and Bridge No.6. We therefore recommend, that future work of repair and maintenance of the above mentioned access bridge structures be carried out by the governing Municipality. Part of the future maintenance cost of each access bridge shall be assessed as a Benefit Assessment against the property or properties served by the access. The remainder of the maintenance cost will be assessed as "outlet assessments" only to the lands and roads upstream of each access bridge and prorated to the assessments shown in the **Appendix "B"** Schedule.

We would further recommend that all access bridge structures in this drain, for which future maintenance costs are to be shared with upstream lands and roads within the watershed, be maintained by the Municipality and that said maintenance work would include works to the access bridge culvert and enclosure culvert, their bedding and backfill, end treatment, and any other ancillary work. Should concrete, asphalt or other special surfaces over these access bridge driveways require removal as part of the maintenance work these surfaces should be repaired or replaced as part of the work. Likewise, if any fencing, gate, decorative walls, guard rails or other special features exist that will be impacted by the maintenance work, they are also to be removed and restored or replaced as part of the bridge maintenance work. However, the cost of the supply and installation of any surface material other than Granular "A" material, and the cost of removal and restoration or replacement, if necessary, of any special features, shall be totally assessed to the benefiting adjoining owner served by said access bridge and/or road crossing structures.

All of the above provisions for the future maintenance of the 3rd Concession Drain shall remain as aforesaid until otherwise varied and/or determined under the provisions of the "Drainage Act, R.S.O. 1990, Chapter, D.17, as amended 2010", or subsequent amendments made thereto.

All of which is respectfully submitted.

N. J. PERALTA ENGINEERING LTD.

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2019-06-07
PROVINCE OF ONTARIO

Antonio B. Peralta, P.Eng.

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Att.

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CONSTRUCTION SCHEDULE OF ASSESSMENT

3RD CONCESSION DRAIN

TOWN OF LASALLE

TOWN OF LASALLE

2. ONTARIO LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
	Block 'A'				10.60	4.290	Ministry of Transportation Ontario	$ -	$ 2,234.00	$ -	$ 2,234.00
	Total on Ontario Lands.....							**$ -**	**$ 2,234.00**	**$ -**	**$ 2,234.00**

3. MUNICIPAL LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
	Disputed Road				9.68	3.917	Town of LaSalle	$ 488.00	$ 873.00	$ -	$ 1,361.00
	Laurier Parkway				22.06	8.928	Town of LaSalle	$ -	$ 3,055.00	$ -	$ 3,055.00
	Huron Chruch Line (County Road 7)				10.23	4.140	Town of LaSalle	$ 549.00	$ 1,444.00	$ -	$ 1,993.00
	Broderick Road				5.80	2.347	Town of LaSalle	$ 557.00	$ 1,005.00	$ -	$ 1,562.00
	6th Concession Road				4.80	1.943	Town of LaSalle	$ -	$ 439.00	$ -	$ 439.00
	7th Concession Road				6.11	2.473	Town of LaSalle	$ 1,653.00	$ 1,178.00	$ -	$ 2,831.00
	Howard Business Parkway (Future)				11.65	4.715	Town of LaSalle	$ 203.00	$ 1,869.00	$ -	$ 2,072.00
	Howard Avenue (Part)				6.49	2.626	County of Essex	$ 292.00	$ 1,669.00	$ -	$ 1,961.00
	Fiorina Street				0.19	0.077	Town of LaSalle	$ -	$ 21.00	$ -	$ 21.00
	Donato Drive				0.22	0.089	Town of LaSalle	$ -	$ 24.00	$ -	$ 24.00
	Block 'D' Roads				1.93	0.781	Town of LaSalle	$ -	$ 213.00	$ -	$ 213.00
	Block 'E' Roads				13.42	5.431	Town of LaSalle	$ -	$ 1,127.00	$ -	$ 1,127.00
	Un-Opened Road (Manor Street)				0.56	0.227	Town of LaSalle	$ -	$ 62.00	$ -	$ 62.00
	Total on Municipal Lands.....							**$ 3,742.00**	**$ 12,979.00**	**$ -**	**$ 16,721.00**

4. PRIVATELY OWNED - NON-AGRICULTURAL LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
	Block 'D' Lands				5.49	2.222	Town of LaSalle	$ -	$ 502.00	$ -	$ 502.00
	Block 'E' Lands				55.01	22.262	Town of LaSalle	$ -	$ 4,619.00	$ -	$ 4,619.00
2	180-22600	2	25	0.53	0.53	0.214	Michael Mcintyre and Sandra Taves	$ -	$ 37.00	$ -	$ 37.00
4	180-22800	2	23 & 24	0.35	0.35	0.142	Karen & Brianna Walters	$ -	$ 24.00	$ -	$ 24.00
5	180-22702	2	23	0.55	0.55	0.223	Karen Walters	$ -	$ 32.00	$ -	$ 32.00
8	180-23200	728	229 to 237	0.68	0.68	0.275	Michael Antonyk	$ -	$ 37.00	$ -	$ 37.00
9	180-23300	728	227 & 228	0.17	0.17	0.069	Shelley Jacob	$ -	$ 17.00	$ -	$ 17.00
14	180-25400	2	19	0.88	0.88	0.356	Ryan Burnham and Debbie Daponte	$ -	$ 50.00	$ -	$ 50.00
15	180-25500	2	19	0.41	0.41	0.166	Fiore & Marisa Isabella-Valenzi	$ 18.00	$ 29.00	$ -	$ 47.00
17	180-25700	2	18	2.00	2.00	0.809	Angelo & Gioacchina Italiano	$ 234.00	$ 115.00	$ -	$ 349.00
19	180-25900	2	18	2.00	2.00	0.809	Giselle St Pierre and Don Kozulis	$ 469.00	$ 84.00	$ -	$ 553.00
21	180-26020	1	17	1.84	1.84	0.745	Slobodan & Ann Stevanovich	$ 216.00	$ 114.00	$ -	$ 330.00
22	180-26100	2	16	1.00	1.00	0.405	Jerome Parent	$ 65.00	$ 49.00	$ -	$ 114.00
24	260-03800	3	1	0.50	0.50	0.202	Edward White	$ -	$ 31.00	$ -	$ 31.00
25	260-03700	3	1	0.52	0.52	0.210	Charles & Sharon Donlon	$ -	$ 33.00	$ -	$ 33.00
26	260-03600	3	1	0.50	0.50	0.202	Walter & Mary Byczynski	$ -	$ 36.00	$ -	$ 36.00
27	260-03500	3	1	0.50	0.50	0.202	Ricky & Denise Rudy	$ -	$ 33.00	$ -	$ 33.00
28	260-03400	3	1	1.76	1.76	0.712	Rachael & Eric Henderson	$ -	$ 68.00	$ -	$ 68.00
29	260-03300	3	1	1.76	1.76	0.712	Antonio & Carmela Diponti	$ -	$ 103.00	$ -	$ 103.00
30	260-03200	3	1	1.76	1.76	0.712	Gary & Vicki Cossarini	$ -	$ 52.00	$ -	$ 52.00
31	260-03100	3	1	1.75	1.75	0.708	Theresa Love	$ -	$ 83.00	$ -	$ 83.00
32	260-03000	3	1	1.20	1.20	0.486	George & Danielle Qawwas	$ -	$ 60.00	$ -	$ 60.00
33	260-02900	3	1	3.78	3.78	1.530	Edward & Albert Ng	$ -	$ 33.00	$ -	$ 33.00
35	260-02800	3	1	2.00	2.00	0.809	Gregory & Tracey Luvisotto	$ -	$ 61.00	$ -	$ 61.00
36	260-02700	3	1	2.00	2.00	0.809	Stuart & Donna White	$ -	$ 69.00	$ -	$ 69.00
37	260-08252	3	2	1.36	1.36	0.550	Town of LaSalle	$ -	$ 114.00	$ -	$ 114.00

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
38	260-08316	3	2	0.57	0.57	0.231	Antonio Spadafora and M. Frisella-Spadafora	$ -	$ 48.00	$ -	$ 48.00
39	260-08216	3	2	0.61	0.61	0.247	David & Monique Danelon	$ -	$ 52.00	$ -	$ 52.00
40	260-08300	3	2	0.61	0.61	0.247	Sorge Enterprises Inc.	$ -	$ 52.00	$ -	$ 52.00
41	260-08312	3	2	0.62	0.62	0.251	Bruce McGregor and Anna Sorge-McGregor	$ -	$ 50.00	$ -	$ 50.00
42	260-08218	3	2	0.61	0.61	0.247	Sabeen Anwar	$ -	$ 52.00	$ -	$ 52.00
43	260-08219	3	1	0.61	0.61	0.247	Salvatore & Melina Albano	$ -	$ 52.00	$ -	$ 52.00
44	260-08230	3	2	5.40	5.40	2.185	Town of LaSalle	$ -	$ 455.00	$ -	$ 455.00
45	260-08318	3	2	0.61	0.61	0.247	Ali Bondok	$ -	$ 52.00	$ -	$ 52.00
46	260-08319	3	2	0.61	0.61	0.247	Moustafa Youssef and Heba Elkholy	$ -	$ 52.00	$ -	$ 52.00
47	260-08320	3	2	0.62	0.62	0.251	Gihad & Raja Gawanmeh	$ -	$ 52.00	$ -	$ 52.00
48	260-02614	3	2	0.30	0.30	0.121	Joseph Donato	$ -	$ 31.00	$ -	$ 31.00
49	260-02615	3	2	0.28	0.28	0.113	Bona Dalla	$ -	$ 31.00	$ -	$ 31.00
50	260-02616	3	2	0.28	0.28	0.113	John & Rita Saroli	$ -	$ 31.00	$ -	$ 31.00
51	260-02801	12M-642	1	0.39	0.39	0.158	2505869 Ontario Inc.	$ -	$ 36.00	$ -	$ 36.00
52	260-02802	12M-642	2	0.38	0.38	0.154	Medi Cieliza	$ -	$ 34.00	$ -	$ 34.00
53	260-02605	3	2	0.29	0.29	0.117	Amandeep & Paramjit Chandpuri	$ -	$ 31.00	$ -	$ 31.00
54	260-02604	3	2	0.29	0.29	0.117	Stefano Pontoni	$ -	$ 31.00	$ -	$ 31.00
55	260-02607	3	2	1.07	1.07	0.433	John & Josephine Donato	$ -	$ 83.00	$ -	$ 83.00
56	260-02822	12M-642	22	0.36	0.36	0.146	Patrick DiGiovanni	$ -	$ 33.00	$ -	$ 33.00
57	260-02823	12M-642	23	0.38	0.38	0.154	2505869 Ontario Inc.	$ -	$ 34.00	$ -	$ 34.00
58	260-02550	3	2	1.17	1.17	0.473	Stephen Brown	$ -	$ 62.00	$ -	$ 62.00
59	260-02501	3	2 & 3	137.00	137.00	55.443	Seven Lakes Estates Ltd.	$ 6,857.00	$ 3,878.00	$ -	$ 10,735.00
60	260-02525	3	2 & 3	140.10	3.00	1.214	Town of LaSalle	$ -	$ 252.00	$ -	$ 252.00
61	260-02400	3	3	0.17	0.17	0.070	Mary & Susan Krutsch	$ -	$ 13.00	$ -	$ 13.00
62	260-02300	3	3	0.29	0.29	0.117	Eleanore Stephens	$ -	$ 21.00	$ -	$ 21.00
63	260-02200	3	3	0.21	0.21	0.085	Boyne & Yvette Wiseman	$ -	$ 19.00	$ -	$ 19.00
64	260-02100	3	3	0.32	0.32	0.130	Ronald & Shannon Bezaire	$ -	$ 25.00	$ -	$ 25.00

