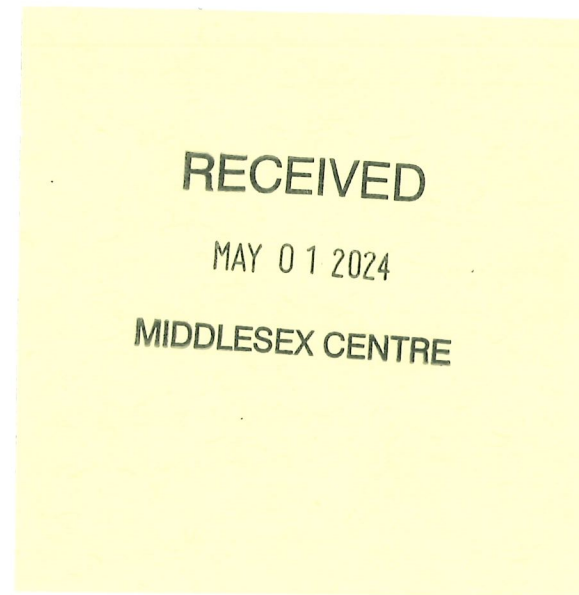


April 30th, 2024

Sherri-lynn Belair & Frank Boros
15476 Plover Mills Road
RR#3 Ilderton, Ontario N0M2A0

Middlesex Center Municipal Office
10227 Ilderton Road,
Ilderton, Ontario N0M2A0

Attention: James Hutson (Municipal Clerk)



Re: Pursuant to Section 52 (1) of the Drainage Act, Appeal to the Assessment –
Needham Municipal Drain

Dear: Mr. Hutson

On today's date we, the Assessed Landowners of the above noted address, received in the mail, the Notice of Sitting of Court of Revision form from your office dated April 9, 2024. We therefore submit this letter of Appeal to the Court of Revisions on the following grounds:

Based on the Engineer's report dated January 30, 2024, the details of the assessment pertaining to our property, as contained in the report, has been assessed too high and the data contained in the report regarding our property is inaccurate (legal/technical Issues – Drainage Act R.S.O 1990 c D17, sub 47(1) AND 48(1)). We submit this letter of appeal for consideration by the Referee or whomever is designated to review any/all appeals in this matter.

Further, we attended the meeting regarding the Needham Municipal Drain on April 3, 2024 and asked for the formula used to establish the assessments as contained in the above noted report. We were advised along with everyone in attendance that the formula is proprietary and therefore not disclosed. After the meeting we gained the opportunity to speak with Dan Anderson, the Drainage Supervisor. We explained to him that the information in the report pertaining to our property was inaccurate and we had the survey (see attached) that could prove it. The Engineer's report indicated that our property is 1.88 acres when in fact it is just shy of 1.61 acres. Mr. Anderson requested we send a copy of our survey to him by email (see attached) which we did on April 3rd,

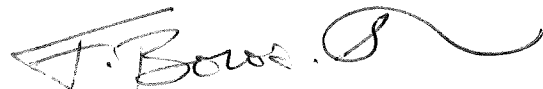
2024 of which he acknowledged receipt of on April 8, 2024 indicating that he forwarded the information on to the Engineer. We request that a copy of our survey and the email to Mr. Anderson form part of this letter of Appeal.

Further, our property has been assessed at \$5,430. Based on some of the information in the same Engineer's Report, we would like to draw your attention to properties contained within this report that are similar in size as ours for example; Roll#020-126 – Foster Farms Inc. (3.14 acres) assessed at \$100 and Roll#020-104-04 – Lori Lauder (1.58 acres) assessed \$490. Of particular concern to us is Roll#020-128 1855664 Ontario Limited (25.43 acres) which is assessed at \$1740. This property is the newly tile drained farmland that surrounds our property, and the map shows that all the 25.43 acres of farm land drains to the Needham Drain. How can it be that 25.43 acres of drainage into the Needham drain is only assessed at \$1740 when by comparison our 1.61 acres is assessed at \$5,430.

