

BILOW & MOFFAT-KENNEDY
MUNICIPAL DRAINS INCLUDING THE
EAST JUSTUS & SOUTH GUY BRANCHES
S. 76 ENGINEER'S REPORT
TOWNSHIP OF NORTH DUNDAS

SHADE
GROUP INC

PREPARED BY

SHADE GROUP INC
4625 MARCH ROAD
ALMONTE, ONTARIO
K0A 1A0

PREPARED FOR

THE TOWNSHIP OF NORTH DUNDAS
636 ST. LAWRENCE STREET
WINCHESTER, ON
K0C 2K0

MARCH 13, 2025

EXECUTIVE SUMMARY

This Engineer's Report has been prepared under Section 76 of the *Drainage Act, R.S.O. 1990, c. D. 17*. The purpose of this report is to update the assessment schedules associated with the Bilow and Moffat-Kennedy Municipal Drains, including the East Justus and South Guy Branches. The reason for the update is to allow for fair distribution of costs associated with future maintenance works. It is acknowledged there are a number of additional branches (Coons Branch, East Branch of Bilow, West Justus, etc.) that are also within the same watershed, however our works have been limited to those branches as requested for update by Township staff.

This report has been prepared in anticipation of future maintenance works; with future maintenance to be scheduled and overseen by the Township's Drainage Superintendent. Through the update of this report, the Drainage Superintendent can undertake such maintenance as required, and assess costs in a fair manner across the landowners within the watershed.

Improvements to the Bilow and Moffat-Kennedy Municipal Drains, including the East Justus and South Guy Branches, were performed under an Engineer's Report authored in 1972, and written by W. J. Johnston. The report was adopted under By-Law No. 72-15. In 2013, the north end of the East Justus Branch was relocated and enclosed under an Engineer's Report authored by Eastern Engineering Group Inc., dated July 9th, 2013, and adopted under By-Law No. 46-2013.

Shade Group Inc. was appointed by Resolution and By-Law on September 26, 2024 (Resolution No. 2024-208, By-Law 2024-57) to "*prepare a new assessment schedule for maintenance of the Bilow, South Guy Branch, Moffat Kennedy, and East Justus Municipal Drains under Section 76 of the Drainage Act*". A copy of the Resolution and Bylaw have been enclosed in **Appendix F**.

Per Section 85 of the Drainage Act, only works completed under Section 4, 74 and 78 are eligible for provincial grant. As such, the engineering works associated with the preparation of this report are not eligible as works have been performed under Section 76. Works associated with the proposed maintenance are expected to be conducted under Section 74, and with that, the construction (maintenance) works are expected to be eligible for grant.

The extent of maintenance works required shall be at the discretion of the Township's Drainage Superintendent. As the construction costs associated with such maintenance are not yet known, Shade Group has assigned an estimated valuation to the works with input from the Township's Drainage Superintendent. With that, the numbers used to prepare the assessment schedule are for illustration purposes only, to determine the apportionment of estimated costs assessed to each property. Actual future maintenance costs would be assessed in the same apportionments as the schedules enclosed herein. Schedules A through D are included in **Appendix D**.

A separate assessment schedule has been included in **Appendix E** based on approximate known engineering fees. Note that engineering fees are estimated based on the assumption of no appeals; should there be appeals, whether to the Court of Revision, Tribunal or the Referee, the engineering fees for our involvement in these appeals would be beyond the fees provided herein.

Enclosed within the Appendices of this report you will find: location plans showing the location of the various watersheds and drains (**Appendix A**); a map of the watersheds showing the East Justus, South Guy Branch, Moffat-Kennedy, and Bilow Municipal Drains (**Appendix B**), a summary of the methodology used to calculate assessments (**Appendix C**); the updated assessment schedules for the distribution of costs for future maintenance (**Appendix D**), and the assessment schedule distributing the one-time engineering costs for this report (**Appendix E**). The appointment by-law and resolution have also been enclosed in **Appendix F**.

REVISIONS & SUBMISSIONS

Revision #	Comments	Date
00	Submission to Township	March 13, 2025
00	Anticipated Meeting to Consider	April 9, 2025

TABLE OF CONTENTS

1.0	OBJECTIVE	1
2.0	GOVERNING REPORTS.....	1
3.0	DESCRIPTION OF THE WATERSHED + ALIGNMENT OF DRAINS	2
4.0	DRAINAGE ACT, 1990, PROCESS	3
4.1	TO DATE.....	3
4.2	NEXT STEPS.....	3
4.3	BY-LAWS	4
4.4	LIMITATIONS	4
5.0	PLAN, PROFILE & SPECIFICATIONS.....	5
6.0	ASSESSMENTS	5
7.0	PROJECT COSTS	6
7.1	CONSTRUCTION COSTS	6
7.2	ENGINEERING COSTS.....	7
8.0	GRANTS	8
9.0	CLOSING	8

APPENDICES

APPENDIX A: LOCATION PLAN

APPENDIX B: WATERSHED PLAN

APPENDIX C: ASSESSMENT SCHEDULE – METHODOLOGY

APPENDIX D: ASSESSMENT SCHEDULES – FUTURE MAINTENANCE

APPENDIX E: ASSESSMENT SCHEDULE – ENGINEERING

APPENDIX F: RESOLUTIONS & BY-LAWS

1.0 OBJECTIVE

This Engineer's Report has been prepared under Section 76 of the *Drainage Act, R.S.O. 1990, c. D. 17*. The purpose of this report is to update the assessment schedules associated with the Bilow and Moffat-Kennedy Municipal Drains, including the East Justus and South Guy Branches. The reason for the update is to allow for fair distribution of costs associated with future maintenance works. It is acknowledged there are a number of additional branches (Coons Branch, East Branch of Bilow, West Justus, etc.) that are also within the same watershed, however our works have been limited to those branches as requested for update by Township staff.

This report has been prepared in anticipation of future maintenance works; with future maintenance to be scheduled and overseen by the Township's Drainage Superintendent. Through the update of this report, the Drainage Superintendent can undertake such maintenance as required and assess costs in a fair manner across the landowners within the watershed.

A number of land use changes and divisions of land have occurred since the drain's reporting was last updated, including development through severances and subdivisions. As such, an update to the assessment schedules was deemed necessary to allow for fair and correct billings of maintenance works.

Per the Drainage Act, the municipality is mandated to perform maintenance of petition drains adopted under the Drainage Act; but to do so, the associated paperwork (Engineer's Report) must first be confirmed to be relevant and accurate.

2.0 GOVERNING REPORTS

Prior to undertaking this report, consultation was undertaken with the Township's Drainage Superintendent to acquire the most recent report for the Bilow and Moffat-Kennedy Municipal Drains which include the East Justus and South Guy Branches.

Improvements to the Bilow and Moffat-Kennedy Municipal Drains, including the East Justus and South Guy Branches, were performed under an Engineer's Report authored in 1972, and written by W. J. Johnston. The report was adopted under By-Law No. 72-15.

In 2013, the north end of the East Justus Branch was relocated and enclosed under an Engineer's Report authored by Eastern Engineering Group Inc., dated July 9th, 2013, and adopted under By-Law No. 46-2013. The relocation was done to accommodate development.

3.0 DESCRIPTION OF THE WATERSHED + ALIGNMENT OF DRAINS

To facilitate the descriptions of the alignments in this section, Pemberton Road is considered to align with the North-South direction, and Holmes Road is aligned with the East-West direction.

BILOW MUNICIPAL DRAIN

The Bilow Municipal Drain measures 3,178 m (10,427 ft) in length with the upper limit of the drain beginning on the west side of Pemberton Road, approximately 165 m north of the intersection with Holmes Road (Lot 24, Concession 5, Geographic Township of Mountain). The drain flows south alongside the west side of Pemberton Road until it reaches the intersection of Pemberton and Holmes Road, and then travels approximately 460 m west along the north side of Holmes Road before turning south and crossing the road. The Bilow continues south for about 440 m roughly parallel to Pemberton Road before continuing some 250 m southwest and then returning to roughly parallel to Pemberton Road and continuing south to Guy Road. The Bilow then crosses Guy Road and continues another approximately 1,030 m south until the outlet into the Mullin Municipal Drain in the south half of Lot 24, Concession 3 (Mountain). The watershed boundary for the Bilow Municipal Drain encompasses approximately 889 hectares.

SOUTH GUY BRANCH

The South Guy Branch is approximately 657 m (2,156 ft) long and begins approximately 352 m north of Guy Road in Lot 23, Concession 4, (Mountain). The drain flows from its point of commencement in a southern manner to the north side of Guy Road and then turns east and continues parallel along the north side of Guy Road until the outlet into the Bilow Municipal Drain at Station $\pm 10+49$ (southern limit of Lot 24, Concession 5 (Mountain)). The South Guy Branch drains an area of approximately 21 hectares.

MOFFAT-KENNEDY MUNICIPAL DRAIN

The Moffat-Kennedy Municipal Drain is approximately 2,431 m (7,977 ft) long and begins in the north half of Lot 22, Concession 4 (Mountain). The drain zig-zags in a northeasterly direction, crossing Holmes Road approximately 260 m east of the intersection of Holmes and Fawcett Road. The drain continues to flow in an easterly direction across Lots 22, 23, and 24, Concession 5 (Mountain) until it intersects with the outlet of the East Justus Branch in Lot 24, Concession 5 (Mountain). From here, the Moffat-Kennedy Municipal Drain flows south, parallel to Pemberton Road, and outlets into the Bilow Municipal Drain at Bilow Station $\pm 25+63$. The Moffat-Kennedy Municipal Drain provides outlet for an area of approximately 306 hectares.

