

RISDON DRAIN CULVERT 2022

Municipality of Middlesex Centre



**SPRIET
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Our Job No. 220226

November 3, 2022
Revised February 17, 2023

London, Ontario
November 3, 2022
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RISDON DRAIN CULVERT 2022

Municipality of Middlesex Centre

To the Mayor and Council of
The Municipality of Middlesex Centre

Mayor and Council:

We are pleased to present our report on the construction of a new culvert on the Risdon Municipal Drain serving parts of Lots 1 to 4, Concessions 11 to 14 (geographic London) in the Municipality of Middlesex Centre and parts of Lots 24 to 31, Concessions 1 and 2 (geographic West Nissouri) in the Municipality of Thames Centre. The total watershed area contains approximately 1,263 hectares.

AUTHORIZATION

This report was prepared pursuant to Section 78 of the Drainage Act. Instructions were received from your Municipality with respect to a motion of Council. The work was initiated by a request signed by one of the affected landowners. This affected owner also requested a culvert extension after the original submission which will be added as a minor improvement.

HISTORY

The Risdon Drain was last reconstructed pursuant to a report submitted by A.J. DeVos, P. Eng. dated December 20, 1978. It consisted of open ditch extending from an outlet in a natural watercourse in Lot 8, Concession 10 (geographic London), upstream north-easterly across Lots 8 to 1, crossing the town line into Thames Centre from the north half of Concession 13. It then continued across Lot 29, Concession 1 (West Nissouri) to its head at the line between Lots 29 and 30.

EXISTING DRAINAGE CONDITIONS

At a site meeting held with respect to the project and through later discussions, the owners reported the following:

- that the owner of the south half of Lot 4, Concession 12, currently has a private bridge which is old, in poor condition, and failing
- that we investigate the design and costs to replace the structure
- the Upper Thames River Conservation Authority (UTRCA) indicated that any new structure should be of similar capacity to the existing structure



EXISTING DRAINAGE CONDITIONS (cont'd)

A field investigation and survey were completed. Upon reviewing our findings, we note the following:

- locally, there is sedimentation in the bottom of the ditch above the design grade, however the ditch is at design grade a short distance downstream
- that the existing structure is deteriorating with signs of movement in the abutment wall
- that the laneway is higher than the ditch banks adjacent to the open ditch Risdon Drain

Preliminary design, cost estimates and assessments were prepared, and an informal public meeting was held to review the findings and preliminary proposals. Further input and requests were provided by the affected owners at that time and at later dates.

DESIGN CRITERIA AND CONSIDERATIONS

The proposed design and report have been generally completed using the "GUIDE FOR ENGINEERS WORKING UNDER THE DRAINAGE ACT IN ONTARIO" OMAFRA Publication 852.

The capacity of the system has been analysed and designed in accordance with the Modified Index Method. The capacity of the new culvert was set to be similar to the existing culvert, with the high water levels not overtopping the laneway at levels above a 1 in 100-year storm.

RECOMMENDATIONS

We are therefore recommending the following:

OPEN PORTION:

- that the existing ditch be reconstructed and a low flow channel in the centre of the ditch bottom be established
- that due to the depth and slope of the existing drain, little or no material will be excavated from the ditch bottom
- that excavated material be levelled adjacent to the drain
- that topsoil be stripped from working space, stockpiled, and re-levelled over excavated material and new ditch banks
- that the ditch bottom and ditch slopes be cleared only (stumps are to be left) of trees, brush, and scrub
- that excavated material from the culvert replacement be hauled away and disposed of



RECOMMENDATIONS (cont'd)

- that a triple pipe entrance culvert consisting of two 2700mm pipes and one 3000mm pipe be constructed on the Marshall property, including the removal and disposal of the existing bridge
- that quarry stone and broken concrete rip rap be placed on both the downstream and upstream ends of the new structure
- that dewatering and sediment control measures be implemented during construction

Due to the indications of poor soil conditions our design includes the wrapping of tile joints with geotextile and a contingency allowance for crushed stone bedding wrapped with geotextile where and if necessary. These areas are typically identified at the time of construction but may only become apparent after construction is completed. In this case, the extra costs for removal and reinstallation on stone bedding would be an extra to the project and if already billed become a supplementary billing.