Therefore, we ask that you consider the above and attached information as our Appeal on this matter and conclude that our assessment is too high and adjust it down accordingly. We thank you for your time and consideration.

Regards,

Frank Boros & Sherri-lynn Belair

A handwritten signature in black ink, appearing to read "F. Boros", with a decorative flourish extending to the right.

PLAN OF SURVEY
 OF PART OF
SOUTH HALF LOT 7
CONCESSION 12
 (GEOGRAPHIC TOWNSHIP OF LONDON)
 IN THE
 MUNICIPALITY OF MIDDLESEX CENTRE
 COUNTY OF MIDDLESEX
 SCALE 1:500
 J. PAUL CROCKER
 ONTARIO LAND SURVEYOR

REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT

PLAN 33R-20670

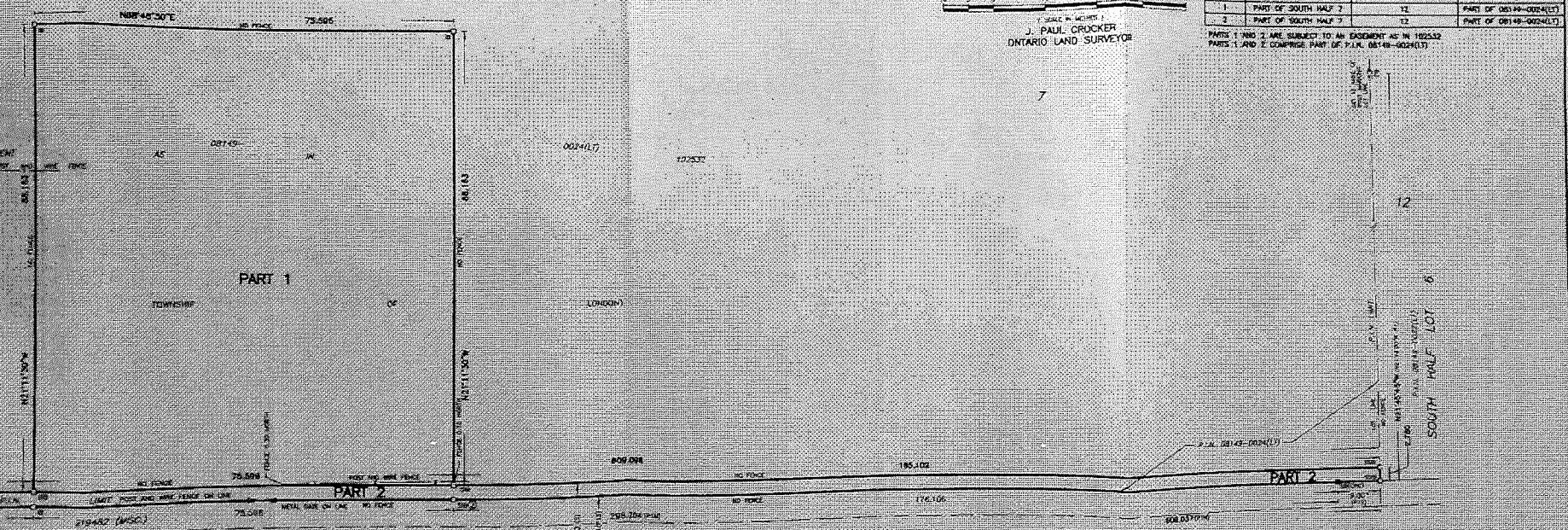
RECEIVED AND DEPOSITED
 DATE FEB 17 2020
 M. DIETRICH

DATE *February 17, 2020*
Paul
 J. PAUL CROCKER, O.L.S.

REPRESENTATIVE FOR LAND REGISTRATION FOR THE LAND TITLES DIVISION OF MIDDLESEX (PLN 33)

PART	LIT	EXPRESSION	P.L.N.
1	PART OF SOUTH HALF 7	12	PART OF 08149-0024(L1)
2	PART OF SOUTH HALF 7	12	PART OF 08149-0024(L1)

PARTS 1 AND 2 ARE SUBJECT TO AN EASEMENT AS IN 182532
 PARTS 1 AND 2 COMPRISE PART OF P.L.N. 08149-0024(L1)



SPACE BETWEEN CONCESSIONS 11 AND 12
 KNOWN AS "PLOVER MILLS ROAD"
 ALSO KNOWN AS COUNTY ROAD 26
 DRAWN 2000 P.L.N. 08149-0102(L1)

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 (1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM;
 (2) THE SURVEY WAS COMPLETED ON THE 17TH DAY OF FEBRUARY, 2020.