EAST JUSTUS BRANCH

The East Justus Branch is approximately 2,060 m (6,758 ft) in length with the upstream limit located on the east side of Lot 24, Concession 6 (Mountain). This branch provides drainage to lands north of the Railway and west of County Road 31. The drain flows in a southerly direction,

crossing the railway and outlets into the Moffat-Kennedy Municipal Drain at station $\pm 10+41$. The East Justus Branch flows generally in a southerly manner, from Lot 24, Concession 6 (Mountain) through Lot 24, Concession 6 (Mountain). The East Justus Branch drains an area of approximately 79 hectares.

A watershed map showing the various alignments and contributing drainage areas can be found in **Appendix B**, while location plans showing the individual drains and their contributing area have been enclosed in **Appendix A**.

4.0 DRAINAGE ACT, 1990, PROCESS

4.1 TO DATE

Shade Group Inc. was appointed by Resolution and By-Law on September 26, 2024 (Resolution No. 2024-208, By-Law 2024-57) to “*prepare a new assessment schedule for maintenance of the Bilow, South Guy Branch, Moffat Kennedy, and East Justus Municipal Drains under Section 76 of the Drainage Act*”. A copy of the Resolution and Bylaw have been enclosed in **Appendix F**.

Invitations to the on-site meeting were mailed to landowners within the watershed by Township staff, inviting them to attend a meeting on November 18, 2024 at the Nelson Laprade Centre in Chesterville.

Approximately 4 landowners attended the on-site meeting. No further correspondence has been brought forth from landowners within the watershed since the on-site meeting, to the best of Shade Group's knowledge.

At the on-site meeting, attendees shared feedback about drainage patterns on their land, had general inquiries about the process for the update, and specific questions about the pending maintenance. The Township's Drainage Superintendent was present to answer questions about the Township's maintenance practices and the anticipated future maintenance of this system.

Shade Group staff conducted a visual assessment of the watershed boundary to field verify the approximate limits of the boundary. The final shown boundary was compiled using digitally available data (Ontario Watershed Information Tool and provincial LIDAR topographic data) and compared again to the original Engineer's Report, with field verification being the final step.

No concerns were brought forth with respect to the inadequacy of the current design as it currently exists - for erosion, capacity, flooding, etc. With this, it was concluded that a Section 76 undertaking was adequate; no improvements were required at this time.

4.2 NEXT STEPS

Following the submission of this report, the report will be brought to a Meeting to Consider (Section 42).

The clerk of the municipality shall send a copy of the report and a notice stating the date on which the report was filed, the name or designation of the drainage works; and the date of the council meeting at which the report will be considered, to the prescribed people (Section 41).

The Meeting to Consider is held by council, and council may then adopt the report by provisional by-law by giving two readings (Section 45(1)).

Following the Meeting to Consider, and assuming a provisional by-law is adopted by two readings, a notice is sent, including a copy of the provisional by-law (exclusive of the Engineer's Report) of the time and place for the first sitting of the Court of Revision. This notice is sent to each body or person as entitled under Section 41 of the Drainage Act.

Following the completion of addressing all appeals; or the time for appealing has expired, the council may pass the provisional by-law by a third reading, thereby authorizing construction (or maintenance) of the drainage works. Work may then be commenced as early as ten days after the by-law is passed, if no notice of intention to make an application to quash the by-law has been filed with the clerk of the council (Section 58(1)).

The Township's Drainage Superintendent will oversee the acquisition of all applicable permits, coordinate the hiring of a contractor, oversee any required work, and complete a final walk through of any such maintenance works upon completion. No engineering involvement is proposed in the maintenance works. Maintenance works are assumed to be completed in accordance with Section 74 of the Drainage Act.

4.3 BY-LAWS

Appendix F has been included in this report as a place to attach the applicable by-laws associated with this Section 76 undertaking. The By-law and Resolution from Shade Group's initial appointment has been enclosed with this submission, and it is recommended that the Drainage Superintendent (or applicable Township Staff) attach a copy of the report adoption by-law following its third reading for completeness.

4.4 LIMITATIONS

The process overview provided in Section 4.2 is provided as a general summary of the next steps to completion. Should the process described conflict with the specifications of the Drainage Act, the Drainage Act shall govern. The process described is provided as a summary only, the Township clerk shall be responsible for ensuring that all applicable administration works are completed in accordance with the specifications of the Drainage Act.

5.0 PLAN, PROFILE & SPECIFICATIONS

It is intended that the profile and construction specifications of the governing Engineer's Report remain as the governing specifications for any future maintenance works.

This report shall serve only as an update to the *assessment schedules* to assess the costs of future maintenance to those within the watershed.

A watershed map has been enclosed with this submission, which reflects the updated contributing areas for each watershed. The watershed map can be found in **Appendix B**.

Property ID numbers have been assigned to each property for ease of reference to the assessment schedule. The use of Property IDs rather than names offers protection of private information and affords continuity of use as property ownership can change over time.

6.0 ASSESSMENTS

Given the number of changes to the watershed, including land divisions (severances, subdivision) an update to the assessment schedules for the Bilow, East Justus Branch, South Guy Branch and Moffat-Kennedy has been undertaken to fairly assess costs for current and future maintenance to all of those encompassed within the watersheds. This project has been initiated by the Township in advance of pending maintenance.

As per Section 21 of the Act, *"The engineer in the report shall assess for benefit, outlet liability and injuring liability, and shall insert in an assessment schedule, in separate columns, the sums assessed for each opposite each parcel of land and road liable therefor."* As this is an existing drain and the scope of works does not include any works that would be considered injuring to lands or roads, injuring liability is not applicable.

As the overall changes to the land use have been minimal *for lands directly abutting the drain*, and as it can reasonably be assumed that the overall benefit-to-outlet ratio of the drain can be considered to be relatively proportional today to that of the governing Engineer's Report (i.e. the benefit area has not measurably changed in size); the overall benefit assessment proportions have not been changed from that of the previous governing reports, and have instead been reapportioned amongst the lands who meet the definition of such an assessment. Under the Act, lands eligible for benefits assessment are defined as those *"lands, roads, buildings, utilities, or other structures that are increased in value or are more easily maintained as a result of the construction, improvement, maintenance or repair of a drainage works may be assessed for benefit. R.S.O. 1990, c. D.17, s. 22."*

Finally, lands within the watershed are assessed outlet liability, which is defined as *"lands and roads that use a drainage works as an outlet, or for which, when the drainage works is constructed*

or improved, an improved outlet is provided either directly or indirectly through the medium of any other drainage works or of a swale, ravine, creek or watercourse, may be assessed for outlet liability. R.S.O. 1990, c. D.17, s. 23 (1)."

The method for determining the apportionment of benefit and outlet liability assessment is the responsibility of the appointed Drainage Engineer. The Drainage Engineer shall use their best judgement to determine an apportionment that is considered fair to all those assessed.

For the purposes of assessing outlet and benefit across the lands within the watershed, the Drainage Engineer has generally followed the Factored Areas Method. Under this method, the areas of land within the watershed are assigned factors based on land use, proximity to the drain (distance factor), and general location in the watershed (sub-section factor). The summation of these factors provides a factored area that allows lands within the watershed to be compared on what has been considered a fair basis. The appropriate factors are assigned by the engineer, on a case-by-case basis, as deemed appropriate and fair by the engineer.

The following assessment schedules can be found in **Appendix D**:

Schedule 'A' – Bilow Municipal Drain

Schedule 'B' – Moffat-Kennedy Municipal Drain

Schedule 'C' – East Justus Branch

Schedule 'D' – South Guy Branch

The following can be found in **Appendix E** and is intended to be a one time use for the assessment of this Engineer's Report:

Schedule 'E' – Engineering Assessment (One-Time Use)

7.0 PROJECT COSTS

7.1 CONSTRUCTION COSTS

The costs used for the assessment schedules were determined in consultation with the Township's Drainage Superintendent based on historical maintenance costs. An assessment of \$10/m was used as a conservative estimate, which would include works such as a bottom-only cleanout, temporary erosion and sediment control measures, minimal brushing/clearing as required for equipment access, equipment mobilization, etc. Refer to Table 1 which lists the estimated maintenance costs used in the assessment schedules:

Table 1: Estimated Maintenance Costs

Drain Name	Estimated Maintenance Cost
Bilow Municipal Drain	\$32,000.00
Moffat-Kennedy Municipal Drain	\$24,000.00
East Justus Branch	\$20,600.00
South Guy Branch	\$7,000.00

Schedules A through D are enclosed in **Appendix C** and are considered for future maintenance works. For more information on the Township’s procurement policy for maintenance work, please contact the Township’s Drainage Superintendent.

7.2 ENGINEERING COSTS

The cost associated with the preparation of this report are estimated to be \$17,950 (exclusive of taxes). This estimate does not account for our involvement in any appeals to the Court of Revision, Tribunal or the Referee, but does include for attendance at the first mandated sitting of the Court of Revision. Responding to appeals, if applicable, would be subject to additional fees.

Assessments for engineering fees are in the same manner and apportionments as assessments for future maintenance. For ease of reference, a separate assessment schedule has been prepared for the engineering fees – to clearly show the engineering fee assessed to each property for the preparation of this report.