ENVIRONMENTAL CONSIDERATIONS AND MITIGATION MEASURES

We are also recommending that the timing of construction is to be only at times of low or no flow within the Department of Fisheries and Oceans (DFO) Activity Timing Window to help mitigate any potential adverse impacts of the proposed drainage works on water quality and fishery habitat.

SUMMARY OF PROPOSED WORK

The proposed work consists of approximately 41 meters of open ditch entrance culvert.

SCHEDULES

Three schedules are attached hereto and form part of this report, being Schedule 'A' - Allowances, Schedule 'B' - Cost Estimate, and Schedule 'C' - Assessment for Construction.

Schedule 'A' - Allowances. In accordance with Sections 29 and 30 of the Drainage Act, allowances are provided for right-of-way and damages to lands and crops along the route of the drain as defined below.

Schedule 'B' - Cost Estimate. This schedule provides for a detailed cost estimate of the proposed work which is in the amount of \$259,300.00. This estimate includes engineering and administrative costs associated with this project.

Schedule 'C' - Assessment for Construction. This schedule outlines the distribution of the total estimated cost of construction over the roads and lands which are involved.

Drawing No.'s 1 and 2, Job No. 220226 and specifications form part of this report. They show and describe in detail the location and extent of the work to be done and the lands which are affected.

ALLOWANCES

RIGHT-OF-WAY: Section 29 of the Drainage Act provides for an allowance to the owners whose land must be used for the construction, repair, or future maintenance of a drainage works. The allowance provides for the loss of land due to the construction provided for in the report.

DAMAGES: Section 30 of the Drainage Act provides for the compensation to landowners along the drain for damages to lands and crops caused by the construction of the drain.

ASSESSMENT DEFINITIONS

In accordance with the Drainage Act, lands that make use of a drainage works are liable for assessment for part of the cost of constructing and maintaining the system. These assessments are known as benefit, outlet liability and special benefit as set out under Sections 22 and 23 of the Act.

SECTION 22

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

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

SECTION 23

Outlet liability is assessed to lands or roads that may make use of a drainage works as an outlet either directly or indirectly through the medium of any other drainage works or of a swale, ravine, creek, or watercourse.

In addition, a Public Utility or Road Authority shall be assessed for and pay all the increased cost to a drainage works due to the construction and operation of the Public Utility or Road Authority. This may be shown as either benefit or special assessment.

ASSESSMENT

A modified "Todgham Method" is typically used to calculate the assessments shown on Schedule 'C'- Assessment for Construction. This entails breaking down the costs of the drain into Benefit and Outlet Assessments. The Benefit is distributed to those properties receiving benefit as defined under "Assessment Definitions", with such properties usually being located along or close to the route of the drain. The Outlet is distributed to all properties within the watershed area of that section on an adjusted basis. The areas are adjusted for location along that section and relative run-off rates. Due to their different relative run-off rates forested lands are assessed for outlet at lower rates than cleared lands. Also, roads and residential properties are assessed for outlet at higher rates than cleared farmlands.



ASSESSMENT (cont'd)

The increase in the length (extension) of the proposed culvert shall be completed as a minor improvement, with the affected property assessed for the increased cost.

The actual cost of the work involving this report is to be assessed on a pro-rata basis against the lands and roads liable for assessment for special benefit and outlet as shown in detail on Schedule 'C' - Assessment for Construction.

The cost to restore water supply for any well determined to be impacted by any construction covered under this report shall become part of this report and be pro-rated with the costs provided for in this report.