February 17, 2020
 J. PAUL CROCKER
 ONTARIO LAND SURVEYOR

Callon Dietz INCORPORATED
 ONTARIO LAND SURVEYORS
 CARLTON PLACE LONDON NORTH OXFORD
 callon@callondietz.com callondietz.com

SURVEY BY: BO DRAWN BY: BO/TG FILE NO.: 18-27-05 PLAN NO.: P-1-91

ISO 9001



RE: Thank You Dan

1 message

Dan Anderson <anderson@middlesexcentre.on.ca>

Mon., Apr. 8, 2024 at 09:07

To: Sherri-lynn Belair [REDACTED]

Thanks Sherri-lynn,

I have forwarded the information on to the Engineer.



Dan Anderson

Drainage Superintendent

Municipality of Middlesex Centre

519-666-0190 Ext. 5229 |
anderson@middlesexcentre.ca

middlesexcentre.ca

Notice of Confidentiality: This message and attached material is only for the use of the intended recipient(s). If you are not the intended recipient, please notify the sender immediately by return email and delete this message and any attachments from your system. Thank-you.

From: Sherri-lynn Belair [REDACTED]

Sent: Wednesday, April 3, 2024 11:35 AM

To: Dan Anderson <anderson@middlesexcentre.on.ca>

Subject: Thank You Dan

CAUTION: This email originated from outside of the Middlesex Centre email system. DO NOT click links or open attachments unless you are 100% sure that the email is safe.

Hi Dan,

Thank you for talking with Frank and I this morning. As requested, attached is a copy of our survey. Our calculations indicate that our property is 1.61 acres not the 1.88 as recorded in the report generated for the Needham drainage project. Also we really appreciate that you will be looking at the assessment attributed to our property, as we agree that everyone should pay into these improvements, it appears that the current amount of five thousand four hundred and thirty (\$5,430) assessed to our property is excessive. As mentioned our property is surrounded by the Foster's farm field that has new tile draining and our property isn't large, has a lot of old growth trees that use up the water that happens to fall here. Additionally our driveway and parking area is all gravel not hard surface.

Please let us know if you have any questions and we look forward to hearing back from you once you have had a chance to recalculate our portion based on this new information. Thank you very much for your time.

Blessings,

Sherri-lynn Belair



SUBJECT P.I.N. TO CONCESSION

LOT

EASEMENT

POST AND WIRE FENCE

AS

08149--

IN

0024(LT)

102

(GEOGRAPHIC

TOWNSHIP

OF

LONDON)

N68°48'30"E 75.596 NO FENCE

IB

IB

86.163

86.163

NO FENCE

NO FENCE

N21°11'30"W

N21°11'30"W

PART 1

FENCE 0.30 NORTH

FENCE 0.70 NORTH

174.193

NO FENCE

75.596

POST AND WIRE FENCE

609.098

SIB(CPC)

P.I.N.

SIB

LIMIT POST AND WIRE FENCE ON LINE

PART 2

SIB

SIB(2)

PART 7,

PLAN No.

47.002

NO FENCE

219482 (MISC.)

75.596

METAL GATE ON LINE

NO FENCE

18.000 (S)

15.240 (P15)

298.704 (P1M)

CENTRELINE OF ROAD

ROAD ALLOWANCE BETWEEN CONCESSIONS 11 AND 12
 KNOWN AS "PLOVER MILLS ROAD"
 ALSO KNOWN AS COUNTY ROAD 26
 (30.480 WIDE) P.I.N. 08149-0102(LT)

RESERVED REFERENCE
 :CBNV6-2010.0.
 F 0°42'30"
 REFERENCE FROM P1