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65	260-02000	3	3	0.32	0.32	0.130	Peter & Eva Gresko	$ 13.00	$ 27.00	$ -	$ 40.00
66	260-01900	3	3	0.32	0.32	0.130	Antonio & Filomena Albano	$ 19.00	$ 24.00	$ -	$ 43.00
67	260-01800	3	3	0.29	0.29	0.117	Flavio & Donna Severin	$ 18.00	$ 28.00	$ -	$ 46.00
68	260-01700	3	3	0.29	0.29	0.117	Richard Pollock	$ 32.00	$ 27.00	$ -	$ 59.00
69	260-01600	3	3	0.29	0.29	0.117	Tonino & Anna Cipolla	$ 34.00	$ 23.00	$ -	$ 57.00
70	260-01500	3	3	0.37	0.37	0.150	Philip & Kathleen Rose	$ 52.00	$ 31.00	$ -	$ 83.00
71	260-01450	3	3	0.29	0.29	0.117	Wesley Simms and Maria Cachon	$ 68.00	$ 29.00	$ -	$ 97.00
72	260-01400	3	3	0.43	0.43	0.174	Janos & Melinda Kun	$ 101.00	$ 27.00	$ -	$ 128.00
76	260-08100	3	1	2.55	2.00	0.809	Tina Walters	$ -	$ 71.00	$ -	$ 71.00
78	260-02520	3	2 & 3	50.79	50.79	20.554	Seven Lakes Estates Ltd.	$ -	$ 2,291.00	$ -	$ 2,291.00
80	260-08500	3	3	0.34	0.34	0.138	Richard & Cheryl Shaw	$ 40.00	$ 60.00	$ -	$ 100.00
81	260-08600	3	3	0.76	0.76	0.308	Balbir Mann	$ 89.00	$ 71.00	$ -	$ 160.00
82	260-08700	3	3	2.25	2.25	0.911	Balbir Mann	$ 460.00	$ 249.00	$ -	$ 709.00
83	260-08704	3	3	0.47	0.47	0.190	Town of LaSalle	$ 110.00	$ 31.00	$ -	$ 141.00
84	260-08800	3	3	0.87	0.87	0.352	Katarina Kustra	$ 205.00	$ 99.00	$ -	$ 304.00
85	260-08900	3	3	1.10	1.10	0.445	Romeo Pierascenzi	$ 257.00	$ 132.00	$ -	$ 389.00
86	260-09000	3	3	1.06	1.06	0.429	Daniel & Michelle Blokker	$ 242.00	$ 103.00	$ -	$ 345.00
87	260-09100	3	3	1.96	1.96	0.793	Robert Mcintosh	$ 402.00	$ 192.00	$ -	$ 594.00
88	260-09200	3	3	1.64	1.64	0.664	Carlo Cerroni and Michelle Pillon	$ 329.00	$ 153.00	$ -	$ 482.00
89	260-09300	3	3	1.92	1.92	0.777	Glen Powney and Mary Fenos	$ 373.00	$ 147.00	$ -	$ 520.00
90	260-09400	3	3	0.78	0.78	0.316	Dennis & Cheryl Christmas	$ 89.00	$ 83.00	$ -	$ 172.00
91	260-09500	3	3	1.15	1.15	0.465	Nicholas Goy and Natalya Natyshak	$ 92.00	$ 95.00	$ -	$ 187.00
92	260-10000	3	3	14.81	8.62	3.488	Hambleton Golf & Repair Inc.	$ 787.00	$ 590.00	$ -	$ 1,377.00
93	280-08300	4	2	0.93	0.93	0.376	Scott Suffield	$ -	$ 218.00	$ -	$ 218.00
94	280-08200	4	3	0.51	0.51	0.206	Ahmed Zabian	$ 2.00	$ 65.00	$ -	$ 67.00
95	280-08100	4	3	0.41	0.41	0.166	Giuseppe & Grace Bergamin	$ 23.00	$ 52.00	$ -	$ 75.00
96	280-08000	4	3	0.50	0.50	0.202	Victoria Theriault	$ 29.00	$ 60.00	$ -	$ 89.00
97	280-07900	4	3	0.54	0.54	0.219	Mary Peltier	$ 37.00	$ 63.00	$ -	$ 100.00

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98	280-07800	4	3	0.58	0.58	0.235	Irneo & Kathleen Ingratta	$ 65.00	$ 62.00	$ -	$ 127.00
99	280-07700	4	3	0.71	0.71	0.287	Jeremy & Jennifer Keller	$ 83.00	$ 78.00	$ -	$ 161.00
100	280-07600	4	3	0.61	0.61	0.247	Josif & Patricia Berlovan	$ 101.00	$ 80.00	$ -	$ 181.00
101	280-08400	4	3	2.04	2.04	0.826	Connie Van Loon	$ 143.00	$ 192.00	$ -	$ 335.00
102	280-08450	4	3	0.55	0.55	0.223	Irene Nagy	$ 64.00	$ 70.00	$ -	$ 134.00
103	280-08500	4	3	1.48	1.48	0.599	Murray & Irene Neal	$ 261.00	$ 154.00	$ -	$ 415.00
104	280-08600	4	3	2.94	2.94	1.190	Gabriel & Maria D'Alfonso	$ 690.00	$ 298.00	$ -	$ 988.00
105	280-07500	4	3	0.44	0.44	0.178	David & Madlen Gaspar	$ 103.00	$ 55.00	$ -	$ 158.00
106	280-07400	4	3	0.49	0.49	0.198	John & Barbara Pisciotto	$ 114.00	$ 60.00	$ -	$ 174.00
107	280-07300	4	3	0.36	0.36	0.146	Steven & Cassandra Vuk	$ 84.00	$ 60.00	$ -	$ 144.00
108	280-07200	4	3	0.35	0.35	0.142	Ronald & Patricia Hutz	$ 82.00	$ 47.00	$ -	$ 129.00
109	280-07100	4	3	0.35	0.35	0.142	Tina Baker and Sarah Roman	$ 44.00	$ 53.00	$ -	$ 97.00
110	280-07000	4	3	0.35	0.35	0.142	Richard & Valerie Davis	$ 41.00	$ 46.00	$ -	$ 87.00
111	280-06900	4	3	0.35	0.35	0.142	Charles Spoiala	$ 41.00	$ 58.00	$ -	$ 99.00
112	280-06800	4	3	0.35	0.35	0.142	Joyceln Lorito and Jessica Mcculloch	$ 25.00	$ 49.00	$ -	$ 74.00
113	280-08700	4	3	2.11	2.11	0.854	David & Madlen Gaspar	$ 495.00	$ 226.00	$ -	$ 721.00
114	280-08800	4	3	2.20	2.20	0.890	Gerald & Debra Gignac	$ 473.00	$ 197.00	$ -	$ 670.00
115	280-08900	4	3	3.02	3.02	1.222	Edward & Angela Lukis	$ 458.00	$ 286.00	$ -	$ 744.00
116	280-09000	4	3	3.70	3.70	1.497	Daniel & Teresa Zajacz	$ 375.00	$ 326.00	$ -	$ 701.00
117	290-05360	6	1	0.10	0.10	0.040	Monica Lewandowski and Mirko Davidovic	$ -	$ 3.00	$ -	$ 3.00
118	290-05350	6	1	4.18	4.18	1.692	Mirko Davidovic and Monica Lewandowski	$ -	$ 211.00	$ -	$ 211.00
120	290-05310	6	1	0.13	0.13	0.053	Town of LaSalle	$ -	$ 3.00	$ -	$ 3.00
121	290-05300	6	1	0.84	0.84	0.340	Scott & Beata St. Denis	$ -	$ 54.00	$ -	$ 54.00
122	290-05320	6	1	1.30	1.30	0.526	Baxco Canada Inc.	$ -	$ 40.00	$ -	$ 40.00
123	290-05330	6	1	2.74	2.74	1.109	1903339 Ontario Ltd.	$ -	$ 103.00	$ -	$ 103.00
124	290-05340	6	1	1.18	1.18	0.478	Town of LaSalle	$ -	$ 44.00	$ -	$ 44.00
125	290-05200	6	1	0.34	0.34	0.138	Petru & Ana Trifan	$ -	$ 29.00	$ -	$ 29.00

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126	290-05100	6	1	0.37	0.37	0.150	Petru & Ana Trifan	$ -	$ 33.00	$ -	$ 33.00
127	290-05000	6	1	0.50	0.50	0.202	Wendi Dennison	$ -	$ 47.00	$ -	$ 47.00
128	290-04900	6	1	0.50	0.50	0.202	Robert & Diana Slyzuk	$ -	$ 42.00	$ -	$ 42.00
129	290-04800	6	1	0.50	0.50	0.202	Ronald & Donna Thibert	$ -	$ 52.00	$ -	$ 52.00
130	290-04700	6	1	0.27	0.27	0.109	Paul Sr. & Anna Ziman	$ -	$ 23.00	$ -	$ 23.00
131	290-04600	6	1	0.31	0.31	0.125	Peter & Barbara Wray	$ -	$ 31.00	$ -	$ 31.00
132	290-04400	6	1	0.23	0.23	0.093	971043 Ontario Inc.	$ -	$ 18.00	$ -	$ 18.00
133	290-04300	6	1	0.32	0.32	0.130	Vicki Wilkin-Moore	$ -	$ 31.00	$ -	$ 31.00
134	290-04200	6	1	0.32	0.32	0.130	Brownislaw & Maureen Lucki	$ -	$ 31.00	$ -	$ 31.00
135	290-04100	6	1	0.32	0.32	0.130	David Campbell	$ -	$ 33.00	$ -	$ 33.00
136	290-04000	6	1	0.32	0.32	0.130	Frank & Sherry Veldhuis	$ -	$ 39.00	$ -	$ 39.00
137	290-03900	6	1	0.37	0.37	0.150	William & Melanie Fontaine	$ -	$ 35.00	$ -	$ 35.00
138	290-03800	6	1	0.25	0.25	0.101	Matthew Prangley	$ -	$ 20.00	$ -	$ 20.00
139	290-03700	6	1	0.29	0.29	0.117	Brenda Rivait	$ -	$ 27.00	$ -	$ 27.00
140	290-03600	6	1	0.45	0.45	0.182	Matthew Stefko	$ -	$ 42.00	$ -	$ 42.00
141	290-03500	6	1	0.45	0.45	0.182	Victoria Corkum	$ -	$ 33.00	$ -	$ 33.00
142	290-03400	6	1	0.45	0.45	0.182	Craig & Mona Karnot	$ -	$ 39.00	$ -	$ 39.00
143	290-03300	6	1	0.45	0.45	0.182	Richard & Rosemary Janisse	$ -	$ 54.00	$ -	$ 54.00
144	290-03200	6	1	0.44	0.44	0.178	John & Renee Evans	$ -	$ 41.00	$ -	$ 41.00
147	290-03000	6	1	0.47	0.47	0.190	Donald & Anna Gelinas	$ -	$ 60.00	$ -	$ 60.00
148	290-02900	6	1	0.47	0.47	0.190	Susan Modestino	$ -	$ 50.00	$ -	$ 50.00
149	290-02800	6	1	0.47	0.47	0.190	Schwab's Meat Products Limited	$ -	$ 52.00	$ -	$ 52.00
150	290-02700	6	1	0.42	0.42	0.170	Schwab's Meat Products Limited	$ -	$ 21.00	$ -	$ 21.00
151	290-02600	6	1	0.42	0.42	0.170	Jennifer Jacques	$ -	$ 37.00	$ -	$ 37.00
152	290-02500	6	1	0.59	0.59	0.239	Leonard & Jeanette Skinner	$ -	$ 47.00	$ -	$ 47.00
153	290-02400	6	1	20.85	20.67	8.365	Robert Mcintosh	$ 530.00	$ 2,504.00	$ -	$ 3,034.00
154	290-02300	6	1	0.53	0.53	0.214	Mirza Kaleem and Kishwar Sultana	$ -	$ 89.00	$ -	$ 89.00
155	290-02200	6	1	0.36	0.36	0.146	Carl & Barbara Price	$ -	$ 60.00	$ -	$ 60.00
156	290-02100	6	1	0.22	0.22	0.089	Carl Price	$ -	$ 54.00	$ -	$ 54.00