GRANTS

In accordance with the provisions of Section 85 of the Drainage Act, a grant **may** be available for assessments against privately owned parcels of land which are used for agricultural purposes and eligible for the Farm Property Class Tax rate. Section 88 of the Drainage Act directs the Municipality to make application for this grant upon certification of completion of this drain. The Municipality will then deduct the grant from the assessments prior to collecting the final assessments.

MAINTENANCE

Upon completion of construction, all owners are hereby made aware of Sections 80 and 82 of the Drainage Act which forbid the obstruction of or damage or injury to a municipal drain.

After completion, the Risdon Drain Culvert 2022 shall be maintained by the Municipality of Middlesex Centre at the expense of all upstream lands and roads assessed in Schedule 'C' - Assessment for Construction and in the same relative proportions until such time as the assessment is changed under the Drainage Act.

Respectfully submitted,

SPRIET ASSOCIATES LONDON LIMITED

M.P. DeVos, P. Eng.



MPD:bv

SCHEDULE 'A' - ALLOWANCES

RISDON DRAIN CULVERT 2022

Municipality of Middlesex Centre

In accordance with Sections 29 and 30 of the Drainage Act, we determine the allowances payable to owners entitled thereto as follows:

CON.	LOT	ROLL NUMBER (Owner)	Section 29 Right-of-Way	Section 30 Damages	TOTALS
Municipality of Middlesex Centre					
<i>Geographic of London</i>					
12	S¼	020-059 (H.Marshall)	400.00	100.00	500.00
Total Allowances			\$ 400.00	\$ 100.00	\$ 500.00
TOTAL ALLOWANCES ON THE RISDON DRAIN CULVERT 2022					\$ 500.00

SCHEDULE 'B' - COST ESTIMATE

RISDON DRAIN CULVERT 2022

Municipality of Middlesex Centre

Revised for additional length Jan. 27, 2023

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

CONSTRUCTION

Mobilization of equipment	\$	2,000.00
Demolition, removal and disposal of existing structure, standard excavation for proposed structure including disposal of excess excavated material	\$	24,000.00
Unwatering	\$	9,000.00
Construct the following helical corrugated aluminized steel pipe farm access culvert Sta. 0+000 - 020-059 (H. Marshall)		
Supply & delivery of 30.0 m - 2700mm dia, 3.5mm thick, 125mm x 25mm cor. (Two 15.0m lengths)	\$	49,280.00
Supply & delivery of 15.8 m - 3000mm dia, 3.5mm thick, 125mm x 25mm cor.	\$	27,050.00
Installation of pipe including supply and installation of bedding and backfill including breaking up of exist. concrete culvert for use as rip-rap (15m ³)	\$	48,000.00
Supply and installation of quarry stone riprap (25m ³) & broken concrete (15m ³)	\$	7,450.00
Regrade ditch banks, seed, supply and place N.A.G. C350 Turf Reinforcementl Mat protection on resloped and seeded bank (Approx. 50 m ² C350 TRM required)	\$	1,230.00
Laneway channelization and final grading	\$	4,000.00
Supply and install 460mm CLB curbs (12 total)	\$	5,040.00
Strip topsoil, restore and seed banks and lawn area upon completion	\$	3,000.00
Contingency allowance	\$	15,000.00
Contract security financing	\$	4,000.00
Allowances under Sections 29 & 30 of the Drainage Act	\$	500.00

ADMINISTRATION

Conservation Authority Review Fee	\$	500.00
Interest and Net Harmonized Sales Tax	\$	8,743.00
Survey, Plan and Final Report	\$	38,683.00
Expenses	\$	1,824.00
Supervision and Final Inspection	\$	<u>10,000.00</u>