Preparation of separate engineering costs for the East Justus, Moffat-Kennedy, and South Guy Branch was deemed unnecessary as much of the work was done concurrently with the preparation of the Bilow assessment schedule. Instead, as the assessment schedule for the Bilow captures all those within the watershed, including those assessed into the aforementioned branches, the approach of assessing costs based on the Bilow Assessment Schedule was determined to be the most fair and feasible distribution of engineering fees. Only ‘Outlet’ Liability was used to calculate the engineering costs, as inclusion of Benefit Liability assessments would not have accounted for all those assessed for Benefit under the various other drains. Furthermore, the author felt that the resulting assessments generated were not considered fair when calculated using ‘Benefit’ and ‘Outlet’ as it assigned the administrative engineering fees more heavily to a select few landowners. Overall, it is the author’s opinion that the presented results represent a fair apportionment of these one-time engineering fees.

The assessment schedule for the assessment of this Engineer’s Report is enclosed in **Appendix E**.

Note that projects under Section 76, including the preparation of this report and the associated assessment schedules *are not* eligible for the ADIP provincial grant. For more information, refer to Section 8.0 of this report.

8.0 GRANTS

Properties that are registered with the Ontario Ministry of Agriculture, Food and Agribusiness (OMAFA) for the Farm Property Class Tax Rate Program may be eligible for a 1/3 grant from the Province. As eligibility requires active status with OMAFA, the grant has not been reflected on current assessment schedules. If you have any questions on whether your property is eligible for grant, please contact the Township's Drainage Superintendent.

As per Section 85 of the Drainage Act, only projects performed under Section 4, 74, and 78 are eligible for provincial grant. With that, the engineering costs associated with this Section 76 report are not eligible for grant.

Maintenance works hereafter are to be performed in accordance with the governing Engineer's Report and the maintenance works would be considered as works performed under Section 74 and would be expected to be eligible for grant for those with Farm Property Class Tax Rating.

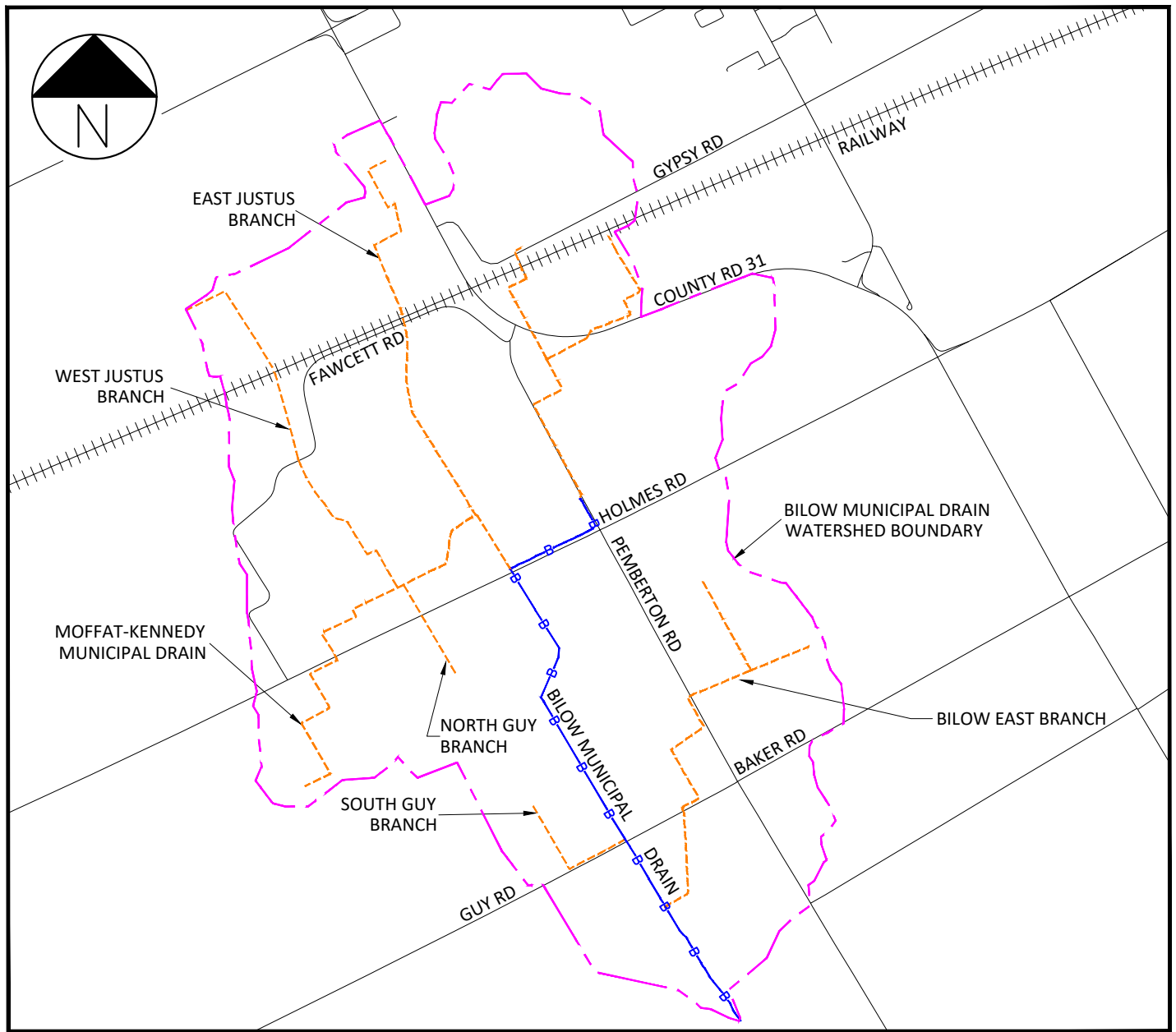
9.0 CLOSING

This report is respectfully submitted to the Council of the Township of North Dundas this March 13, 2025.



Monica Shade, P. Eng.
Drainage Engineer
Shade Group Inc.

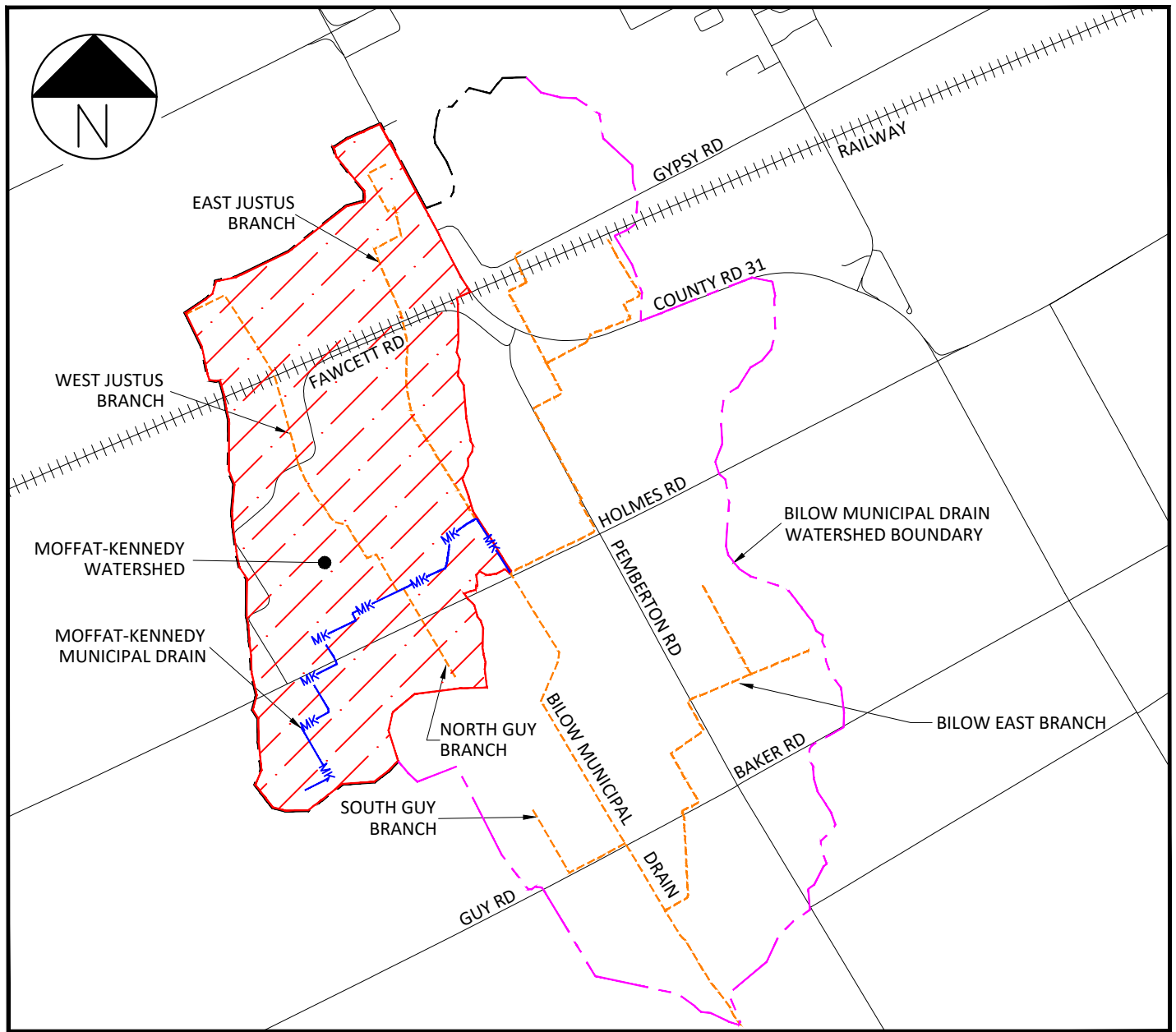
APPENDIX A
LOCATION PLANS



LOCATION PLAN
N.T.S.