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157	290-02000	6	1	3.43	3.43	1.388	Barry & Kathy Monteith	$ 165.00	$ 388.00	$ -	$ 553.00
158	290-01900	6	1	0.02	0.02	0.008	Mirella Mancini	$ -	$ 4.00	$ -	$ 4.00
159	290-01800	6	1	0.71	0.71	0.287	Pietro Mancini	$ 42.00	$ 39.00	$ -	$ 81.00
160	290-01700	6	1	0.77	0.77	0.312	Mirella Mancini	$ 52.00	$ 42.00	$ -	$ 94.00
161	290-01600	6	1	0.77	0.77	0.312	Pietro Mancini	$ 75.00	$ 42.00	$ -	$ 117.00
162	290-01500	6	1	0.77	0.77	0.312	Mirella Mancini	$ 91.00	$ 42.00	$ -	$ 133.00
163	290-01400	6	1	0.77	0.77	0.312	Pietro Mancini	$ 110.00	$ 42.00	$ -	$ 152.00
166	290-01300	6	1	2.17	2.17	0.878	Guiseppina Savoni	$ 302.00	$ 127.00	$ -	$ 429.00
167	290-01200	6	1	2.17	2.17	0.878	Pietro Mancini	$ 345.00	$ 127.00	$ -	$ 472.00
168	290-01100	6	1	2.17	2.17	0.878	Mirella Mancini	$ 379.00	$ 127.00	$ -	$ 506.00
169	290-01000	6	1	2.17	2.17	0.878	Guiseppina Savoni	$ 385.00	$ 128.00	$ -	$ 513.00
170	290-00900	6	1	2.17	2.17	0.878	Pietro Mancini	$ 386.00	$ 130.00	$ -	$ 516.00
171	290-00800	6	1	2.17	2.17	0.878	Mirella Mancini	$ 385.00	$ 132.00	$ -	$ 517.00
172	290-00700	6	1	2.17	2.17	0.878	Guiseppina Savoni	$ 385.00	$ 133.00	$ -	$ 518.00
173	290-00600	6	1	2.17	2.17	0.878	Pietro Mancini	$ 385.00	$ 135.00	$ -	$ 520.00
174	290-00500	6	1	2.17	2.17	0.878	Mirella Mancini	$ 383.00	$ 137.00	$ -	$ 520.00
175	290-00400	6	1	2.17	2.17	0.878	Guiseppina Savoni	$ 383.00	$ 139.00	$ -	$ 522.00
177	290-05500	12M-353	11	2.76	2.76	1.117	2442760 Ontario Limited	$ -	$ 257.00	$ -	$ 257.00
179	290-05700	6	2	2.00	2.00	0.809	Marilyn Cadotte	$ -	$ 49.00	$ -	$ 49.00
181	290-05900	6	2	14.25	14.25	5.767	St. Nicholas Macedonian Eastern Orthodox Church	$ -	$ 1,234.00	$ -	$ 1,234.00
182	290-05800	6	3	73.77	73.77	29.854	Roman Catholic Episcopal Corporation London Dioces	$ -	$ 5,000.00	$ -	$ 5,000.00
183	290-06000	6	3	6.08	5.62	2.274	Trustees of the Apostolic Chrsitian Church Nazarean	$ -	$ 1,058.00	$ -	$ 1,058.00
184	290-06100	6	3	4.21	4.21	1.704	Trustees of the Apostolic Chrsitian Church Nazarean	$ -	$ 798.00	$ -	$ 798.00
185	290-06200	6	3	1.93	1.93	0.781	Faith Community Church-LaSalle	$ -	$ 387.00	$ -	$ 387.00
187	290-16350	6	3	0.09	0.09	0.036	Union Gas Limited	$ -	$ 32.00	$ -	$ 32.00
188	290-16800	6	2	1.26	1.26	0.510	George & Joyce Gertsakis	$ 296.00	$ 159.00	$ -	$ 455.00
189	290-16700	6	2	5.39	5.39	2.181	Grace Vollans	$ 1,150.00	$ 529.00	$ -	$ 1,679.00

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190	290-16600	6	2	2.16	2.16	0.874	Jillian Barrie	$ 410.00	$ 371.00	$ -	$ 781.00
191	290-16500	6	2	0.62	0.62	0.251	Jillian Barrie	$ 100.00	$ 137.00	$ -	$ 237.00
192	290-16400	6	3	1.01	1.01	0.409	Gary & Rebecca Radu	$ 124.00	$ 197.00	$ -	$ 321.00
193	290-16450	6	3	0.01	0.01	0.004	Bell Canada	$ 1.00	$ 2.00	$ -	$ 3.00
194	260-08000	3	1	0.21	0.21	0.085	Karol & Elena Filipovic	$ -	$ 16.00	$ -	$ 16.00
195	260-07800	3	1	0.39	0.39	0.158	Rosario & Angela Catauro	$ -	$ 29.00	$ -	$ 29.00
196	260-07900	3	1	0.38	0.38	0.154	Karol & Elena Filipovic	$ -	$ 33.00	$ -	$ 33.00
197	300-00350	5	1	0.84	0.84	0.340	Igor & Brenda Guarnaschelli	$ -	$ 51.00	$ -	$ 51.00
198	340-02200	1468	61 & 62	2.83	1.30	0.526	Town of LaSalle	$ -	$ 75.00	$ -	$ 75.00
199	340-02170	1468	64	0.23	0.23	0.093	Michael & Sharon Soanes	$ -	$ 18.00	$ -	$ 18.00
200	340-02150	1468	64	0.22	0.22	0.089	Keith & Nancy Fader	$ -	$ 18.00	$ -	$ 18.00
201	340-02500	1468	65	0.49	0.23	0.093	Selim & Evelyn Sulaiman	$ -	$ 10.00	$ -	$ 10.00
202	340-02100	1468	65	0.25	0.25	0.101	Elizabeth Marchbanks	$ -	$ 18.00	$ -	$ 18.00
203	340-02000	5	4	0.71	0.71	0.287	Jack Young	$ -	$ 63.00	$ -	$ 63.00
204	340-01900	5	4	0.19	0.19	0.077	Marie & Francis D'Alessandro	$ -	$ 17.00	$ -	$ 17.00
	Total on Privately Owned - Non-Agricultural Lands.....							**$ 22,368.00**	**$ 36,089.00**	**$ -**	**$ 58,457.00**

5. PRIVATELY OWNED - AGRICULTURAL LANDS (grantable):

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
1	180-22650	2	25	28.05	2.03	0.822	South Bouffard Land Development Inc.	$ -	$ 44.00	$ -	$ 44.00
10	180-25000	728	209 to 223	1.05	0.60	0.243	Giancarlo & Antonella Conflitti	$ -	$ 31.00	$ -	$ 31.00
11	180-25100	728	224 & 225	0.25	0.25	0.101	Giancarlo & Antonella Conflitti	$ -	$ 13.00	$ -	$ 13.00
12	180-25200	2	20	17.23	2.68	1.085	Giancarlo Conflitti	$ -	$ 68.00	$ -	$ 68.00
13	180-25300	2	19 & 20	27.21	3.42	1.384	John Pytel	$ -	$ 138.00	$ -	$ 138.00
16	180-25600	2	19	31.13	2.87	1.161	Bernard Bondy	$ 123.00	$ 88.00	$ -	$ 211.00
18	180-25800	2	17 & 18	35.98	14.00	5.666	Giancarlo & Donna Conflitti	$ 1,630.00	$ 312.00	$ -	$ 1,942.00

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
23	180-26200	2	16	18.06	2.69	1.089	Lawrence Sequin	$ 130.00	$ 96.00	$ -	$ 226.00
34	260-08250	3	1 & 2	40.75	40.75	16.491	Sorge Enterprises Inc.	$ -	$ 811.00	$ -	$ 811.00
74	260-07100	3	1	36.63	28.38	11.485	Beth Allen	$ -	$ 719.00	$ -	$ 719.00
75	260-08200	3	1	32.42	30.81	12.469	Victoria & Vanessa Walters	$ -	$ 761.00	$ -	$ 761.00
77	260-08300	3	2	71.36	71.36	28.879	Sorge Enterprises Inc.	$ -	$ 1,815.00	$ -	$ 1,815.00
79	260-10200	3	3	43.00	43.00	17.402	James & Carolyn Curtis	$ 3,993.00	$ 1,487.00	$ -	$ 5,480.00
119	290-05400	6	1	37.34	37.34	15.111	971043 Ontario Limited	$ -	$ 1,276.00	$ -	$ 1,276.00
145	290-03100	264	1 to 4	50.40	50.40	20.397	971043 Ontario Inc.	$ -	$ 1,919.00	$ -	$ 1,919.00
146	290-16300	6	1 to 3	117.66	117.66	47.616	Howard Business Centre Inc.	$ -	$ 4,695.00	$ -	$ 4,695.00
164	290-17000	7	1 to 3	139.43	95.00	38.446	1583925 Ontario Limited	$ 2,416.00	$ 5,878.00	$ -	$ 8,294.00
165	290-04500	6	1	44.45	44.45	17.989	971043 Ontario Inc.	$ -	$ 1,659.00	$ -	$ 1,659.00
176	290-16900	6	2	16.00	16.00	6.475	Dennis & Julie Meloche	$ 1,709.00	$ 1,118.00	$ -	$ 2,827.00
178	290-05550	6	2	27.93	27.93	11.303	971043 Ontario Inc.	$ -	$ 762.00	$ -	$ 762.00
180	290-05600	6	2	31.91	31.91	12.914	Barbara Walters & Marilyn Cadotte	$ -	$ 1,232.00	$ -	$ 1,232.00
186	290-06250	6	3	3.95	3.95	1.599	1486192 Ontario Limited	$ -	$ 166.00	$ -	$ 166.00
	Total on Privately Owned - Agricultural Lands (grantable)							**$ 10,001.00**	**$ 25,088.00**	**$ -**	**$ 35,089.00**

5. PRIVATELY OWNED - AGRICULTURAL LANDS (non-grantable):

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
3	180-22700	2	23	86.69	8.13	3.290	Leptis Magna Development Inc.	$ -	$ 402.00	$ -	$ 402.00
6	180-23000	2	22	37.00	4.50	1.821	Leptis Magna Development Inc.	$ -	$ 122.00	$ -	$ 122.00
7	180-23100	2	21	17.37	2.50	1.012	Leptis Magna Development Inc.	$ -	$ 68.00	$ -	$ 68.00
20	180-26000	2	17	22.58	22.00	8.903	Salvatore & Angela Stagno	$ 3,442.00	$ 530.00	$ -	$ 3,972.00
73	260-01300	3	3	30.74	30.74	12.440	Marianno Cappelletto	$ 2,834.00	$ 944.00	$ -	$ 3,778.00
	Total on Privately Owned - Agricultural Lands (non-grantable)							**$ 6,276.00**	**$ 2,066.00**	**$ -**	**$ 8,342.00**

6. SPECIAL NON PRO-RATEABLE ASSESSMENTS (non-agricultural (Sec.26)):

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
B.	Drain Widening - Const. Items 3e, 3f & 4 (Shared)						Town of LaSalle Road Authority	$ 25,170.00	$ -	$ -	$ 25,170.00
C.	Bridge 4 Replacement (7th Concession Road) - Const. Item 9						Town of LaSalle Road Authority	$ 192,466.00	$ -	$ -	$ 192,466.00
D.	Bridge 1 Flushing (Disputed Road) - Const. Item 10a						Town of LaSalle Road Authority	$ 10,915.00	$ -	$ -	$ 10,915.00
E.	Bridge 3 Flushing (Huron Church Line) - Const. Item 10b						County of Essex Road Authority	$ 10,915.00	$ -	$ -	$ 10,915.00
	Total on Special Non Pro-Rateable Assessments (non-agricultural (Sec.26))							**$ 239,466.00**	**$ -**	**$ -**	**$ 239,466.00**
TOTAL ASSESSMENT - TOWN OF LASALLE					1382.13	559.342		**$ 281,853.00**	**$ 78,456.00**	**$ -**	**$ 360,309.00**

TOWN OF TECUMSEH

2. ONTARIO LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
	Howard Avenue Diversion				4.97	2.011	Ministry of Transportation Ontario	$ -	$ 1,406.00	$ -	$ 1,406.00
	Block 'B'				16.00	6.475	Ministry of Transportation Ontario	$ -	$ 3,373.00	$ -	$ 3,373.00
	Block 'C'				5.21	2.108	Ministry of Transportation Ontario	$ -	$ 1,098.00	$ -	$ 1,098.00
52	Kings Highway No. 3				5.45	2.206	Ministry of Transportation Ontario	$ -	$ 1,402.00	$ -	$ 1,402.00
	Total on Ontario Lands.....							**$ -**	**$ 7,279.00**	**$ -**	**$ 7,279.00**

3. MUNICIPAL LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
	Howard Avenue (Part)				4.13	1.671	County of Essex	$ -	$ 1,061.00	$ -	$ 1,061.00
	South Talbot Road				8.80	3.561	Town of Tecumseh	$ -	$ 2,488.00	$ -	$ 2,488.00
	Outer Drive				1.20	0.486	Town of Tecumseh	$ -	$ 340.00	$ -	$ 340.00
	Outer Drive (Closed)				5.40	2.185	Ministry of Transporation Ontario	$ -	$ 1,110.00	$ -	$ 1,110.00
	Total on Municipal Lands.....							**$ -**	**$ 4,999.00**	**$ -**	**$ 4,999.00**

4. PRIVATELY OWNED - NON-AGRICULTURAL LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
1	470-02800	1477	29	0.50	0.50	0.202	Robert Wolanski	$ -	$ 44.00	$ -	$ 44.00
2	470-02700	1477	30	0.66	0.66	0.267	Robert Wolanski	$ -	$ 49.00	$ -	$ 49.00
3	470-02600	1381	BLK B	1.56	1.56	0.631	Ministry of Transportation Ontario	$ -	$ 52.00	$ -	$ 52.00