TOTAL ESTIMATED COST **\$ 259,300.00**

SCHEDULE 'C' - ASSESSMENT FOR CONSTRUCTION

RISDON DRAIN CULVERT 2022

Municipality of Middlesex Centre

Job No. 220226

November 3, 2022

Revised for additional length Jan. 17, 2023

* = Non-agricultural

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
Municipality of Middlesex Centre						
<i>Geographic of London</i>						
11	N½1	40.4	020-154 (Plover Haven Farms Inc.)	\$	3,405.00	\$ 3,405.00
11	S½1	26.3	020-155 (D. & P. Johnson)		1,618.00	1,618.00
11	N½2	40.2	020-153 (B. Weir)		3,388.00	3,388.00
11	SE¼2	11.3	020-156 (L. & H. Duynisveld)		860.00	860.00
11	SW¼2	6.9	020-158 (L. & H. Duynisveld)		582.00	582.00
* 11	Pt. N½3	0.6	020-152 (J. & A. Van Sligtenhorst)		76.00	76.00
11	N½3	36.7	020-152-01 (K. Nagelschmitz)		3,017.00	3,017.00
11	N½4	14.4	020-150 (Martendale Holsteins Inc.)		1,214.00	1,214.00
* 11	Pt. N½4	0.2	020-151 (A. Agonstinelli)		25.00	25.00
* 12	Pt. S1	0.6	020-056-02 (H. Tibben)		76.00	76.00
* 12	Pt. S1	0.4	020-056-01 (B. Dezan)		51.00	51.00
* 12	Pt. S1	0.8	020-056-05 (W. Mayne)		101.00	101.00
* 12	Pt. S1	0.4	020-055 (S. Perry & D. Rodgers)		51.00	51.00
12	Pt. S½1	37.2	020-056 (Martendale Holsteins Inc.)		2,883.00	2,883.00
12	N½1	40.5	020-054 (A. & P. Jones)		3,312.00	3,312.00
12	S½2	40.1	020-057 (Martendale Holsteins Inc.)		3,144.00	3,144.00
12	NE½2	20.2	020-053 (R. & D. Bellamy)		1,500.00	1,500.00
12	NW½2	18.0	020-051 (R. Harris)		1,467.00	1,467.00
12	Pt. NE½2	2.2	020-052 (S.M.L. Farms Ltd.)		371.00	371.00
12	S½3	36.6	020-058 (Arva Heights Limited)		2,874.00	2,874.00
12	N½3	15.8	020-050 (Dberdon Farms Limited)		1,298.00	1,298.00
12	S½4	8.1	020-059 (H. Marshall)	152,710.00	683.00	153,393.00
13	S½1	40.5	020-001 (S.M.L. Farms Ltd.)		3,317.00	3,317.00
13	N½1	40.5	010-174 (K., N. & C. Hartwick)		3,262.00	3,262.00
13	Pt. S½2	26.1	020-002-01 (Tomita Farms Inc.)		2,107.00	2,107.00
* 13	Pt. S½2	3.2	020-002 (G. & V. Jefferey)		270.00	270.00
13	Pt. N½2	26.3	010-175 (B. Hartwick & J. Partridge)		2,128.00	2,128.00
13	Pt. N½2	10.1	010-176 (Foster Farms Inc.)		851.00	851.00
13	Pt. S½2&3	27.3	020-003 (Tomita Farms Inc)		2,267.00	2,267.00
13	Pt. S½3	24.7	020-004 (G. & K. Thom)		2,082.00	2,082.00
13	N½3	36.4	010-177 (Foster Farms Inc.)		2,845.00	2,845.00
* 14	Pt. S½1	0.4	010-170 (Hydro One Networks Inc.)		76.00	76.00
14	S½1	35.0	010-168 (H. Hartwick)		2,798.00	2,798.00
14	SE½2	18.2	010-167 (H. Hartwick)		1,534.00	1,534.00
14	SW½2	18.2	010-166 (H. Hartwick)		1,534.00	1,534.00
14	S½3	20.2	010-165 (Van Gorp Farms Inc.)		1,703.00	1,703.00
TOTAL ASSESSMENT ON LANDS				\$ 152,710.00	\$ 58,770.00	\$ 211,480.00