BILOW MUNICIPAL DRAIN
NORTH DUNDAS
2025

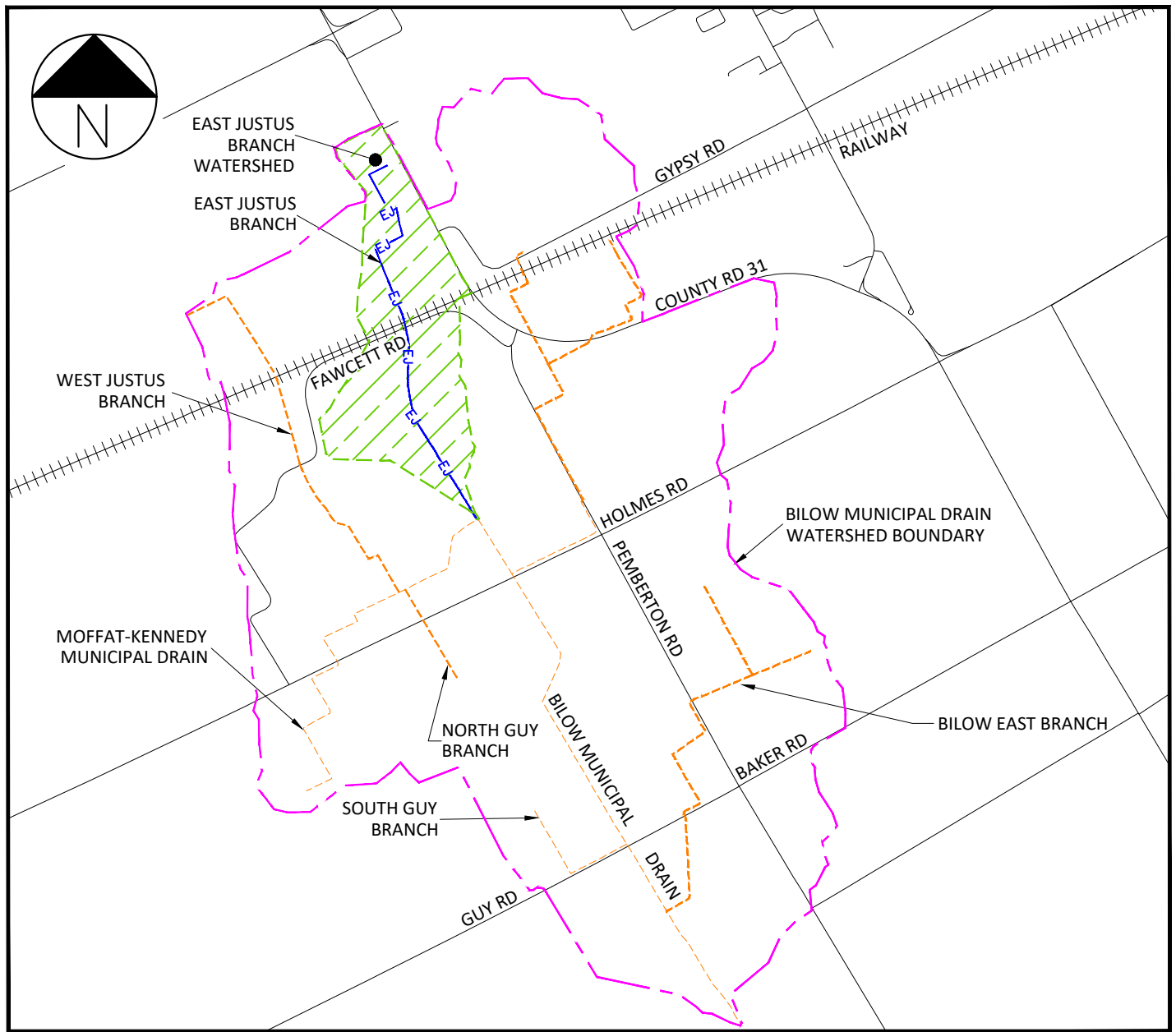




LOCATION PLAN
N.T.S.

MOFFAT-KENNEDY MUNICIPAL DRAIN
NORTH DUNDAS
2025

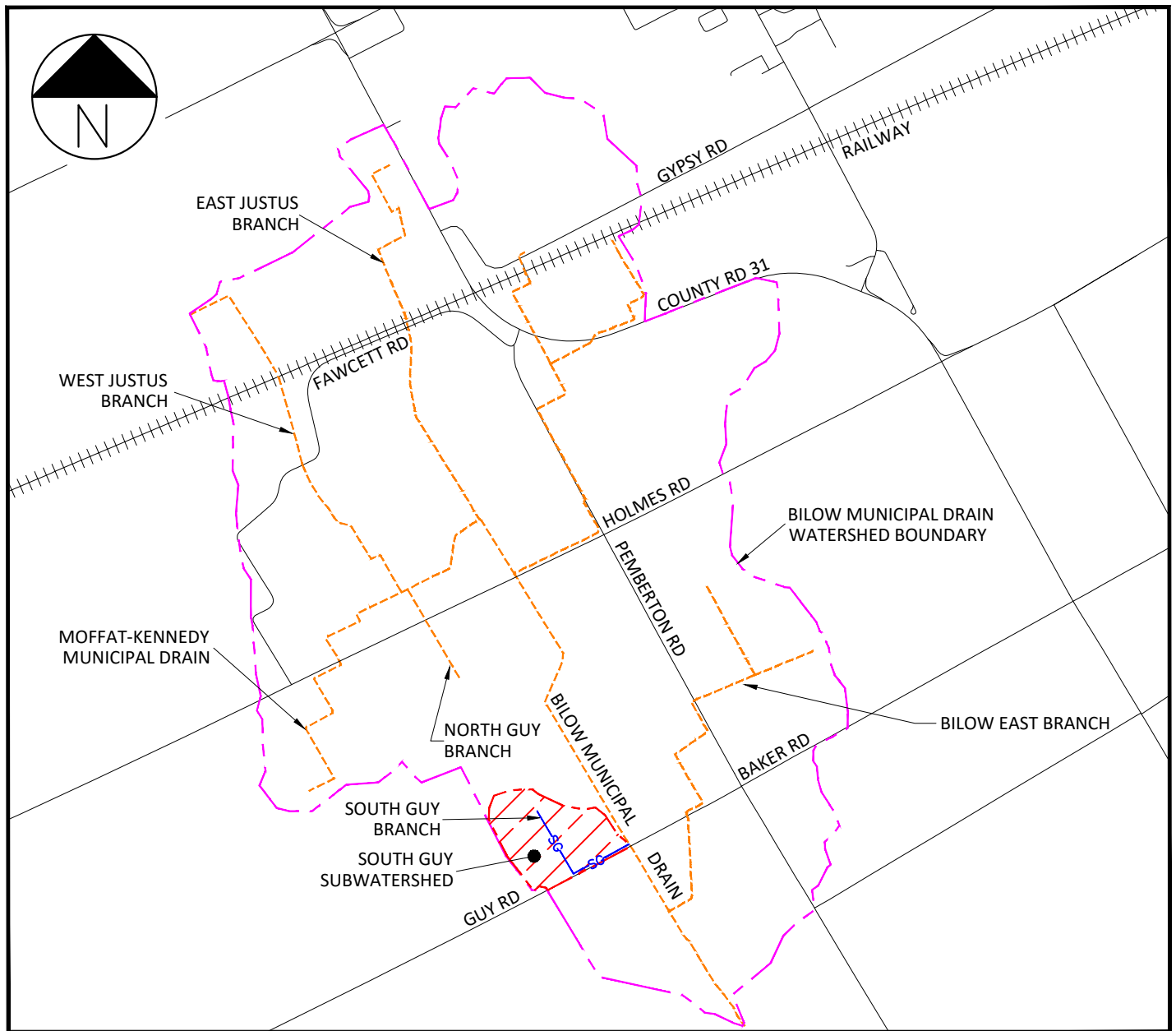




LOCATION PLAN
N.T.S.