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
4	470-02500	1381	BLK B	1.50	1.50	0.607	Fayez Aburamadan	$ -	$ 101.00	$ -	$ 101.00
5	470-02400	1381	BLK B	1.50	1.50	0.607	Kenneth & Dorsey Lisowik	$ -	$ 95.00	$ -	$ 95.00
6	470-02300	1381	BLK B	1.50	1.50	0.607	George Koutras and Gino Pupulin	$ -	$ 85.00	$ -	$ 85.00
7	470-02200	1381	BLK B	1.00	1.00	0.405	George Koutras	$ -	$ 88.00	$ -	$ 88.00
8	470-02100	1381	BLK B	1.87	1.87	0.757	Gerald Keelan	$ -	$ 86.00	$ -	$ 86.00
9	470-02000	1381	BLK B	1.34	1.34	0.542	Sheila Donlon	$ -	$ 227.00	$ -	$ 227.00
10	470-01900	1381	BLK B	1.77	1.77	0.716	Mazhar Khan and Aaliya Mir	$ -	$ 236.00	$ -	$ 236.00
11	470-01801	1381	BLK B	0.43	0.43	0.174	Robert & Deborah Armitage	$ -	$ 81.00	$ -	$ 81.00
12	470-01800	1381	BLK B	2.60	2.60	1.052	Greg Morrow	$ -	$ 348.00	$ -	$ 348.00
13	470-01700	1381	BLK B	3.50	3.50	1.416	Mohamed Kougan	$ -	$ 486.00	$ -	$ 486.00
14	470-01600	1381	BLK B	0.50	0.50	0.202	Robert Sherman	$ -	$ 99.00	$ -	$ 99.00
15	470-01510	STR	306	2.99	2.99	1.210	Royal Canadian Legion Metropolitan Branch 594	$ -	$ 1,030.00	$ -	$ 1,030.00
16	470-01500	STR	306	3.47	3.47	1.404	Windsor Community of Christ	$ -	$ 713.00	$ -	$ 713.00
17	470-01450	STR	306	5.40	5.40	2.185	Al-Hijra Mosque	$ -	$ 1,166.00	$ -	$ 1,166.00
18	470-01400	STR	306	0.54	0.54	0.219	Ministry of Transportation Ontario	$ -	$ 81.00	$ -	$ 81.00
19	470-01410	STR	306	4.90	4.90	1.983	Ministry of Transportation Ontario	$ -	$ 806.00	$ -	$ 806.00
22	450-02600	5	8	0.96	0.96	0.389	Arden Stass and Ania Czerwieniec	$ -	$ 128.00	$ -	$ 128.00
23	450-02400	5	8	0.92	0.92	0.372	Trustees of the Khemara Buddhist Temple	$ -	$ 174.00	$ -	$ 174.00
24	450-02300	5	8	0.96	0.96	0.389	Synod Diocies of Huron Inc.	$ -	$ 246.00	$ -	$ 246.00
25	450-02200	5	8	1.91	1.70	0.688	Anglican Synod of Huron	$ -	$ 352.00	$ -	$ 352.00
27	470-01580	STR	306 & 307	42.43	41.18	16.665	Ministry of Transportation Ontario	$ -	$ 9,316.00	$ -	$ 9,316.00
28	470-05000	STR	306	1.00	0.40	0.162	Ministry of Transportation Ontario	$ -	$ 84.00	$ -	$ 84.00
29	470-05003	STR	306	1.08	0.63	0.255	Ministry of Transportation Ontario	$ -	$ 133.00	$ -	$ 133.00
30	470-05100	STR	306	36.06	36.06	14.593	Ministry of Transportation Ontario	$ -	$ 7,787.00	$ -	$ 7,787.00
31	470-05400	STR	306	0.10	0.10	0.040	Ministry of Transportation Ontario	$ -	$ 13.00	$ -	$ 13.00
32	470-05200	STR	306	1.00	1.00	0.405	Ministry of Transportation Ontario	$ -	$ 211.00	$ -	$ 211.00
33	470-05201	STR	306	4.29	4.29	1.736	Ministry of Transportation Ontario	$ -	$ 816.00	$ -	$ 816.00
34	470-05300	STR	306	3.65	3.65	1.477	EcoDevelopments 2016 Inc.	$ -	$ 619.00	$ -	$ 619.00

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
35	470-05412	STR	305	1.64	1.64	0.664	470698 Ontario Ltd.	$ -	$ 548.00	$ -	$ 548.00
36	470-05405	STR	305	1.13	1.13	0.457	Ministry of Transportation Ontario	$ -	$ 226.00	$ -	$ 226.00
37	470-05401	STR	305	0.70	0.70	0.283	Ministry of Transportation Ontario	$ -	$ 184.00	$ -	$ 184.00
38	470-05500	STR	305	11.23	10.85	4.391	Ministry of Transportation Ontario	$ -	$ 2,510.00	$ -	$ 2,510.00
39	470-05402	STR	305	32.54	32.54	13.169	Congregation of the Order Antonin Maronite in Ontario	$ -	$ 7,529.00	$ -	$ 7,529.00
41	470-05600	STR	305	66.82	65.40	26.467	Victoria Memorial Gardens	$ -	$ 8,145.00	$ -	$ 8,145.00
42	470-05700	STR	304	2.00	2.00	0.809	Victoria Memorial Gardens Ltd.	$ -	$ 226.00	$ -	$ 226.00
43	470-05800	STR	304	41.53	40.95	16.572	Arbor Memorial Inc.	$ -	$ 5,649.00	$ -	$ 5,649.00
44	470-05900	STR	304	47.80	9.45	3.824	Arbor Memorial Inc.	$ -	$ 1,001.00	$ -	$ 1,001.00
46	470-01002	STR	304	0.63	0.63	0.255	Loretta & Christopher Janisse	$ -	$ 130.00	$ -	$ 130.00
47	470-01000	STR	304	1.15	1.15	0.465	Mary Gibson	$ -	$ 155.00	$ -	$ 155.00
48	450-02800	5	7	1.41	1.41	0.571	Roza & Ronald Kennedy	$ -	$ 215.00	$ -	$ 215.00
49	450-02900	5	7	4.61	4.61	1.866	Joel & Anna Tofflemire	$ -	$ 374.00	$ -	$ 374.00
51	Chrysler Greenway				5.12	2.072	Town of Tecumseh	$ -	$ 1,053.00	$ -	$ 1,053.00
	Total on Privately Owned - Non-Agricultural Lands.....							**$ -**	**$ 53,697.00**	**$ -**	**$ 53,697.00**

5. PRIVATELY OWNED - AGRICULTURAL LANDS (grantable):

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
20	470-01300	STR	305	39.12	37.29	15.091	Amico Infrastructures	$ -	$ 2,875.00	$ -	$ 2,875.00
21	450-02500	5	8	14.85	14.85	6.010	2484234 Ontario Inc.	$ -	$ 1,144.00	$ -	$ 1,144.00
26	450-02700	5	7 & 8	118.67	73.78	29.858	James Mckee	$ -	$ 6,135.00	$ -	$ 6,135.00
40	470-01200	STR	305	47.00	47.00	19.021	George & Frank Hong	$ -	$ 3,625.00	$ -	$ 3,625.00
45	470-01100	STR	304	96.74	96.74	39.150	Gerald Gemus & Sons Limited	$ -	$ 7,610.00	$ -	$ 7,610.00
50	450-02702	5	7 & 8	91.17	47.35	19.162	Damesview Farms Inc.	$ -	$ 3,727.00	$ -	$ 3,727.00
	Total on Privately Owned - Agricultural Lands (grantable).....							**$ -**	**$ 25,116.00**	**$ -**	**$ 25,116.00**

6. SPECIAL NON PRO-RATEABLE ASSESSMENTS (non-agricultural (Sec.26)):

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
A.	Drain Excavation and Flushing - Const. Items 2, 3a - 3d, 5, and 6, inclusive (Shared)						Ministry of Transportation Ontario	$ 81,515.00	$ -	$ -	$ 81,515.00
B.	Drain Widening - Const. Items 3 & 4 (Shared)						Ministry of Transportation Ontario	$ 12,585.00	$ -	$ -	$ 12,585.00
	Total on Special Non Pro-Rateable Assessments (non-agricultural (Sec.26))							**$ 94,100.00**	**$ -**	**$ -**	**$ 94,100.00**
TOTAL ASSESSMENT - TOWN OF TECUMSEH					675.13	273.221		**$ 94,100.00**	**$ 91,091.00**	**$ -**	**$ 185,191.00**
TOTAL ASSESSMENT - TOWN OF LASALLE (brought forward)					1382.13	559.342		**$ 281,853.00**	**$ 78,456.00**	**$ -**	**$ 360,309.00**
TOTAL ASSESSMENT					2057.26	832.563		**$ 375,953.00**	**$ 169,547.00**	**$ -**	**$ 545,500.00**

1 Hectare = 2.471 Acres
D-14-034
June 7th, 2019

APPENDIX "A"

MAINTENANCE SCHEDULE OF ASSESSMENT FOR THE 3RD CONCESSION DRAIN

APPENDIX 'A'

MAINTENANCE SCHEDULE OF ASSESSMENT

3RD CONCESSION DRAIN

TOWN OF LASALLE

TOWN OF LASALLE

2. ONTARIO LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
	Block 'A'				10.60	4.290	Ministry of Transportation Ontario	$ -	$ 527.00	$ -	$ 527.00
	Total on Ontario Lands.....							**$ -**	**$ 527.00**	**$ -**	**$ 527.00**

3. MUNICIPAL LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
	Disputed Road				9.68	3.917	Town of LaSalle	$ 116.00	$ 208.00	$ -	$ 324.00
	Laurier Parkway				22.06	8.928	Town of LaSalle	$ -	$ 720.00	$ -	$ 720.00
	Huron Chruch Line (County Road 7)				10.23	4.140	Town of LaSalle	$ 130.00	$ 341.00	$ -	$ 471.00
	Broderick Road				5.80	2.347	Town of LaSalle	$ 131.00	$ 237.00	$ -	$ 368.00
	6th Concession Road				4.80	1.943	Town of LaSalle	$ -	$ 104.00	$ -	$ 104.00
	7th Concession Road				6.11	2.473	Town of LaSalle	$ 389.00	$ 283.00	$ -	$ 672.00
	Howard Business Parkway (Future)				11.65	4.715	Town of LaSalle	$ 48.00	$ 441.00	$ -	$ 489.00
	Howard Avenue (Part)				6.49	2.626	County of Essex	$ 69.00	$ 394.00	$ -	$ 463.00
	Fiorina Street				0.19	0.077	Town of LaSalle	$ -	$ 5.00	$ -	$ 5.00
	Donato Drive				0.22	0.089	Town of LaSalle	$ -	$ 6.00	$ -	$ 6.00
	Block 'D' Roads				1.93	0.781	Town of LaSalle	$ -	$ 50.00	$ -	$ 50.00
	Block 'E' Roads				13.42	5.431	Town of LaSalle	$ -	$ 266.00	$ -	$ 266.00
	Un-Opened Road (Manor Street)				0.56	0.227	Town of LaSalle	$ -	$ 15.00	$ -	$ 15.00
	Total on Municipal Lands.....							**$ 883.00**	**$ 3,070.00**	**$ -**	**$ 3,953.00**

4. PRIVATELY OWNED - NON-AGRICULTURAL LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
	Block 'D' Lands				5.49	2.222	Town of LaSalle	$ -	$ 119.00	$ -	$ 119.00
	Block 'E' Lands				55.01	22.262	Town of LaSalle	$ -	$ 1,090.00	$ -	$ 1,090.00
2	180-22600	2	25	0.53	0.53	0.214	Michael Mcintyre and Sandra Taves	$ -	$ 9.00	$ -	$ 9.00
4	180-22800	2	23 & 24	0.35	0.35	0.142	Karen & Brianna Walters	$ -	$ 6.00	$ -	$ 6.00
5	180-22702	2	23	0.55	0.55	0.223	Karen Walters	$ -	$ 8.00	$ -	$ 8.00
8	180-23200	728	229 to 237	0.68	0.68	0.275	Michael Antonyk	$ -	$ 9.00	$ -	$ 9.00
9	180-23300	728	227 & 228	0.17	0.17	0.069	Shelley Jacob	$ -	$ 4.00	$ -	$ 4.00
14	180-25400	2	19	0.88	0.88	0.356	Ryan Burnham and Debbie Daponte	$ -	$ 12.00	$ -	$ 12.00
15	180-25500	2	19	0.41	0.41	0.166	Fiore & Marisa Isabella-Valenzi	$ 4.00	$ 7.00	$ -	$ 11.00
17	180-25700	2	18	2.00	2.00	0.809	Angelo & Gioacchina Italiano	$ 55.00	$ 27.00	$ -	$ 82.00
19	180-25900	2	18	2.00	2.00	0.809	Giselle St Pierre and Don Kozulis	$ 111.00	$ 20.00	$ -	$ 131.00
21	180-26020	1	17	1.84	1.84	0.745	Slobodan & Ann Stevanovich	$ 51.00	$ 27.00	$ -	$ 78.00
22	180-26100	2	16	1.00	1.00	0.405	Jerome Parent	$ 16.00	$ 12.00	$ -	$ 28.00
24	260-03800	3	1	0.50	0.50	0.202	Edward White	$ -	$ 7.00	$ -	$ 7.00
25	260-03700	3	1	0.52	0.52	0.210	Charles & Sharon Donlon	$ -	$ 8.00	$ -	$ 8.00
26	260-03600	3	1	0.50	0.50	0.202	Walter & Mary Byczynski	$ -	$ 8.00	$ -	$ 8.00
27	260-03500	3	1	0.50	0.50	0.202	Ricky & Denise Rudy	$ -	$ 8.00	$ -	$ 8.00
28	260-03400	3	1	1.76	1.76	0.712	Rachael & Eric Henderson	$ -	$ 16.00	$ -	$ 16.00
29	260-03300	3	1	1.76	1.76	0.712	Antonio & Carmela Diponti	$ -	$ 24.00	$ -	$ 24.00
30	260-03200	3	1	1.76	1.76	0.712	Gary & Vicki Cossarini	$ -	$ 12.00	$ -	$ 12.00
31	260-03100	3	1	1.75	1.75	0.708	Theresa Love	$ -	$ 20.00	$ -	$ 20.00
32	260-03000	3	1	1.20	1.20	0.486	George & Danielle Qawwas	$ -	$ 14.00	$ -	$ 14.00
33	260-02900	3	1	3.78	3.78	1.530	Edward & Albert Ng	$ -	$ 8.00	$ -	$ 8.00
35	260-02800	3	1	2.00	2.00	0.809	Gregory & Tracey Luvisotto	$ -	$ 14.00	$ -	$ 14.00
36	260-02700	3	1	2.00	2.00	0.809	Stuart & Donna White	$ -	$ 16.00	$ -	$ 16.00
37	260-08252	3	2	1.36	1.36	0.550	Town of LaSalle	$ -	$ 27.00	$ -	$ 27.00