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

RISDON DRAIN CULVERT 2022

Municipality of Middlesex Centre

* = Non-agricultural

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
Municipality of Middlesex Centre						
Geographic of London						
*	Plover Mills Road	6.5	Middlesex County	\$	\$ 1,699.00	\$ 1,699.00
*	Thirteen Mile Road	2.7	Municipality of Middlesex Centre		683.00	683.00
*	Fourteen Mile Road	3.5	Municipality of Middlesex Centre		885.00	885.00
*	½ Prospect Hill Road	4.5	Municipality of Middlesex Centre		1,239.00	1,239.00
TOTAL ASSESSMENT ON ROADS				\$	\$ 4,506.00	\$ 4,506.00

Total Assessment in the Municipality of Middlesex Centre \$ 215,986.00

Municipality of Thames Centre

Geographic of West Nissouri

1	E½24	5.3	050-070 (Arva Heights Limited)	\$	\$ 417.00	\$ 417.00
1	Pt.W½24&25	16.2	050-009 (Duynisveld Enterprises Inc.)		1,281.00	1,281.00
*	1 Pt.E½25	1.6	050-065 (French Natalie Victoria)		67.00	67.00
1	E½&Pt.W½25	30.8	050-065-01 (533872 Ontario Ltd.)		2,090.00	2,090.00
*	1 Pt.W½25	0.5	050-008 (D. & R. Claessens)		63.00	63.00
1	Pt.E½26	20.2	050-061 (Foster Farms Inc.)		1,703.00	1,703.00
*	1 Pt.E½26	16.2	050-064 (H. Hill)		683.00	683.00
1	Pt.W½26	14.0	050-011 (M. & K. Ische)		885.00	885.00
1	Pt.W½26	14.9	050-009-01 (B. Weir)		1,239.00	1,239.00
*	1 Pt.W½26	5.4	050-009-02 (Enbridge Pipelines Inc.)		910.00	910.00
1	E½27	17.5	050-060 (Foster Farms Inc.)		1,172.00	1,172.00
1	NW¼27	20.2	050-010 (A. & P. Jones)		1,450.00	1,450.00
1	SW¼27	20.2	050-012 (H. Duynisveld)		1,412.00	1,412.00
1	E½28	38.4	050-053 (A. Laidlaw & R. Moss)		2,996.00	2,996.00
1	W½28	40.5	050-013 (P. & E. Weir)		3,262.00	3,262.00
1	E½29	34.4	050-049 (D. & B. Trudgeon)		2,432.00	2,432.00
*	1 Pt.W½29	0.7	050-015-10 (P. & E. Weir)		88.00	88.00
1	NW¼29	20.2	050-014 (E. Weir)		1,576.00	1,576.00
1	SW¼29	19.6	050-015 (P. & E. Weir)		1,496.00	1,496.00
1	Pt.E½30	29.6	050-048 (J. & T. Risdon)		2,335.00	2,335.00
1	Pt.E½30	10.1	050-017 (R. & E. Horner)		809.00	809.00
1	Pt.W½30	26.2	050-016 (Elston Incorporated)		2,208.00	2,208.00
1	Pt.W½30	12.3	050-016-02 (C. Burke)		1,037.00	1,037.00
*	1 Pt.W½30	0.5	050-016-04 (E. Staldegger & M. Soonl)		63.00	63.00
1	E½31	6.1	050-018 (L. & G. Hudson)		514.00	514.00
1	W½31	0.5	050-019 (L. & G. Hudson)		42.00	42.00
2	Pt. 26	3.2	050-059 (T. & C. Trudgeon)		270.00	270.00
2	W½28	12.1	050-054 (R. Moss)		1,020.00	1,020.00
*	2 Pt.W½29	0.2	050-051 (R. Houlton)		25.00	25.00