EAST JUSTUS BRANCH
OF THE
MOFFAT-KENNEDY MUNICIPAL DRAIN
NORTH DUNDAS
2025





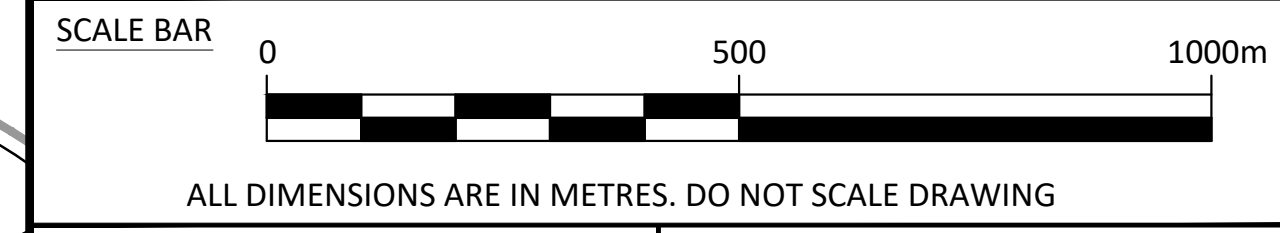
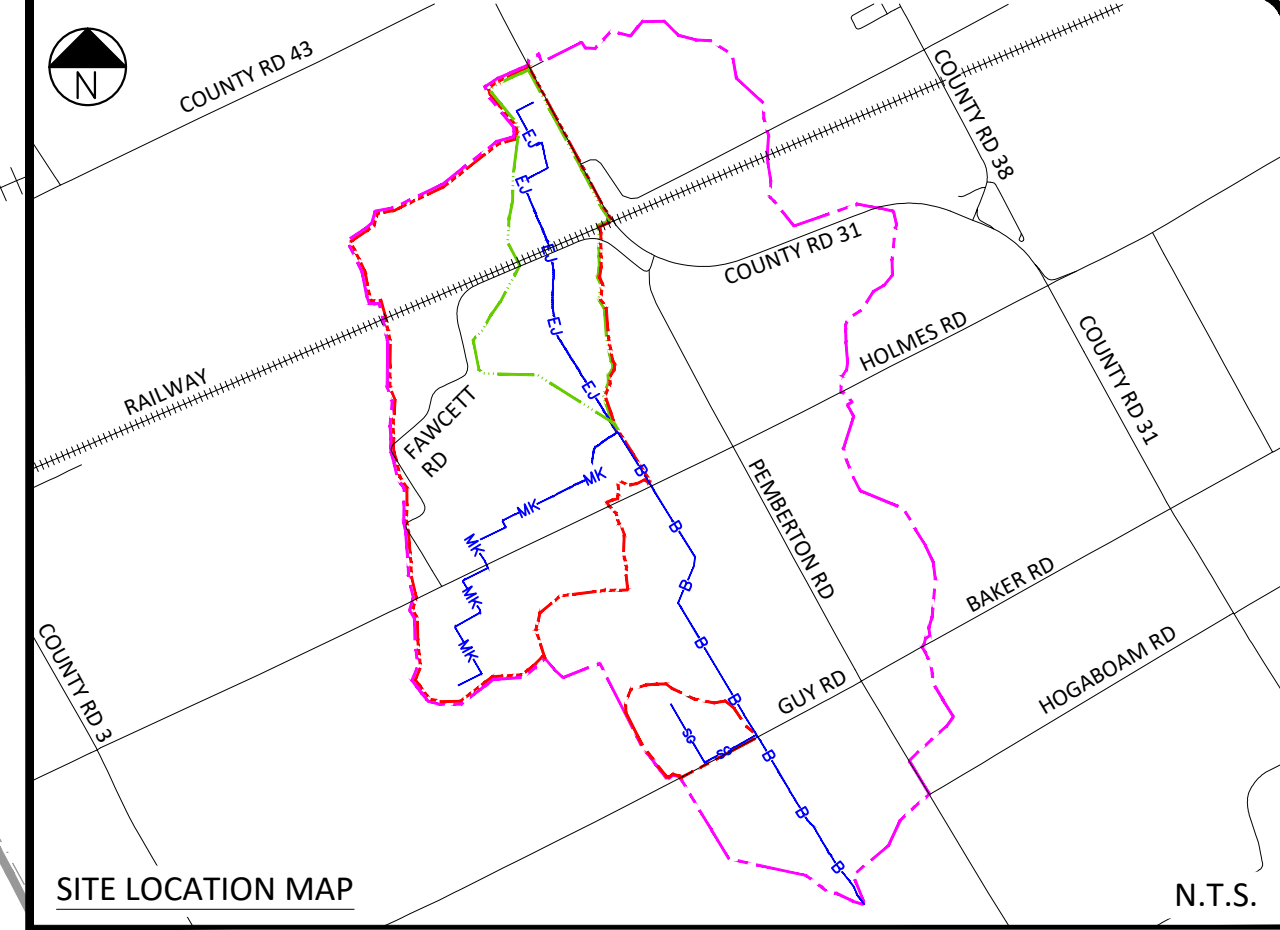
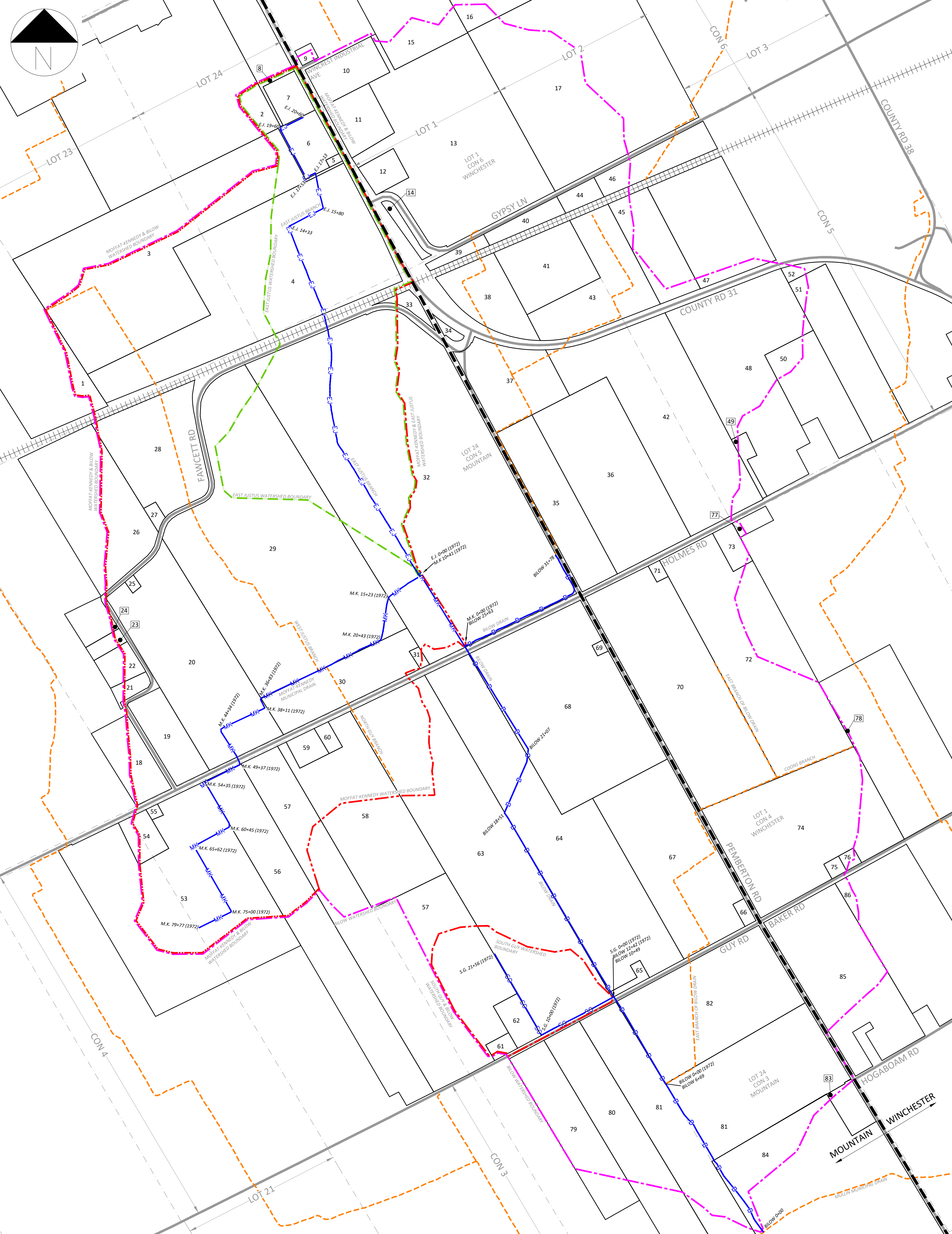
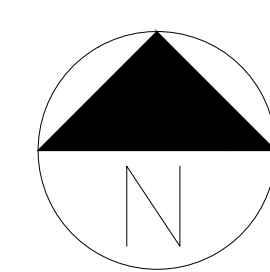
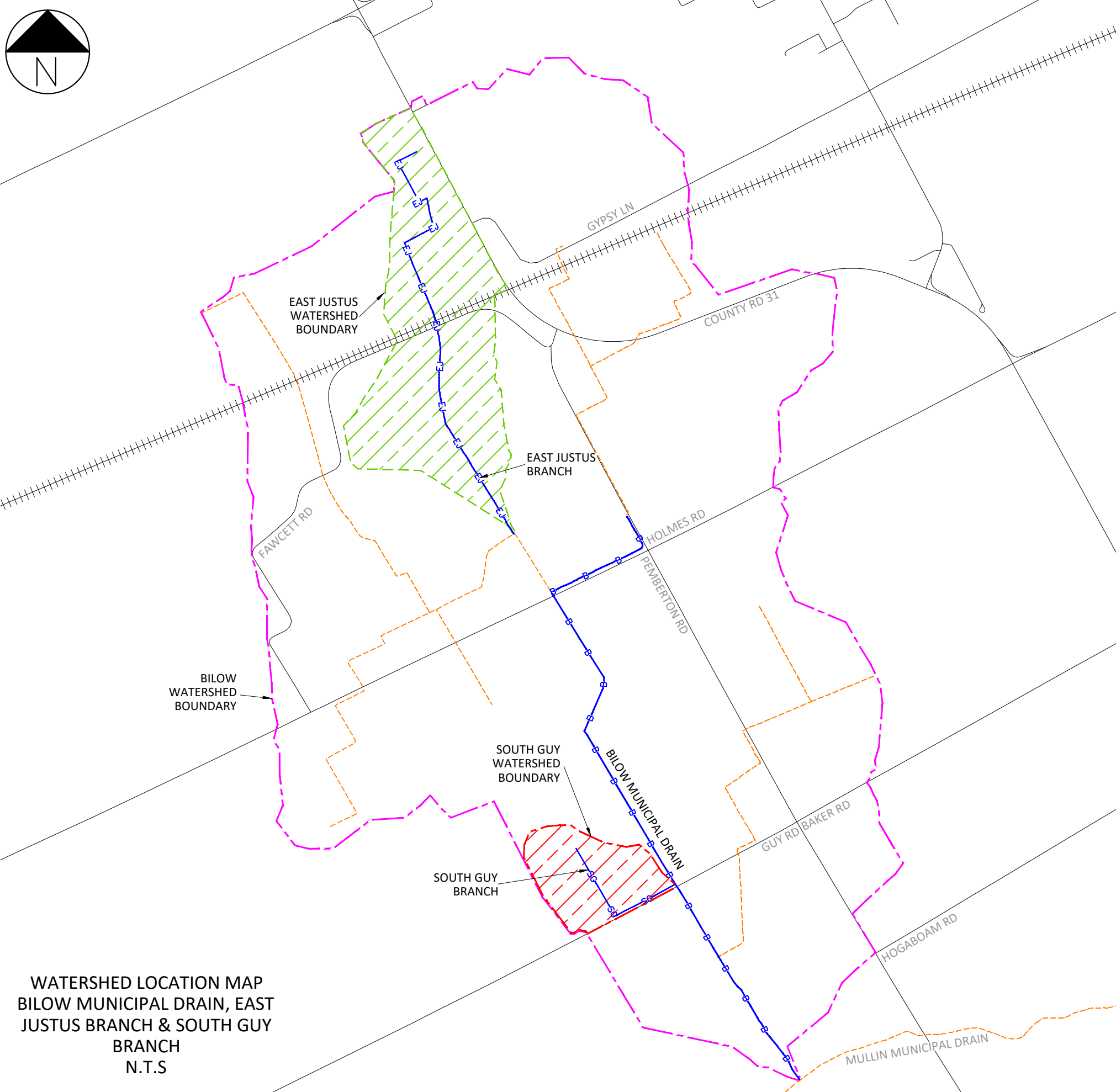
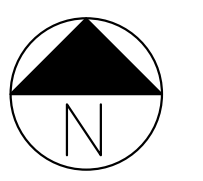
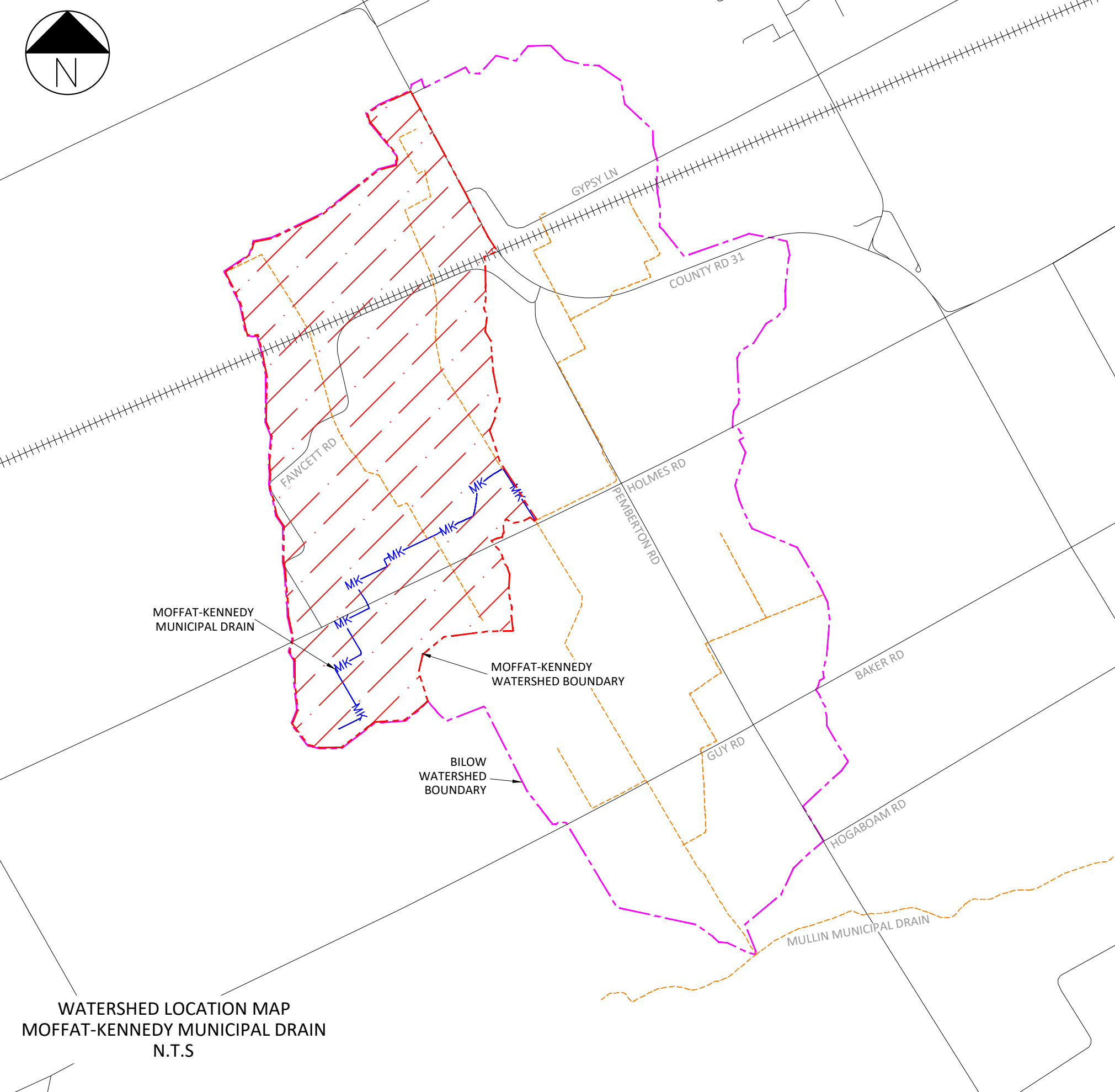
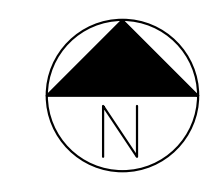
LOCATION PLAN
N.T.S.