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
38	260-08316	3	2	0.57	0.57	0.231	Antonio Spadafora and M. Frisella-Spadafora	$ -	$ 11.00	$ -	$ 11.00
39	260-08216	3	2	0.61	0.61	0.247	David & Monique Danelon	$ -	$ 12.00	$ -	$ 12.00
40	260-08300	3	2	0.61	0.61	0.247	Sorge Enterprises Inc.	$ -	$ 12.00	$ -	$ 12.00
41	260-08312	3	2	0.62	0.62	0.251	Bruce McGregor and Anna Sorge-McGregor	$ -	$ 12.00	$ -	$ 12.00
42	260-08218	3	2	0.61	0.61	0.247	Sabeen Anwar	$ -	$ 12.00	$ -	$ 12.00
43	260-08219	3	1	0.61	0.61	0.247	Salvatore & Melina Albano	$ -	$ 12.00	$ -	$ 12.00
44	260-08230	3	2	5.40	5.40	2.185	Town of LaSalle	$ -	$ 107.00	$ -	$ 107.00
45	260-08318	3	2	0.61	0.61	0.247	Ali Bondok	$ -	$ 12.00	$ -	$ 12.00
46	260-08319	3	2	0.61	0.61	0.247	Moustafa Youssef and Heba Elkholy	$ -	$ 12.00	$ -	$ 12.00
47	260-08320	3	2	0.62	0.62	0.251	Gihad & Raja Gawanmeh	$ -	$ 12.00	$ -	$ 12.00
48	260-02614	3	2	0.30	0.30	0.121	Joseph Donato	$ -	$ 7.00	$ -	$ 7.00
49	260-02615	3	2	0.28	0.28	0.113	Bona Dalla	$ -	$ 7.00	$ -	$ 7.00
50	260-02616	3	2	0.28	0.28	0.113	John & Rita Saroli	$ -	$ 7.00	$ -	$ 7.00
51	260-02801	12M-642	1	0.39	0.39	0.158	2505869 Ontario Inc.	$ -	$ 8.00	$ -	$ 8.00
52	260-02802	12M-642	2	0.38	0.38	0.154	Medi Cieliza	$ -	$ 8.00	$ -	$ 8.00
53	260-02605	3	2	0.29	0.29	0.117	Amandeep & Paramjit Chandpuri	$ -	$ 7.00	$ -	$ 7.00
54	260-02604	3	2	0.29	0.29	0.117	Stefano Pontoni	$ -	$ 7.00	$ -	$ 7.00
55	260-02607	3	2	1.07	1.07	0.433	John & Josephine Donato	$ -	$ 20.00	$ -	$ 20.00
56	260-02822	12M-642	22	0.36	0.36	0.146	Patrick DiGiovanni	$ -	$ 8.00	$ -	$ 8.00
57	260-02823	12M-642	23	0.38	0.38	0.154	2505869 Ontario Inc.	$ -	$ 8.00	$ -	$ 8.00
58	260-02550	3	2	1.17	1.17	0.473	Stephen Brown	$ -	$ 15.00	$ -	$ 15.00
59	260-02501	3	2 & 3	137.00	137.00	55.443	Seven Lakes Estates Ltd.	$ 1,618.00	$ 915.00	$ -	$ 2,533.00
60	260-02525	3	2 & 3	140.10	3.00	1.214	Town of LaSalle	$ -	$ 59.00	$ -	$ 59.00
61	260-02400	3	3	0.17	0.17	0.070	Mary & Susan Krutsch	$ -	$ 3.00	$ -	$ 3.00
62	260-02300	3	3	0.29	0.29	0.117	Eleanore Stephens	$ -	$ 5.00	$ -	$ 5.00
63	260-02200	3	3	0.21	0.21	0.085	Boyne & Yvette Wiseman	$ -	$ 5.00	$ -	$ 5.00
64	260-02100	3	3	0.32	0.32	0.130	Ronald & Shannon Bezaire	$ -	$ 6.00	$ -	$ 6.00

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65	260-02000	3	3	0.32	0.32	0.130	Peter & Eva Gresko	$ 3.00	$ 6.00	$ -	$ 9.00
66	260-01900	3	3	0.32	0.32	0.130	Antonio & Filomena Albano	$ 4.00	$ 6.00	$ -	$ 10.00
67	260-01800	3	3	0.29	0.29	0.117	Flavio & Donna Severin	$ 4.00	$ 7.00	$ -	$ 11.00
68	260-01700	3	3	0.29	0.29	0.117	Richard Pollock	$ 8.00	$ 6.00	$ -	$ 14.00
69	260-01600	3	3	0.29	0.29	0.117	Tonino & Anna Cipolla	$ 8.00	$ 5.00	$ -	$ 13.00
70	260-01500	3	3	0.37	0.37	0.150	Philip & Kathleen Rose	$ 12.00	$ 7.00	$ -	$ 19.00
71	260-01450	3	3	0.29	0.29	0.117	Wesley Simms and Maria Cachon	$ 16.00	$ 7.00	$ -	$ 23.00
72	260-01400	3	3	0.43	0.43	0.174	Janos & Melinda Kun	$ 24.00	$ 6.00	$ -	$ 30.00
76	260-08100	3	1	2.55	2.00	0.809	Tina Walters	$ -	$ 17.00	$ -	$ 17.00
78	260-02520	3	2 & 3	50.79	50.79	20.554	Seven Lakes Estates Ltd.	$ -	$ 541.00	$ -	$ 541.00
80	260-08500	3	3	0.34	0.34	0.138	Richard & Cheryl Shaw	$ 9.00	$ 14.00	$ -	$ 23.00
81	260-08600	3	3	0.76	0.76	0.308	Balbir Mann	$ 21.00	$ 17.00	$ -	$ 38.00
82	260-08700	3	3	2.25	2.25	0.911	Balbir Mann	$ 109.00	$ 59.00	$ -	$ 168.00
83	260-08704	3	3	0.47	0.47	0.190	Town of LaSalle	$ 26.00	$ 7.00	$ -	$ 33.00
84	260-08800	3	3	0.87	0.87	0.352	Katarina Kustra	$ 48.00	$ 23.00	$ -	$ 71.00
85	260-08900	3	3	1.10	1.10	0.445	Romeo Pierascenzi	$ 61.00	$ 31.00	$ -	$ 92.00
86	260-09000	3	3	1.06	1.06	0.429	Daniel & Michelle Blokker	$ 57.00	$ 24.00	$ -	$ 81.00
87	260-09100	3	3	1.96	1.96	0.793	Robert Mcintosh	$ 95.00	$ 45.00	$ -	$ 140.00
88	260-09200	3	3	1.64	1.64	0.664	Carlo Cerroni and Michelle Pillon	$ 78.00	$ 36.00	$ -	$ 114.00
89	260-09300	3	3	1.92	1.92	0.777	Glen Powney and Mary Fenos	$ 88.00	$ 35.00	$ -	$ 123.00
90	260-09400	3	3	0.78	0.78	0.316	Dennis & Cheryl Christmas	$ 21.00	$ 19.00	$ -	$ 40.00
91	260-09500	3	3	1.15	1.15	0.465	Nicholas Goy and Natalya Natyshak	$ 22.00	$ 22.00	$ -	$ 44.00
92	260-10000	3	3	14.81	8.62	3.488	Hambleton Golf & Repair Inc.	$ 186.00	$ 139.00	$ -	$ 325.00
93	280-08300	4	2	0.93	0.93	0.376	Scott Suffield	$ -	$ 52.00	$ -	$ 52.00
94	280-08200	4	3	0.51	0.51	0.206	Ahmed Zabian	$ -	$ 15.00	$ -	$ 15.00
95	280-08100	4	3	0.41	0.41	0.166	Giuseppe & Grace Bergamin	$ 5.00	$ 12.00	$ -	$ 17.00
96	280-08000	4	3	0.50	0.50	0.202	Victoria Theriault	$ 7.00	$ 14.00	$ -	$ 21.00
97	280-07900	4	3	0.54	0.54	0.219	Mary Peltier	$ 9.00	$ 15.00	$ -	$ 24.00

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98	280-07800	4	3	0.58	0.58	0.235	Irneo & Kathleen Ingratta	$ 15.00	$ 15.00	$ -	$ 30.00
99	280-07700	4	3	0.71	0.71	0.287	Jeremy & Jennifer Keller	$ 20.00	$ 18.00	$ -	$ 38.00
100	280-07600	4	3	0.61	0.61	0.247	Josif & Patricia Berlovan	$ 24.00	$ 19.00	$ -	$ 43.00
101	280-08400	4	3	2.04	2.04	0.826	Connie Van Loon	$ 34.00	$ 45.00	$ -	$ 79.00
102	280-08450	4	3	0.55	0.55	0.223	Irene Nagy	$ 15.00	$ 17.00	$ -	$ 32.00
103	280-08500	4	3	1.48	1.48	0.599	Murray & Irene Neal	$ 61.00	$ 36.00	$ -	$ 97.00
104	280-08600	4	3	2.94	2.94	1.190	Gabriel & Maria D'Alfonso	$ 163.00	$ 70.00	$ -	$ 233.00
105	280-07500	4	3	0.44	0.44	0.178	David & Madlen Gaspar	$ 24.00	$ 13.00	$ -	$ 37.00
106	280-07400	4	3	0.49	0.49	0.198	John & Barbara Pisciotto	$ 27.00	$ 14.00	$ -	$ 41.00
107	280-07300	4	3	0.36	0.36	0.146	Steven & Cassandra Vuk	$ 20.00	$ 14.00	$ -	$ 34.00
108	280-07200	4	3	0.35	0.35	0.142	Ronald & Patricia Hutz	$ 19.00	$ 11.00	$ -	$ 30.00
109	280-07100	4	3	0.35	0.35	0.142	Tina Baker and Sarah Roman	$ 10.00	$ 13.00	$ -	$ 23.00
110	280-07000	4	3	0.35	0.35	0.142	Richard & Valerie Davis	$ 10.00	$ 11.00	$ -	$ 21.00
111	280-06900	4	3	0.35	0.35	0.142	Charles Spoiala	$ 10.00	$ 14.00	$ -	$ 24.00
112	280-06800	4	3	0.35	0.35	0.142	Joyceln Lorito and Jessica Mcculloch	$ 6.00	$ 11.00	$ -	$ 17.00
113	280-08700	4	3	2.11	2.11	0.854	David & Madlen Gaspar	$ 117.00	$ 53.00	$ -	$ 170.00
114	280-08800	4	3	2.20	2.20	0.890	Gerald & Debra Gignac	$ 112.00	$ 46.00	$ -	$ 158.00
115	280-08900	4	3	3.02	3.02	1.222	Edward & Angela Lukis	$ 108.00	$ 68.00	$ -	$ 176.00
116	280-09000	4	3	3.70	3.70	1.497	Daniel & Teresa Zajacz	$ 88.00	$ 77.00	$ -	$ 165.00
117	290-05360	6	1	0.10	0.10	0.040	Monica Lewandowski and Mirko Davidovic	$ -	$ 1.00	$ -	$ 1.00
118	290-05350	6	1	4.18	4.18	1.692	Mirko Davidovic and Monica Lewandowski	$ -	$ 50.00	$ -	$ 50.00
120	290-05310	6	1	0.13	0.13	0.053	Town of LaSalle	$ -	$ 1.00	$ -	$ 1.00
121	290-05300	6	1	0.84	0.84	0.340	Scott & Beata St. Denis	$ -	$ 13.00	$ -	$ 13.00
122	290-05320	6	1	1.30	1.30	0.526	Baxco Canada Inc.	$ -	$ 9.00	$ -	$ 9.00
123	290-05330	6	1	2.74	2.74	1.109	1903339 Ontario Ltd.	$ -	$ 24.00	$ -	$ 24.00
124	290-05340	6	1	1.18	1.18	0.478	Town of LaSalle	$ -	$ 10.00	$ -	$ 10.00
125	290-05200	6	1	0.34	0.34	0.138	Petru & Ana Trifan	$ -	$ 7.00	$ -	$ 7.00