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

RISDON DRAIN CULVERT 2022**Municipality of Middlesex Centre**

* = Non-agricultural

CON.	LOT	HECTARES AFFECTEC	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
Municipality of Thames Centre						
Geographic of West Nissouri						
2	Pt.29	2.2	050-052 (S. Riddell)		185.00	185.00
2	NW¼29	12.8	050-050 (D. Trudgeon)		1,079.00	1,079.00
2	W½30	38.7	050-047-01 (J. Hudson)		3,081.00	3,081.00
* 2	Pt. W½30	0.4	050-045 (L.Wolfbauer)		51.00	51.00
* 2	NE¼30	1.3	050-044-01 (13632415 Canada Inc.)		55.00	55.00
2	SW¼30	1.9	050-047 (J. Hudson)		110.00	110.00
2	W½31	9.7	050-042 (G. & D. Hudson)		818.00	818.00
TOTAL ASSESSMENT ON LANDS				\$	\$ 38,924.00	\$ 38,924.00
* Plover Mills Road	4.9	Middlesex County	\$	\$ 1,239.00	\$ 1,239.00	
* Ebenezer Drive	2.5	Municipality of Thames Centre		834.00	834.00	
* Valleyview Road	4.3	Municipality of Thames Centre		1,087.00	1,087.00	
* ½ Prospect Hill Road	4.5	Municipality of Thames Centre		1,230.00	1,230.00	
TOTAL ASSESSMENT ON ROADS				\$	\$ 4,390.00	\$ 4,390.00
Total Assessment in the Municipality of Thames Centre					\$	<u>43,314.00</u>
TOTAL ASSESSMENT ON THE RISDON DRAIN CULVERT 2022					\$	<u>259,300.00</u>

SCHEDULE OF NET ASSESSMENT

RISDON DRAIN CULVERT 2022

Municipality of Middlesex Centre

(FOR INFORMATION PURPOSES ONLY)