SOUTH GUY BRANCH
OF THE
BILOW MUNICIPAL DRAIN
NORTH DUNDAS
2025



APPENDIX B
WATERSHED PLAN

BILOW & MOFFAT-KENNEDY MUNICIPAL DRAINS INCL. EAST JUSTUS & SOUTH GUY BRANCHES



PAGE SIZE 24" x 36" SCALE 1:8,000

SHADE GROUP INC.
4625 MARCH ROAD
ALMONTE, ONTARIO
K0A 1A0

LEGEND	
	APPROX. PROPERTY LINES (GIS DATA)
	ROAD
	EAST JUSTUS BRANCH ALIGNMENT
	SOUTH GUY BRANCH ALIGNMENT
	BILOW MUNICIPAL DRAIN ALIGNMENT
	MOFFAT-KENNEDY MUNICIPAL DRAIN ALIGNMENT
	BILOW DRAIN WATERSHED BOUNDARY
	MOFFAT-KENNEDY MUNICIPAL DRAIN WATERSHED BOUNDARY
	EAST JUSTUS BRANCH WATERSHED BOUNDARY
	SOUTH GUY BRANCH WATERSHED BOUNDARY
	WATERCOURSES
	GEOGRAPHIC TOWNSHIP BOUNDARY
	LOT AND CONCESSION LINES
	RAILWAY
	APPROX. PREVIOUS STATIONS (H) PER 1972 ENGINEER'S REPORT - SEE PREFIXES FOR DRAIN
	APPROX. MEASURED STATIONS (m) - SEE PREFIXES FOR DRAIN
	STATION PREFIX FOR MOFFAT-KENNEDY MUNICIPAL DRAIN
	STATION PREFIX FOR SOUTH GUY BRANCH
	STATION PREFIX FOR EAST JUSTUS BRANCH
	PROPERTY I.D. NUMBER

REV. #	REVISION DESCRIPTION	DATE
00	ISSUED WITH ENGINEER'S REPORT	MARCH 13, 2025

STAMP

PROJECT TITLE BILOW & MOFFAT-KENNEDY MUNICIPAL DRAINS INCL. EAST JUSTUS & SOUTH GUY BRANCHES

DRAWING TITLE WATERSHED PLAN VIEW

DRAWING NO. 1 OF 1

APPENDIX C

ASSESSMENT SCHEDULE – METHODOLOGY

The following sections are intended to provide insight into the methodology used to calculate assessments.