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126	290-05100	6	1	0.37	0.37	0.150	Petru & Ana Trifan	$ -	$ 8.00	$ -	$ 8.00
127	290-05000	6	1	0.50	0.50	0.202	Wendi Dennison	$ -	$ 11.00	$ -	$ 11.00
128	290-04900	6	1	0.50	0.50	0.202	Robert & Diana Slyzuk	$ -	$ 10.00	$ -	$ 10.00
129	290-04800	6	1	0.50	0.50	0.202	Ronald & Donna Thibert	$ -	$ 12.00	$ -	$ 12.00
130	290-04700	6	1	0.27	0.27	0.109	Paul Sr. & Anna Ziman	$ -	$ 6.00	$ -	$ 6.00
131	290-04600	6	1	0.31	0.31	0.125	Peter & Barbara Wray	$ -	$ 7.00	$ -	$ 7.00
132	290-04400	6	1	0.23	0.23	0.093	971043 Ontario Inc.	$ -	$ 4.00	$ -	$ 4.00
133	290-04300	6	1	0.32	0.32	0.130	Vicki Wilkin-Moore	$ -	$ 7.00	$ -	$ 7.00
134	290-04200	6	1	0.32	0.32	0.130	Brownislaw & Maureen Lucki	$ -	$ 7.00	$ -	$ 7.00
135	290-04100	6	1	0.32	0.32	0.130	David Campbell	$ -	$ 8.00	$ -	$ 8.00
136	290-04000	6	1	0.32	0.32	0.130	Frank & Sherry Veldhuis	$ -	$ 9.00	$ -	$ 9.00
137	290-03900	6	1	0.37	0.37	0.150	William & Melanie Fontaine	$ -	$ 8.00	$ -	$ 8.00
138	290-03800	6	1	0.25	0.25	0.101	Matthew Prangley	$ -	$ 5.00	$ -	$ 5.00
139	290-03700	6	1	0.29	0.29	0.117	Brenda Rivait	$ -	$ 6.00	$ -	$ 6.00
140	290-03600	6	1	0.45	0.45	0.182	Matthew Stefko	$ -	$ 10.00	$ -	$ 10.00
141	290-03500	6	1	0.45	0.45	0.182	Victoria Corkum	$ -	$ 8.00	$ -	$ 8.00
142	290-03400	6	1	0.45	0.45	0.182	Craig & Mona Karnot	$ -	$ 9.00	$ -	$ 9.00
143	290-03300	6	1	0.45	0.45	0.182	Richard & Rosemary Janisse	$ -	$ 13.00	$ -	$ 13.00
144	290-03200	6	1	0.44	0.44	0.178	John & Renee Evans	$ -	$ 10.00	$ -	$ 10.00
147	290-03000	6	1	0.47	0.47	0.190	Donald & Anna Gelinas	$ -	$ 14.00	$ -	$ 14.00
148	290-02900	6	1	0.47	0.47	0.190	Susan Modestino	$ -	$ 12.00	$ -	$ 12.00
149	290-02800	6	1	0.47	0.47	0.190	Schwab's Meat Products Limited	$ -	$ 12.00	$ -	$ 12.00
150	290-02700	6	1	0.42	0.42	0.170	Schwab's Meat Products Limited	$ -	$ 5.00	$ -	$ 5.00
151	290-02600	6	1	0.42	0.42	0.170	Jennifer Jacques	$ -	$ 9.00	$ -	$ 9.00
152	290-02500	6	1	0.59	0.59	0.239	Leonard & Jeanette Skinner	$ -	$ 11.00	$ -	$ 11.00
153	290-02400	6	1	20.85	20.67	8.365	Robert Mcintosh	$ 125.00	$ 591.00	$ -	$ 716.00
154	290-02300	6	1	0.53	0.53	0.214	Mirza Kaleem and Kishwar Sultana	$ -	$ 21.00	$ -	$ 21.00
155	290-02200	6	1	0.36	0.36	0.146	Carl & Barbara Price	$ -	$ 14.00	$ -	$ 14.00
156	290-02100	6	1	0.22	0.22	0.089	Carl Price	$ -	$ 13.00	$ -	$ 13.00

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157	290-02000	6	1	3.43	3.43	1.388	Barry & Kathy Monteith	$ 39.00	$ 92.00	$ -	$ 131.00
158	290-01900	6	1	0.02	0.02	0.008	Mirella Mancini	$ -	$ 1.00	$ -	$ 1.00
159	290-01800	6	1	0.71	0.71	0.287	Pietro Mancini	$ 10.00	$ 9.00	$ -	$ 19.00
160	290-01700	6	1	0.77	0.77	0.312	Mirella Mancini	$ 12.00	$ 10.00	$ -	$ 22.00
161	290-01600	6	1	0.77	0.77	0.312	Pietro Mancini	$ 18.00	$ 10.00	$ -	$ 28.00
162	290-01500	6	1	0.77	0.77	0.312	Mirella Mancini	$ 21.00	$ 10.00	$ -	$ 31.00
163	290-01400	6	1	0.77	0.77	0.312	Pietro Mancini	$ 26.00	$ 10.00	$ -	$ 36.00
166	290-01300	6	1	2.17	2.17	0.878	Guiseppina Savoni	$ 71.00	$ 30.00	$ -	$ 101.00
167	290-01200	6	1	2.17	2.17	0.878	Pietro Mancini	$ 81.00	$ 30.00	$ -	$ 111.00
168	290-01100	6	1	2.17	2.17	0.878	Mirella Mancini	$ 89.00	$ 30.00	$ -	$ 119.00
169	290-01000	6	1	2.17	2.17	0.878	Guiseppina Savoni	$ 91.00	$ 30.00	$ -	$ 121.00
170	290-00900	6	1	2.17	2.17	0.878	Pietro Mancini	$ 91.00	$ 31.00	$ -	$ 122.00
171	290-00800	6	1	2.17	2.17	0.878	Mirella Mancini	$ 91.00	$ 31.00	$ -	$ 122.00
172	290-00700	6	1	2.17	2.17	0.878	Guiseppina Savoni	$ 91.00	$ 31.00	$ -	$ 122.00
173	290-00600	6	1	2.17	2.17	0.878	Pietro Mancini	$ 91.00	$ 32.00	$ -	$ 123.00
174	290-00500	6	1	2.17	2.17	0.878	Mirella Mancini	$ 90.00	$ 32.00	$ -	$ 122.00
175	290-00400	6	1	2.17	2.17	0.878	Guiseppina Savoni	$ 90.00	$ 33.00	$ -	$ 123.00
177	290-05500	12M-353	11	2.76	2.76	1.117	2442760 Ontario Limited	$ -	$ 61.00	$ -	$ 61.00
179	290-05700	6	2	2.00	2.00	0.809	Marilyn Cadotte	$ -	$ 11.00	$ -	$ 11.00
181	290-05900	6	2	14.25	14.25	5.767	St. Nicholas Macedonian Eastern Orthodox Church	$ -	$ 291.00	$ -	$ 291.00
182	290-05800	6	3	73.77	73.77	29.854	Roman Catholic Episcopal Corporation London Dioces	$ -	$ 1,179.00	$ -	$ 1,179.00
183	290-06000	6	3	6.08	5.62	2.274	Trustees of the Apostolic Chrsitian Church Nazarean	$ -	$ 250.00	$ -	$ 250.00
184	290-06100	6	3	4.21	4.21	1.704	Trustees of the Apostolic Chrsitian Church Nazarean	$ -	$ 188.00	$ -	$ 188.00
185	290-06200	6	3	1.93	1.93	0.781	Faith Community Church-LaSalle	$ -	$ 91.00	$ -	$ 91.00
187	290-16350	6	3	0.09	0.09	0.036	Union Gas Limited	$ -	$ 8.00	$ -	$ 8.00
188	290-16800	6	2	1.26	1.26	0.510	George & Joyce Gertsakis	$ 70.00	$ 37.00	$ -	$ 107.00
189	290-16700	6	2	5.39	5.39	2.181	Grace Vollans	$ 271.00	$ 125.00	$ -	$ 396.00

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190	290-16600	6	2	2.16	2.16	0.874	Jillian Barrie	$ 97.00	$ 88.00	$ -	$ 185.00
191	290-16500	6	2	0.62	0.62	0.251	Jillian Barrie	$ 24.00	$ 32.00	$ -	$ 56.00
192	290-16400	6	3	1.01	1.01	0.409	Gary & Rebecca Radu	$ 29.00	$ 46.00	$ -	$ 75.00
193	290-16450	6	3	0.01	0.01	0.004	Bell Canada	$ -	$ 1.00	$ -	$ 1.00
194	260-08000	3	1	0.21	0.21	0.085	Karol & Elena Filipovic	$ -	$ 4.00	$ -	$ 4.00
195	260-07800	3	1	0.39	0.39	0.158	Rosario & Angela Catauro	$ -	$ 7.00	$ -	$ 7.00
196	260-07900	3	1	0.38	0.38	0.154	Karol & Elena Filipovic	$ -	$ 8.00	$ -	$ 8.00
197	300-00350	5	1	0.84	0.84	0.340	Igor & Brenda Guarnaschelli	$ -	$ 12.00	$ -	$ 12.00
198	340-02200	1468	61 & 62	2.83	1.30	0.526	Town of LaSalle	$ -	$ 18.00	$ -	$ 18.00
199	340-02170	1468	64	0.23	0.23	0.093	Michael & Sharon Soanes	$ -	$ 4.00	$ -	$ 4.00
200	340-02150	1468	64	0.22	0.22	0.089	Keith & Nancy Fader	$ -	$ 4.00	$ -	$ 4.00
201	340-02500	1468	65	0.49	0.23	0.093	Selim & Evelyn Sulaiman	$ -	$ 2.00	$ -	$ 2.00
202	340-02100	1468	65	0.25	0.25	0.101	Elizabeth Marchbanks	$ -	$ 4.00	$ -	$ 4.00
203	340-02000	5	4	0.71	0.71	0.287	Jack Young	$ -	$ 15.00	$ -	$ 15.00
204	340-01900	5	4	0.19	0.19	0.077	Marie & Francis D'Alessandro	$ -	$ 4.00	$ -	$ 4.00
	Total on Privately Owned - Non-Agricultural Lands.....							**$ 5,277.00**	**$ 8,510.00**	**$ -**	**$ 13,787.00**

5. PRIVATELY OWNED - AGRICULTURAL LANDS (grantable):

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
1	180-22650	2	25	28.05	2.03	0.822	South Bouffard Land Development Inc.	$ -	$ 11.00	$ -	$ 11.00
10	180-25000	728	209 to 223	1.05	0.60	0.243	Giancarlo & Antonella Conflitti	$ -	$ 7.00	$ -	$ 7.00
11	180-25100	728	224 & 225	0.25	0.25	0.101	Giancarlo & Antonella Conflitti	$ -	$ 3.00	$ -	$ 3.00
12	180-25200	2	20	17.23	2.68	1.085	Giancarlo Conflitti	$ -	$ 16.00	$ -	$ 16.00
13	180-25300	2	19 & 20	27.21	3.42	1.384	John Pytel	$ -	$ 33.00	$ -	$ 33.00
16	180-25600	2	19	31.13	2.87	1.161	Bernard Bondy	$ 29.00	$ 21.00	$ -	$ 50.00
18	180-25800	2	17 & 18	35.98	14.00	5.666	Giancarlo & Donna Conflitti	$ 384.00	$ 73.00	$ -	$ 457.00