Job No. 220226

November 3, 2022

Revised for additional length Jan. 17, 2023

* = Non-agricultural

ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
Municipality of Middlesex Centre				
020-154 (Plover Haven Farms Inc.)	\$ 3,405.00	\$ 1,135.00	\$	\$ 2,270.00
020-155 (D. & P. Johnson)	\$ 1,618.00	\$ 539.00	\$	\$ 1,079.00
020-153 (B. Weir)	\$ 3,388.00	\$ 1,129.00	\$	\$ 2,259.00
020-156 (L. & H. Duynisveld)	\$ 860.00	\$ 287.00	\$	\$ 573.00
020-158 (L. & H. Duynisveld)	\$ 582.00	\$ 194.00	\$	\$ 388.00
* 020-152 (J. & A. Van Sligtenhorst)	\$ 76.00	\$	\$	\$ 76.00
020-152-01 (K. Nagelschmitz)	\$ 3,017.00	\$ 1,006.00	\$	\$ 2,011.00
020-150 (Martendale Holsteins Inc.)	\$ 1,214.00	\$ 405.00	\$	\$ 809.00
* 020-151 (A. Agonstinelli)	\$ 25.00	\$	\$	\$ 25.00
* 020-056-02 (H. Tibben)	\$ 76.00	\$	\$	\$ 76.00
* 020-056-01 (B. Dezan)	\$ 51.00	\$	\$	\$ 51.00
* 020-056-05 (W. Mayne)	\$ 101.00	\$	\$	\$ 101.00
* 020-055 (S. Perry & D. Rodgers)	\$ 51.00	\$	\$	\$ 51.00
020-056 (Martendale Holsteins Inc.)	\$ 2,883.00	\$ 961.00	\$	\$ 1,922.00
020-054 (A. & P. Jones)	\$ 3,312.00	\$ 1,104.00	\$	\$ 2,208.00
020-057 (Martendale Holsteins Inc.)	\$ 3,144.00	\$ 1,048.00	\$	\$ 2,096.00
020-053 (R. & D. Bellamy)	\$ 1,500.00	\$ 500.00	\$	\$ 1,000.00
020-051 (R. Harris)	\$ 1,467.00	\$ 489.00	\$	\$ 978.00
020-052 (S.M.L. Farms Ltd.)	\$ 371.00	\$ 124.00	\$	\$ 247.00
020-058 (Arva Heights Limited)	\$ 2,874.00	\$ 958.00	\$	\$ 1,916.00
020-050 (Dberdon Farms Limited)	\$ 1,298.00	\$ 433.00	\$	\$ 865.00
020-059 (H.Marshall)	\$ 153,393.00	\$ 51,131.00	\$ 500.00	\$ 101,762.00
020-001 (S.M.L. Farms Ltd.)	\$ 3,317.00	\$ 1,106.00	\$	\$ 2,211.00
010-174 (K., N. & C. Hartwick)	\$ 3,262.00	\$ 1,087.00	\$	\$ 2,175.00
020-002-01 (Tomita Farms Inc.)	\$ 2,107.00	\$ 702.00	\$	\$ 1,405.00
* 020-002 (G. & V. Jefferey)	\$ 270.00	\$	\$	\$ 270.00
010-175 (B. Hartwick & J. Partridge)	\$ 2,128.00	\$ 709.00	\$	\$ 1,419.00
010-176 (Foster Farms Inc.)	\$ 851.00	\$ 284.00	\$	\$ 567.00
020-003 (Tomita Farms Inc)	\$ 2,267.00	\$ 756.00	\$	\$ 1,511.00
020-004 (G. & K. Thom)	\$ 2,082.00	\$ 694.00	\$	\$ 1,388.00
010-177 (Foster Farms Inc.)	\$ 2,845.00	\$ 948.00	\$	\$ 1,897.00
* 010-170 (Hydro One Networks Inc.)	\$ 76.00	\$	\$	\$ 76.00

SCHEDULE OF NET ASSESSMENT (cont'd)