C.1 LAND USE FACTORS

Each property was assigned a land use factor based on current aerial mapping. The assigned values for the respective land use have been summarized in Table 2.

Table 2: Land Use Factors

Land Use Description	Factor
Agricultural / Vacant Land / Unprotected Forests	1.00
Commercial	4.00
Managed Forest	0.70
Large Lot Residential (>2ha)	1.00
Small Residential (<2ha)	2.00
Roads	3.00
Provincially Significant Wetlands	0.50

Unprotected forest refers to undeveloped lands that may include significant tree cover but are not registered as part of the Managed Forest Tax Incentive Program. Lands not registered as part of the Managed Forest Tax Incentive Program would be assigned the same factor as agricultural or vacant lands and they are not generally protected by current legislation to remain as forested lands. In order for the property to be considered as Managed Forest, landowners must have presented their contract to the engineer in advance of the completion of this report.

Properties with wetlands were determined based on provincial mapping that describes Provincially Significant Wetlands (PSWs) and their associated mapped limits as these lands are afforded protection from development under current legislation. Unevaluated wetlands were not assessed as wetlands, as unevaluated wetlands are generally not automatically afforded the same level of limitations for development. While they may still have development limitations, that is generally only determined on a case-by-case basis (i.e. through a site-specific evaluation), which would be beyond the scope of this report.

C.2 DISTANCE FACTORS

Each property within the drain was assigned a distance factor based on offsetting measurements from the applicable channel. The distance factors for the drains in this report are as follows:

Table 3: Distance Factors for Bilow

Offset (m)	Factor
0 – 250	1.00
250 – 500	0.75
500 – 750	0.50
750-1000	0.25
>1000	0.10

Table 4: Distance Factors for East Justus

Offset (m)	Factor
0 – 100	1.00
100 – 200	0.75
200 – 300	0.50
300-400	0.25
>400	0.10

Table 5: Distance Factors for Moffat-Kennedy

Offset (m)	Factor
0 – 400	1.00
400 – 800	0.75
800 – 1200	0.50
1200 – 1600	0.25
>1600	0.10

For the Bilow Municipal Drain, the East Justus Branch, and the Moffat-Kennedy Municipal Drain the channel alignment was offset the respective amounts noted in Tables 3, 4 and 5 respectively, and the areas between the offsets were assigned the corresponding factors. The South Guy branch was not assigned distance factors on account of its relatively small watershed size.

Each property was assigned a value based on its location relative to the channel. Where properties were encompassed within multiple factor areas, a prorated factor value was established (e.g. if half the property is within the 100m offset and the other half within 100-200m; the property would be assigned a value of $0.5 \times 1.0 + 0.5 \times 0.75 = 0.875$).

C.3 SUB-SECTION FACTORS

Each property was assigned a factor between 1.0 and 0.05 based on their relative location in the watershed. Properties farthest upstream (top of the watershed) require the entire length of the drain to acquire legal and sufficient outlet and were assigned a factor of 1.0, while properties at the outlet of the drain require a shorter length to achieve the same legal and sufficient outlet; and were assigned a smaller factor. Factors were determined based on the approximate outlet station where water from the property would be expected to enter the respective drain, and prorated accordingly.

For example, when calculating the assessments for property 67 in the Bilow watershed (property at the northwest corner of Guy Road and Pemberton Road) that drains directly into the East Branch for the Bilow, these properties are assigned a factor of 0.21 as the East Branch enters the Bilow at Station 6+69.

This would be calculated as follows:

$$669\text{m} / 3178\text{m} = 0.21$$

This calculation equates the total linear length of the drain used (669m); where 3178 is the total length of the drain in meters, and 669 is the point at which the East Branch of the Bilow enters the Bilow main channel and assigns that value as a factor. The summation of these factors (land use, distance, and sub-section) was used to determine an equivalent area, which was used to determine the apportionment of the associated outlet liability for each property.

C.4 EXCEPTIONS

The South Guy Branch assessment schedule remains generally unchanged, referring back to the previous adopted assessment schedule and making minor adjustments to the previous assessments to accommodate severances that had since occurred.

APPENDIX D

ASSESSMENT SCHEDULES – FUTURE MAINTENANCE

Assessment Schedule - Updated 2025
Schedule 'A'
Bilow Municipal Drain
Construction - For Future Maintenance

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Outlet	Benefit	Net Assessment *
1	0511011-007-82000	22,23	6	Mountain	4.2	\$ 8.41	\$ -	\$ 8.41
2	0511011-007-82002	23,24			4.2	\$ 10.40	\$ -	\$ 10.40
3	0511011-007-91000	23,24			57.6	\$ 115.99	\$ -	\$ 115.99
4	0511011-007-93000	23,24			100.5	\$ 202.43	\$ -	\$ 202.43
5	0511011-007-88200	24			0.4	\$ 3.30	\$ -	\$ 3.30
6	0511011-007-91002	24			7.9	\$ 47.34	\$ -	\$ 47.34
7	0511011-007-90000	24			5.4	\$ 13.48	\$ -	\$ 13.48
8	0511011-007-88000	24			1.2	\$ 12.30	\$ -	\$ 12.30
9	0511016-005-91040	1		Winchester	0.5	\$ 4.92	\$ -	\$ 4.92
10	0511016-005-91050	1			10.5	\$ 104.46	\$ -	\$ 104.46
11	0511016-005-91005	1			10.0	\$ 99.70	\$ -	\$ 99.70
12	0511016-005-91020	1			4.4	\$ 10.99	\$ -	\$ 10.99
13	0511016-005-91000	1			81.4	\$ 203.22	\$ -	\$ 203.22
14	0511016-005-91200	1			2.0	\$ 4.91	\$ -	\$ 4.91
15	0511016-005-96500	1			8.4	\$ 21.08	\$ -	\$ 21.08
16	0511016-006-01010	2			2.6	\$ 6.54	\$ -	\$ 6.54
17	0511016-006-02000	2			49.1	\$ 122.57	\$ -	\$ 122.57
18	0511011-006-25000	22		5	Mountain	6.6	\$ 13.26	\$ -
19	0511011-006-25500	22	12.3			\$ 24.72	\$ -	\$ 24.72
20	0511011-006-27000	22	58.6			\$ 264.99	\$ -	\$ 264.99
21	0511011-006-26000	22	1.6			\$ 6.37	\$ -	\$ 6.37
22	0511011-006-26400	22	1.9			\$ 7.52	\$ -	\$ 7.52
23	0511011-006-26500	22	0.5			\$ 2.03	\$ -	\$ 2.03
24	0511011-006-26600	22	0.3			\$ 0.54	\$ -	\$ 0.54
25	0511011-006-27500	22	0.5			\$ 5.24	\$ -	\$ 5.24
26	0511011-006-27000	22	16.0			\$ 51.84	\$ -	\$ 51.84
27	0511011-006-28800	23	1.1			\$ 6.97	\$ -	\$ 6.97
28	0511011-006-29000	23	32.6	\$ 68.24	\$ -	\$ 68.24		

Assessment Schedule - Updated 2025
Schedule 'A'
Bilow Municipal Drain
Construction - For Future Maintenance

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Outlet	Benefit	Net Assessment *
29	0511011-006-29000	23	5	Mountain	140.4	\$ 1,211.54	\$ -	\$ 1,211.54
30	0511011-006-28000	23			23.1	\$ 315.51	\$ -	\$ 315.51
31	0511011-006-28500	23			0.7	\$ 30.15	\$ -	\$ 30.15
32	0511011-006-30000	24			205.3	\$ 2,500.64	\$ 1,980.13	\$ 4,480.77
33	0511011-007-93000	24	6	Mountain	2.0	\$ 5.51	\$ -	\$ 5.51
34	0511016-003-71500	24			0.9	\$ 5.65	\$ -	\$ 5.65
35	0511016-003-73000	1	5	Winchester	24.9	\$ 553.41	\$ -	\$ 553.41
36	0511016-003-75000	1			52.2	\$ 660.60	\$ -	\$ 660.60
37	0511016-003-71200	1			22.0	\$ 241.43	\$ -	\$ 241.43
38	0511016-003-71250	1			15.6	\$ 66.72	\$ -	\$ 66.72
39	0511016-003-80200	1			2.4	\$ 5.91	\$ -	\$ 5.91
40	0511016-003-77000	1			4.6	\$ 11.36	\$ -	\$ 11.36
41	0511016-003-77000	1			19.3	\$ 58.82	\$ -	\$ 58.82
42	0511016-003-79000	1,2			64.4	\$ 672.37	\$ -	\$ 672.37
43	0511016-003-76000	1,2			27.7	\$ 116.49	\$ -	\$ 116.49
44	0511016-003-76000	1,2			3.0	\$ 7.42	\$ -	\$ 7.42
45	0511016-003-82012	2			5.3	\$ 13.21	\$ -	\$ 13.21
46	0511016-003-82010	2			2.7	\$ 6.84	\$ -	\$ 6.84
47	0511016-003-82010	2			2.4	\$ 6.10	\$ -	\$ 6.10
48	0511016-003-82000	2			42.7	\$ 165.68	\$ -	\$ 165.68
49	0511016-003-82002	2			0.2	\$ 2.46	\$ -	\$ 2.46
50	0511016-003-84000	2			3.2	\$ 7.92	\$ -	\$ 7.92
51	0511016-003-92000	3	1.4	\$ 3.38	\$ -	\$ 3.38		
52	0511016-003-93600	3	0.9	\$ 2.24	\$ -	\$ 2.24		