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
23	180-26200	2	16	18.06	2.69	1.089	Lawrence Sequin	$ 31.00	$ 23.00	$ -	$ 54.00
34	260-08250	3	1 & 2	40.75	40.75	16.491	Sorge Enterprises Inc.	$ -	$ 191.00	$ -	$ 191.00
74	260-07100	3	1	36.63	28.38	11.485	Beth Allen	$ -	$ 169.00	$ -	$ 169.00
75	260-08200	3	1	32.42	30.81	12.469	Victoria & Vanessa Walters	$ -	$ 179.00	$ -	$ 179.00
77	260-08300	3	2	71.36	71.36	28.879	Sorge Enterprises Inc.	$ -	$ 428.00	$ -	$ 428.00
79	260-10200	3	3	43.00	43.00	17.402	James & Carolyn Curtis	$ 942.00	$ 351.00	$ -	$ 1,293.00
119	290-05400	6	1	37.34	37.34	15.111	971043 Ontario Limited	$ -	$ 301.00	$ -	$ 301.00
145	290-03100	264	1 to 4	50.40	50.40	20.397	971043 Ontario Inc.	$ -	$ 453.00	$ -	$ 453.00
146	290-16300	6	1 to 3	117.66	117.66	47.616	Howard Business Centre Inc.	$ -	$ 1,107.00	$ -	$ 1,107.00
164	290-17000	7	1 to 3	139.43	95.00	38.446	1583925 Ontario Limited	$ 570.00	$ 1,387.00	$ -	$ 1,957.00
165	290-04500	6	1	44.45	44.45	17.989	971043 Ontario Inc.	$ -	$ 391.00	$ -	$ 391.00
176	290-16900	6	2	16.00	16.00	6.475	Dennis & Julie Meloche	$ 403.00	$ 264.00	$ -	$ 667.00
178	290-05550	6	2	27.93	27.93	11.303	971043 Ontario Inc.	$ -	$ 180.00	$ -	$ 180.00
180	290-05600	6	2	31.91	31.91	12.914	Barbara Walters & Marilyn Cadotte	$ -	$ 291.00	$ -	$ 291.00
186	290-06250	6	3	3.95	3.95	1.599	1486192 Ontario Limited	$ -	$ 39.00	$ -	$ 39.00
	Total on Privately Owned - Agricultural Lands (grantable)							**$ 2,359.00**	**$ 5,918.00**	**$ -**	**$ 8,277.00**

5. PRIVATELY OWNED - AGRICULTURAL LANDS (non-grantable):

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
3	180-22700	2	23	86.69	8.13	3.290	Leptis Magna Development Inc.	$ -	$ 95.00	$ -	$ 95.00
6	180-23000	2	22	37.00	4.50	1.821	Leptis Magna Development Inc.	$ -	$ 29.00	$ -	$ 29.00
7	180-23100	2	21	17.37	2.50	1.012	Leptis Magna Development Inc.	$ -	$ 16.00	$ -	$ 16.00
20	180-26000	2	17	22.58	22.00	8.903	Salvatore & Angela Stagno	$ 812.00	$ 125.00	$ -	$ 937.00
73	260-01300	3	3	30.74	30.74	12.440	Marianno Cappelletto	$ 669.00	$ 222.00	$ -	$ 891.00
	Total on Privately Owned - Agricultural Lands (non-grantable)							**$ 1,481.00**	**$ 487.00**	**$ -**	**$ 1,968.00**
TOTAL ASSESSMENT - TOWN OF LASALLE					1382.13	559.342		**$ 10,000.00**	**$ 18,512.00**	**$ -**	**$ 28,512.00**

TOWN OF TECUMSEH

2. ONTARIO LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
	Howard Avenue Diversion				4.97	2.011	Ministry of Transportation Ontario	$ -	$ 332.00	$ -	$ 332.00
	Block 'B'				16.00	6.475	Ministry of Transportation Ontario	$ -	$ 796.00	$ -	$ 796.00
	Block 'C'				5.21	2.108	Ministry of Transportation Ontario	$ -	$ 259.00	$ -	$ 259.00
52	Kings Highway No. 3				5.45	2.206	Ministry of Transportation Ontario	$ -	$ 331.00	$ -	$ 331.00
	Total on Ontario Lands.....							**$ -**	**$ 1,718.00**	**$ -**	**$ 1,718.00**

3. MUNICIPAL LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
	Howard Avenue (Part)				4.13	1.671	County of Essex	$ -	$ 250.00	$ -	$ 250.00
	South Talbot Road				8.80	3.561	Town of Tecumseh	$ -	$ 587.00	$ -	$ 587.00
	Outer Drive				1.20	0.486	Town of Tecumseh	$ -	$ 80.00	$ -	$ 80.00
	Outer Drive (Closed)				5.40	2.185	Ministry of Transporation Ontario	$ -	$ 262.00	$ -	$ 262.00
	Total on Municipal Lands.....							**$ -**	**$ 1,179.00**	**$ -**	**$ 1,179.00**

4. PRIVATELY OWNED - NON-AGRICULTURAL LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
1	470-02800	1477	29	0.50	0.50	0.202	Robert Wolanski	$ -	$ 10.00	$ -	$ 10.00
2	470-02700	1477	30	0.66	0.66	0.267	Robert Wolanski	$ -	$ 11.00	$ -	$ 11.00
3	470-02600	1381	BLK B	1.56	1.56	0.631	Ministry of Transportation Ontario	$ -	$ 12.00	$ -	$ 12.00

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
4	470-02500	1381	BLK B	1.50	1.50	0.607	Fayez Aburamadan	$ -	$ 24.00	$ -	$ 24.00
5	470-02400	1381	BLK B	1.50	1.50	0.607	Kenneth & Dorsey Lisowik	$ -	$ 23.00	$ -	$ 23.00
6	470-02300	1381	BLK B	1.50	1.50	0.607	George Koutras and Gino Pupulin	$ -	$ 20.00	$ -	$ 20.00
7	470-02200	1381	BLK B	1.00	1.00	0.405	George Koutras	$ -	$ 21.00	$ -	$ 21.00
8	470-02100	1381	BLK B	1.87	1.87	0.757	Gerald Keelan	$ -	$ 20.00	$ -	$ 20.00
9	470-02000	1381	BLK B	1.34	1.34	0.542	Sheila Donlon	$ -	$ 54.00	$ -	$ 54.00
10	470-01900	1381	BLK B	1.77	1.77	0.716	Mazhar Khan and Aaliya Mir	$ -	$ 56.00	$ -	$ 56.00
11	470-01801	1381	BLK B	0.43	0.43	0.174	Robert & Deborah Armitage	$ -	$ 19.00	$ -	$ 19.00
12	470-01800	1381	BLK B	2.60	2.60	1.052	Greg Morrow	$ -	$ 82.00	$ -	$ 82.00
13	470-01700	1381	BLK B	3.50	3.50	1.416	Mohamed Kougan	$ -	$ 115.00	$ -	$ 115.00
14	470-01600	1381	BLK B	0.50	0.50	0.202	Robert Sherman	$ -	$ 23.00	$ -	$ 23.00
15	470-01510	STR	306	2.99	2.99	1.210	Royal Canadian Legion Metropolitan Branch 594	$ -	$ 243.00	$ -	$ 243.00
16	470-01500	STR	306	3.47	3.47	1.404	Windsor Community of Christ	$ -	$ 168.00	$ -	$ 168.00
17	470-01450	STR	306	5.40	5.40	2.185	Al-Hijra Mosque	$ -	$ 275.00	$ -	$ 275.00
18	470-01400	STR	306	0.54	0.54	0.219	Ministry of Transportation Ontario	$ -	$ 19.00	$ -	$ 19.00
19	470-01410	STR	306	4.90	4.90	1.983	Ministry of Transportation Ontario	$ -	$ 190.00	$ -	$ 190.00
22	450-02600	5	8	0.96	0.96	0.389	Arden Stass and Ania Czerwieniec	$ -	$ 30.00	$ -	$ 30.00
23	450-02400	5	8	0.92	0.92	0.372	Trustees of the Khemara Buddhist Temple	$ -	$ 41.00	$ -	$ 41.00
24	450-02300	5	8	0.96	0.96	0.389	Synod Diocies of Huron Inc.	$ -	$ 58.00	$ -	$ 58.00
25	450-02200	5	8	1.91	1.70	0.688	Anglican Synod of Huron	$ -	$ 83.00	$ -	$ 83.00
27	470-01580	STR	306 & 307	42.43	41.18	16.665	Ministry of Transportation Ontario	$ -	$ 2,198.00	$ -	$ 2,198.00
28	470-05000	STR	306	1.00	0.40	0.162	Ministry of Transportation Ontario	$ -	$ 20.00	$ -	$ 20.00
29	470-05003	STR	306	1.08	0.63	0.255	Ministry of Transportation Ontario	$ -	$ 31.00	$ -	$ 31.00
30	470-05100	STR	306	36.06	36.06	14.593	Ministry of Transportation Ontario	$ -	$ 1,837.00	$ -	$ 1,837.00
31	470-05400	STR	306	0.10	0.10	0.040	Ministry of Transportation Ontario	$ -	$ 3.00	$ -	$ 3.00
32	470-05200	STR	306	1.00	1.00	0.405	Ministry of Transportation Ontario	$ -	$ 50.00	$ -	$ 50.00
33	470-05201	STR	306	4.29	4.29	1.736	Ministry of Transportation Ontario	$ -	$ 193.00	$ -	$ 193.00
34	470-05300	STR	306	3.65	3.65	1.477	EcoDevelopments 2016 Inc.	$ -	$ 146.00	$ -	$ 146.00

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
35	470-05412	STR	305	1.64	1.64	0.664	470698 Ontario Ltd.	$ -	$ 129.00	$ -	$ 129.00
36	470-05405	STR	305	1.13	1.13	0.457	Ministry of Transportation Ontario	$ -	$ 53.00	$ -	$ 53.00
37	470-05401	STR	305	0.70	0.70	0.283	Ministry of Transportation Ontario	$ -	$ 43.00	$ -	$ 43.00
38	470-05500	STR	305	11.23	10.85	4.391	Ministry of Transportation Ontario	$ -	$ 592.00	$ -	$ 592.00
39	470-05402	STR	305	32.54	32.54	13.169	Congregation of the Order Antonin Maronite in Ontario	$ -	$ 1,776.00	$ -	$ 1,776.00
41	470-05600	STR	305	66.82	65.40	26.467	Victoria Memorial Gardens	$ -	$ 1,922.00	$ -	$ 1,922.00
42	470-05700	STR	304	2.00	2.00	0.809	Victoria Memorial Gardens Ltd.	$ -	$ 53.00	$ -	$ 53.00
43	470-05800	STR	304	41.53	40.95	16.572	Arbor Memorial Inc.	$ -	$ 1,333.00	$ -	$ 1,333.00
44	470-05900	STR	304	47.80	9.45	3.824	Arbor Memorial Inc.	$ -	$ 236.00	$ -	$ 236.00
46	470-01002	STR	304	0.63	0.63	0.255	Loretta & Christopher Janisse	$ -	$ 31.00	$ -	$ 31.00
47	470-01000	STR	304	1.15	1.15	0.465	Mary Gibson	$ -	$ 37.00	$ -	$ 37.00
48	450-02800	5	7	1.41	1.41	0.571	Roza & Ronald Kennedy	$ -	$ 51.00	$ -	$ 51.00
49	450-02900	5	7	4.61	4.61	1.866	Joel & Anna Tofflemire	$ -	$ 88.00	$ -	$ 88.00
51	Chrysler Greenway				5.12	2.072	Town of Tecumseh	$ -	$ 248.00	$ -	$ 248.00
	Total on Privately Owned - Non-Agricultural Lands.....							**$ -**	**$ 12,667.00**	**$ -**	**$ 12,667.00**

5. PRIVATELY OWNED - AGRICULTURAL LANDS (grantable):

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
20	470-01300	STR	305	39.12	37.29	15.091	Amico Infrastructures	$ -	$ 678.00	$ -	$ 678.00
21	450-02500	5	8	14.85	14.85	6.010	2484234 Ontario Inc.	$ -	$ 270.00	$ -	$ 270.00
26	450-02700	5	7 & 8	118.67	73.78	29.858	James Mckee	$ -	$ 1,447.00	$ -	$ 1,447.00
40	470-01200	STR	305	47.00	47.00	19.021	George & Frank Hong	$ -	$ 855.00	$ -	$ 855.00
45	470-01100	STR	304	96.74	96.74	39.150	Gerald Gemus & Sons Limited	$ -	$ 1,795.00	$ -	$ 1,795.00
50	450-02702	5	7 & 8	91.17	47.35	19.162	Damesview Farms Inc.	$ -	$ 879.00	$ -	$ 879.00
	Total on Privately Owned - Agricultural Lands (grantable).....							**$ -**	**$ 5,924.00**	**$ -**	**$ 5,924.00**

TOTAL ASSESSMENT - TOWN OF TECUMSEH	675.13	273.221	**$ -**	**$ 21,488.00**	**$ -**	**$ 21,488.00**
TOTAL ASSESSMENT - TOWN OF LASALLE (brought forward)	1382.13	559.342	**$ 10,000.00**	**$ 18,512.00**	**$ -**	**$ 28,512.00**
TOTAL ASSESSMENT	2057.26	832.563	**$ 10,000.00**	**$ 40,000.00**	**$ -**	**$ 50,000.00**

1 Hectare = 2.471 Acres
D-14-034
June 7th, 2019

APPENDIX "B"