RISDON DRAIN CULVERT 2022
Municipality of Middlesex Centre

* = Non-agricultural

ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
Municipality of Middlesex Centre (continued)				
010-168 (H. Hartwick)	\$ 2,798.00	\$ 933.00	\$	\$ 1,865.00
010-167 (H. Hartwick)	\$ 1,534.00	\$ 511.00	\$	\$ 1,023.00
010-166 (H. Hartwick)	\$ 1,534.00	\$ 511.00	\$	\$ 1,023.00
010-165 (Van Gorp Farms Inc.)	\$ 1,703.00	\$ 568.00	\$	\$ 1,135.00
* Plover Mills Road	\$ 1,699.00	\$	\$	\$ 1,699.00
* Thirteen Mile Road	\$ 683.00	\$	\$	\$ 683.00
* Fourteen Mile Road	\$ 885.00	\$	\$	\$ 885.00
* ½ Prospect Hill Road	\$ 1,239.00	\$	\$	\$ 1,239.00
Municipality of Thames Centre				
050-070 (Arva Heights Limited)	\$ 417.00	\$ 139.00	\$	\$ 278.00
050-009 (Duynisveld Enterprises In	\$ 1,281.00	\$ 427.00	\$	\$ 854.00
* 050-065 (French Natalie Victoria)	\$ 67.00	\$	\$	\$ 67.00
050-065-01 (533872 Ontario Ltd.)	\$ 2,090.00	\$ 697.00	\$	\$ 1,393.00
* 050-008 (D. & R. Claessens)	\$ 63.00	\$	\$	\$ 63.00
050-061 (Foster Farms Inc.)	\$ 1,703.00	\$ 568.00	\$	\$ 1,135.00
* 050-064 (H. Hill)	\$ 683.00	\$	\$	\$ 683.00
050-011 (M. & K. Ische)	\$ 885.00	\$ 295.00	\$	\$ 590.00
050-009-01 (B. Weir)	\$ 1,239.00	\$ 413.00	\$	\$ 826.00
* 050-009-02 (Enbridge Pipelines Inc	\$ 910.00	\$	\$	\$ 910.00
050-060 (Foster Farms Inc.)	\$ 1,172.00	\$ 391.00	\$	\$ 781.00
050-010 (A. & P. Jones)	\$ 1,450.00	\$ 483.00	\$	\$ 967.00
050-012 (H. Duynisveld)	\$ 1,412.00	\$ 471.00	\$	\$ 941.00
050-053 (A. Laidlaw & R. Moss)	\$ 2,996.00	\$ 999.00	\$	\$ 1,997.00
050-013 (P. & E. Weir)	\$ 3,262.00	\$ 1,087.00	\$	\$ 2,175.00
050-049 (D. & B. Trudgeon)	\$ 2,432.00	\$ 811.00	\$	\$ 1,621.00
* 050-015-10 (P. & E. Weir)	\$ 88.00	\$	\$	\$ 88.00
050-014 (E. Weir)	\$ 1,576.00	\$ 525.00	\$	\$ 1,051.00
050-015 (P. & E. Weir)	\$ 1,496.00	\$ 499.00	\$	\$ 997.00
050-048 (J. & T. Risdon)	\$ 2,335.00	\$ 778.00	\$	\$ 1,557.00
050-017 (R. & E. Horner)	\$ 809.00	\$ 270.00	\$	\$ 539.00
050-016 (Elston Incorporated)	\$ 2,208.00	\$ 736.00	\$	\$ 1,472.00
050-016-02 (C. Burke)	\$ 1,037.00	\$ 346.00	\$	\$ 691.00

SCHEDULE OF NET ASSESSMENT (cont'd)

RISDON DRAIN CULVERT 2022
Municipality of Thames Centre

* = Non-agricultural

	ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
Municipality of Thames Centre (Continued)					
*	050-016-04 (E. Staldegger & M. So	\$ 63.00	\$	\$	\$ 63.00
	050-018 (L. & G. Hudson)	\$ 514.00	\$ 171.00	\$	\$ 343.00
	050-019 (L. & G. Hudson)	\$ 42.00	\$ 14.00	\$	\$ 28.00
	050-059 (T. & C. Trudgeon)	\$ 270.00	\$ 90.00	\$	\$ 180.00
	050-054 (R. Moss)	\$ 1,020.00	\$ 340.00	\$	\$ 680.00
*	050-051 (R. Houlton)	\$ 25.00	\$	\$	\$ 25.00
	050-052 (S. Riddell)	\$ 185.00	\$ 62.00	\$	\$ 123.00
	050-050 (D. Trudgeon)	\$ 1,079.00	\$ 360.00	\$	\$ 719.00
	050-047-01 (J. Hudson)	\$ 3,081.00	\$ 1,027.00	\$	\$ 2,054.00
*	050-045 (L. Wolfbauer)	\$ 51.00	\$	\$	\$ 51.00
*	050-044-01 (13632415 Canada Inc	\$ 55.00	\$	\$	\$ 55.00
	050-047 (J. Hudson)	\$ 110.00	\$ 37.00	\$	\$ 73.00
	050-042 (G. & D. Hudson)	\$ 818.00	\$ 273.00	\$	\$ 545.00
*	Middlesex County	\$ 1,239.00	\$	\$	\$ 1,239.00
*	Municipality of Thames Centre	\$ 834.00	\$	\$	\$ 834.00
*	Municipality of Thames Centre	\$ 1,087.00	\$	\$	\$ 1,087.00
*	Municipality of Thames Centre	\$ 1,230.00	\$	\$	\$ 1,230.00
TOTALS		\$ 259,300.00	\$ 82,561.00	\$ 500.00	\$ 176,239.00