SCHEDULE OF ASSESSMENT FOR FUTURE ACCESS BRIDGE STRUCTURE MAINTENANCE

APPENDIX 'B'

SCHEDULE OF ASSESSMENT FOR FUTURE ACCESS BRIDGE STRUCTURE MAINTENANCE

3RD CONCESSION DRAIN

TOWN OF LASALLE

TOWN OF LASALLE

2. ONTARIO LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
	Block 'A'				10.60	4.290	Ministry of Transportation Ontario	$ -	$ 108.00	$ -	$ 108.00
	Total on Ontario Lands.....							**$ -**	**$ 108.00**	**$ -**	**$ 108.00**

3. MUNICIPAL LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
	Laurier Parkway				0.20	0.081	Town of LaSalle	$ -	$ 3.00	$ -	$ 3.00
	7th Concession Road				2.75	1.113	Town of LaSalle	$ -	$ 33.00	$ -	$ 33.00
	Howard Business Parkway (Future)				1.66	0.672	Town of LaSalle	$ -	$ 23.00	$ -	$ 23.00
	Howard Avenue (Part)				3.08	1.246	County of Essex	$ -	$ 38.00	$ -	$ 38.00
	Total on Municipal Lands.....							**$ -**	**$ 97.00**	**$ -**	**$ 97.00**

4. PRIVATELY OWNED - NON-AGRICULTURAL LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
181	290-05900	6	2	14.25	2.70	1.093	St. Nicholas Macedonian Eastern Orthodox Church	$ -	$ 19.00	$ -	$ 19.00
182	290-05800	6	3	73.77	3.50	1.416	Roman Catholic Episcopal Corporation London Dioces	$ -	$ 24.00	$ -	$ 24.00
183	290-06000	6	3	6.08	3.30	1.335	Trustees of the Apostolic Chrsitian Church Nazarean	$ -	$ 39.00	$ -	$ 39.00

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
184	290-06100	6	3	4.21	2.36	0.955	Trustees of the Apostolic Chrsitian Church Nazarean	$ -	$ 28.00	$ -	$ 28.00
185	290-06200	6	3	1.93	1.93	0.781	Faith Community Church-LaSalle	$ -	$ 19.00	$ -	$ 19.00
187	290-16350	6	3	0.09	0.09	0.036	Union Gas Limited	$ -	$ 2.00	$ -	$ 2.00
188	290-16800	6	2	1.26	1.26	0.510	George & Joyce Gertsakis	$ -	$ 9.00	$ -	$ 9.00
189	290-16700	6	2	5.39	5.39	2.181	Grace Vollans	$ -	$ 29.00	$ -	$ 29.00
190	290-16600	6	2	2.16	2.16	0.874	Jillian Barrie	$ -	$ 21.00	$ -	$ 21.00
191	290-16500	6	2	0.62	0.62	0.251	Jillian Barrie	$ -	$ 8.00	$ -	$ 8.00
192	290-16400	6	3	1.01	1.01	0.409	Gary & Rebecca Radu	$ -	$ 11.00	$ -	$ 11.00
	Total on Privately Owned - Non-Agricultural Lands.....							**$ -**	**$ 209.00**	**$ -**	**$ 209.00**

5. PRIVATELY OWNED - AGRICULTURAL LANDS (grantable):

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
146	290-16300	6	1 to 3	117.66	45.94	18.592	Howard Business Centre Inc.	$ -	$ 173.00	$ -	$ 173.00
176	290-16900	6	2	16.00	8.00	3.238	Dennis & Julie Meloche	$ -	$ 32.00	$ -	$ 32.00
186	290-06250	6	3	3.95	3.38	1.368	1486192 Ontario Limited	$ -	$ 13.00	$ -	$ 13.00
	Total on Privately Owned - Agricultural Lands (grantable).....							**$ -**	**$ 218.00**	**$ -**	**$ 218.00**
TOTAL ASSESSMENT - TOWN OF LASALLE					99.94	40.445		**$ -**	**$ 632.00**	**$ -**	**$ 632.00**

TOWN OF TECUMSEH

2. ONTARIO LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
	Howard Avenue Diversion				4.97	2.011	Ministry of Transportation Ontario	$ -	$ 68.00	$ -	$ 68.00
	Block 'B'				16.00	6.475	Ministry of Transportation Ontario	$ -	$ 163.00	$ -	$ 163.00
	Block 'C'				5.21	2.108	Ministry of Transportation Ontario	$ -	$ 53.00	$ -	$ 53.00
52	Kings Highway No. 3				5.45	2.206	Ministry of Transportation Ontario	$ -	$ 68.00	$ -	$ 68.00
	Total on Ontario Lands.....							**$ -**	**$ 352.00**	**$ -**	**$ 352.00**

3. MUNICIPAL LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
	Howard Avenue (Part)				4.13	1.671	County of Essex	$ -	$ 51.00	$ -	$ 51.00
	South Talbot Road				8.80	3.561	Town of Tecumseh	$ -	$ 120.00	$ -	$ 120.00
	Outer Drive				1.20	0.486	Town of Tecumseh	$ -	$ 16.00	$ -	$ 16.00
	Outer Drive (Closed)				5.40	2.185	Ministry of Transporation Ontario	$ -	$ 54.00	$ -	$ 54.00
	Total on Municipal Lands.....							**$ -**	**$ 241.00**	**$ -**	**$ 241.00**

4. PRIVATELY OWNED - NON-AGRICULTURAL LANDS:

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
9	470-02000	1381	BLK B	1.34	1.34	0.542	Sheila Donlon	$ -	$ 11.00	$ -	$ 11.00
10	470-01900	1381	BLK B	1.77	1.77	0.716	Mazhar Khan and Aaliya Mir	$ -	$ 11.00	$ -	$ 11.00
11	470-01801	1381	BLK B	0.43	0.43	0.174	Robert & Deborah Armitage	$ -	$ 4.00	$ -	$ 4.00
12	470-01800	1381	BLK B	2.60	2.60	1.052	Greg Morrow	$ -	$ 17.00	$ -	$ 17.00
13	470-01700	1381	BLK B	3.50	3.50	1.416	Mohamed Kougan	$ -	$ 23.00	$ -	$ 23.00
14	470-01600	1381	BLK B	0.50	0.50	0.202	Robert Sherman	$ -	$ 5.00	$ -	$ 5.00

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
15	470-01510	STR	306	2.99	2.99	1.210	Royal Canadian Legion Metropolitan Branch 594	$ -	$ 50.00	$ -	$ 50.00
16	470-01500	STR	306	3.47	3.47	1.404	Windsor Community of Christ	$ -	$ 34.00	$ -	$ 34.00
17	470-01450	STR	306	5.40	5.40	2.185	Al-Hijra Mosque	$ -	$ 56.00	$ -	$ 56.00
18	470-01400	STR	306	0.54	0.54	0.219	Ministry of Transportation Ontario	$ -	$ 4.00	$ -	$ 4.00
19	470-01410	STR	306	4.90	4.90	1.983	Ministry of Transportation Ontario	$ -	$ 39.00	$ -	$ 39.00
22	450-02600	5	8	0.96	0.96	0.389	Arden Stass and Ania Czerwieniec	$ -	$ 6.00	$ -	$ 6.00
23	450-02400	5	8	0.92	0.92	0.372	Trustees of the Khemara Buddhist Temple	$ -	$ 8.00	$ -	$ 8.00
24	450-02300	5	8	0.96	0.96	0.389	Synod Diocies of Huron Inc.	$ -	$ 12.00	$ -	$ 12.00
25	450-02200	5	8	1.91	1.70	0.688	Anglican Synod of Huron	$ -	$ 17.00	$ -	$ 17.00
27	470-01580	STR	306 & 307	42.43	41.18	16.665	Ministry of Transportation Ontario	$ -	$ 450.00	$ -	$ 450.00
28	470-05000	STR	306	1.00	0.40	0.162	Ministry of Transportation Ontario	$ -	$ 4.00	$ -	$ 4.00
29	470-05003	STR	306	1.08	0.63	0.255	Ministry of Transportation Ontario	$ -	$ 6.00	$ -	$ 6.00
30	470-05100	STR	306	36.06	36.06	14.593	Ministry of Transportation Ontario	$ -	$ 376.00	$ -	$ 376.00
31	470-05400	STR	306	0.10	0.10	0.040	Ministry of Transportation Ontario	$ -	$ 1.00	$ -	$ 1.00
32	470-05200	STR	306	1.00	1.00	0.405	Ministry of Transportation Ontario	$ -	$ 10.00	$ -	$ 10.00
33	470-05201	STR	306	4.29	4.29	1.736	Ministry of Transportation Ontario	$ -	$ 39.00	$ -	$ 39.00
34	470-05300	STR	306	3.65	3.65	1.477	EcoDevelopments 2016 Inc.	$ -	$ 30.00	$ -	$ 30.00
35	470-05412	STR	305	1.64	1.64	0.664	470698 Ontario Ltd.	$ -	$ 26.00	$ -	$ 26.00
36	470-05405	STR	305	1.13	1.13	0.457	Ministry of Transportation Ontario	$ -	$ 11.00	$ -	$ 11.00
37	470-05401	STR	305	0.70	0.70	0.283	Ministry of Transportation Ontario	$ -	$ 9.00	$ -	$ 9.00
38	470-05500	STR	305	11.23	10.85	4.391	Ministry of Transportation Ontario	$ -	$ 121.00	$ -	$ 121.00
39	470-05402	STR	305	32.54	32.54	13.169	Congregation of the Order Antonin Maronite in Ontario	$ -	$ 364.00	$ -	$ 364.00
41	470-05600	STR	305	66.82	65.40	26.467	Victoria Memorial Gardens	$ -	$ 394.00	$ -	$ 394.00
42	470-05700	STR	304	2.00	2.00	0.809	Victoria Memorial Gardens Ltd.	$ -	$ 11.00	$ -	$ 11.00
43	470-05800	STR	304	41.53	40.95	16.572	Arbor Memorial Inc.	$ -	$ 273.00	$ -	$ 273.00
44	470-05900	STR	304	47.80	9.45	3.824	Arbor Memorial Inc.	$ -	$ 48.00	$ -	$ 48.00
46	470-01002	STR	304	0.63	0.63	0.255	Loretta & Christopher Janisse	$ -	$ 6.00	$ -	$ 6.00

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
47	470-01000	STR	304	1.15	1.15	0.465	Mary Gibson	$ -	$ 7.00	$ -	$ 7.00
48	450-02800	5	7	1.41	1.41	0.571	Roza & Ronald Kennedy	$ -	$ 10.00	$ -	$ 10.00
49	450-02900	5	7	4.61	4.61	1.866	Joel & Anna Tofflemire	$ -	$ 18.00	$ -	$ 18.00
51	Chrysler Greenway				5.12	2.072	Town of Tecumseh	$ -	$ 51.00	$ -	$ 51.00
	Total on Privately Owned - Non-Agricultural Lands.....							**$ -**	**$ 2,562.00**	**$ -**	**$ 2,562.00**

5. PRIVATELY OWNED - AGRICULTURAL LANDS (grantable):

Dillon Parcel No.	Tax Roll No.	Con. or Plan No.	Lot or Part of Lot	Acres Owned	Acres Afft'd	Hectares Afft'd	Owner's Name	Value of Benefit	Value of Outlet	Value of Special Benefit	TOTAL VALUE
20	470-01300	STR	305	39.12	37.29	15.091	Amico Infrastructures	$ -	$ 139.00	$ -	$ 139.00
21	450-02500	5	8	14.85	14.85	6.010	2484234 Ontario Inc.	$ -	$ 55.00	$ -	$ 55.00
26	450-02700	5	7 & 8	118.67	73.78	29.858	James Mckee	$ -	$ 296.00	$ -	$ 296.00
40	470-01200	STR	305	47.00	47.00	19.021	George & Frank Hong	$ -	$ 175.00	$ -	$ 175.00
45	470-01100	STR	304	96.74	96.74	39.150	Gerald Gemus & Sons Limited	$ -	$ 368.00	$ -	$ 368.00
50	450-02702	5	7 & 8	91.17	47.35	19.162	Damesview Farms Inc.	$ -	$ 180.00	$ -	$ 180.00
	Total on Privately Owned - Agricultural Lands (grantable).....							**$ -**	**$ 1,213.00**	**$ -**	**$ 1,213.00**
TOTAL ASSESSMENT - TOWN OF TECUMSEH					665.04	269.138		**$ -**	**$ 4,368.00**	**$ -**	**$ 4,368.00**
TOTAL ASSESSMENT - TOWN OF LASALLE (brought forward)					1382.13	40.445		**$ -**	**$ 632.00**	**$ -**	**$ 632.00**
TOTAL ASSESSMENT					2047.17	309.583		**$ -**	**$ 5,000.00**	**$ -**	**$ 5,000.00**

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1 Hectare = 2.471 Acres
D-14-034
June 7th, 2019