Assessment Schedule - Updated 2025
Schedule 'A'
Bilow Municipal Drain
Construction - For Future Maintenance

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Outlet	Benefit	Net Assessment *
53	0511011-005-32000	21,22	4	Mountain	52.5	\$ 143.44	\$ -	\$ 143.44
54	0511011-005-32010	21,22			3.7	\$ 7.53	\$ -	\$ 7.53
55	0511011-005-32005	22			0.5	\$ 2.17	\$ -	\$ 2.17
56	0511011-005-32300	22			21.7	\$ 109.17	\$ -	\$ 109.17
57	0511011-005-35002	22,23	4	Mountain	58.2	\$ 279.88	\$ -	\$ 279.88
58	0511011-005-34001	23			47.9	\$ 578.76	\$ -	\$ 578.76
59	0511011-005-34500	23			3.3	\$ 62.21	\$ -	\$ 62.21
60	0511011-005-34000	23			1.5	\$ 30.97	\$ -	\$ 30.97
61	0511011-005-35000	23			1.5	\$ 17.74	\$ -	\$ 17.74
62	0511011-005-33000	23			4.5	\$ 55.73	\$ -	\$ 55.73
63	0511011-005-36000	23			106.0	\$ 1,136.88	\$ 2,213.76	\$ 3,350.64
64	0511011-005-37200	24			83.0	\$ 933.85	\$ 3,213.14	\$ 4,146.99
65	0511011-005-37000	24			1.4	\$ 23.37	\$ 61.52	\$ 84.89
66	0511011-005-38002	24			1.1	\$ 5.77	\$ -	\$ 5.77
67	0511011-005-38000	24			52.3	\$ 183.91	\$ -	\$ 183.91
68	0511011-005-39000	24			77.1	\$ 1,307.42	\$ 2,245.47	\$ 3,552.89
69	0511011-005-40000	24			0.5	\$ 18.29	\$ -	\$ 18.29
70	0511016-002-71000	1			4	Winchester	69.5	\$ 225.41
71	0511016-002-71500	1	0.8	\$ 28.40			\$ -	\$ 28.40
72	0511016-002-72000	1	54.2	\$ 504.04			\$ -	\$ 504.04
73	0511016-002-72500	1	3.2	\$ 38.23			\$ -	\$ 38.23
74	0511016-002-74500	1	55.0	\$ 77.43			\$ -	\$ 77.43
75	0511016-002-75100	1	1.0	\$ 2.57			\$ -	\$ 2.57
76	0511016-002-75200	4	0.6	\$ 0.83			\$ -	\$ 0.83
77	0511016-002-74900	2	0.4	\$ 8.63			\$ -	\$ 8.63
78	0511016-002-74000	2	0.3	\$ 0.15			\$ -	\$ 0.15

Assessment Schedule - Updated 2025
Schedule 'A'
Bilow Municipal Drain
Construction - For Future Maintenance

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Outlet	Benefit	Net Assessment *
79	0511011-004-56000	23	3	Mountain	19.9	\$ 78.66	\$ -	\$ 78.66
80	0511011-004-57000	23			25.7	\$ 90.04	\$ -	\$ 90.04
81	0511011-004-59000	23,24			84.5	\$ 290.87	\$ 2,427.52	\$ 2,718.39
82	0511011-004-58000	24			52.4	\$ 224.78	\$ 971.63	\$ 1,196.41
83	0511011-004-59500	24			0.4	\$ 0.28	\$ -	\$ 0.28
84	0511011-004-60000	24			16.1	\$ 21.08	\$ 514.07	\$ 535.15
85	0511016-001-92000	1	3	Winchester	32.6	\$ 67.86	\$ -	\$ 67.86
86	0511016-001-93000	1			1.4	\$ 1.89	\$ -	\$ 1.89
Sub-Total						\$ 14,673.36	\$ 13,627.24	\$ 28,300.60

*Estimated Assessment does not include Farm Tax Credit (FTC). Farm Tax Credit eligibility to be confirmed at time of maintenance.

Assessment Schedule - Updated 2025
Schedule 'A'
Bilow Municipal Drain
Construction - For Future Maintenance

Roads

ID/Name	Owner	Outlet	Benefit	Net Assessment
Pemberton Road	Township of North Dundas	\$ 446.41	\$ -	\$ 446.41
Holmes Road		\$ 761.78	\$ 1,256.08	\$ 2,017.86
Guy Road		\$ 89.55	\$ 476.68	\$ 566.23
Baker Road		\$ 12.05	\$ -	\$ 12.05
Fawcett Road		\$ 150.26	\$ -	\$ 150.26
Gypsy Lane		\$ 51.37	\$ -	\$ 51.37
Wincrest Industrial Avenue		\$ 6.99	\$ -	\$ 6.99
County Road 31	United Counties of Stormont, Dundas and Glengarry	\$ 306.07	\$ -	\$ 306.07
Railway	Canadian Pacific Railway	\$ 142.16	\$ -	\$ 142.16
Sub-Total		\$ 1,966.64	\$ 1,732.76	\$ 3,699.40

Summary

Real Properties	\$ 14,673.36	\$ 13,627.24	\$ 28,300.60
Township of North Dundas - Roads	\$ 1,518.41	\$ 1,732.76	\$ 3,251.17
United Counties of Stormont, Dundas, and Glengarry - Roads	\$ 306.07	\$ -	\$ 306.07
Canadian Pacific Railway	\$ 142.16	\$ -	\$ 142.16
Sub-Total (Pre-Tax/Grant)	\$ 16,640.00	\$ 15,360.00	\$ 32,000.00

Assessment Schedule - Updated 2025

Schedule 'B'

**Moffat-Kennedy Municipal Drain
Construction - For Future Maintenance**


Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Outlet	Benefit	Net Assessment*
1	0511011-007-82000	22,23	6	Mountain	4.2	\$ 19.19	\$ -	\$ 19.19
2	0511011-007-82002	23,24	6		4.2	\$ 2.74	\$ -	\$ 2.74
3	0511011-007-91000	23,24	6		57.6	\$ 246.20	\$ -	\$ 246.20
4	0511011-007-93000	23,24	6		100.5	\$ 213.14	\$ -	\$ 213.14
5	0511011-007-88200	24	6		0.4	\$ 0.67	\$ -	\$ 0.67
6	0511011-007-91002	24	6		7.9	\$ 18.42	\$ -	\$ 18.42
7	0511011-007-90000	24	6		5.4	\$ 3.55	\$ -	\$ 3.55
8	0511011-007-88000	24	6		1.2	\$ 3.23	\$ -	\$ 3.23
18	0511011-006-25000	22	5		6.6	\$ 206.38	\$ -	\$ 206.38
19	0511011-006-25500	22	5		12.3	\$ 384.81	\$ -	\$ 384.81
20	0511011-006-27000	22	5		58.6	\$ 1,010.37	\$ 2,087.50	\$ 3,097.87
21	0511011-006-26000	22	5		1.6	\$ 99.16	\$ -	\$ 99.16
22	0511011-006-26400	22	5		1.9	\$ 105.39	\$ -	\$ 105.39
23	0511011-006-26500	22	5		0.5	\$ 23.71	\$ -	\$ 23.71
24	0511011-006-26600	22	5		0.3	\$ 6.25	\$ -	\$ 6.25
25	0511011-006-27500	22	5		0.5	\$ 24.67	\$ -	\$ 24.67
26	0511011-006-27000	22	5		16.0	\$ 186.75	\$ -	\$ 186.75
27	0511011-006-28800	23	5		1.1	\$ 25.97	\$ -	\$ 25.97
28	0511011-006-29000	23	5		32.6	\$ 310.22	\$ -	\$ 310.22

Assessment Schedule - Updated 2025
Schedule 'B'
Moffat-Kennedy Municipal Drain
Construction - For Future Maintenance

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Outlet	Benefit	Net Assessment*
29	0511011-006-29000	23	5	Mountain	140.4	\$ 2,205.72	\$ 2,376.53	\$ 4,582.25
30	0511011-006-28000	23	5		23.0	\$ 410.80	\$ 944.34	\$ 1,355.14
31	0511011-006-28500	23	5		0.5	\$ 13.31	\$ -	\$ 13.31
32	0511011-006-30000	24	5		100.5	\$ 495.43	\$ 1,697.67	\$ 2,193.10
33	0511011-007-93000	23,24	6		0.3	\$ 0.93	\$ -	\$ 0.93
53	0511011-005-32000	21,22	4		52.5	\$ 2,689.35	\$ 2,731.59	\$ 5,420.94
54	0511011-005-32010	21,22	4		3.7	\$ 158.12	\$ -	\$ 158.12
55	0511011-005-32005	22	4		0.5	\$ 45.55	\$ -	\$ 45.55
56	0511011-005-32300	22	4		21.7	\$ 723.36	\$ 1,129.47	\$ 1,852.83
57	0511011-005-35002	22,23	4		15.1	\$ 332.44	\$ -	\$ 332.44
58	0511011-005-34001	23	4		19.5	\$ 387.45	\$ -	\$ 387.45
59	0511011-005-34500	23	4		3.3	\$ 144.26	\$ -	\$ 144.26
60	0511011-005-34000	23	4		1.5	\$ 102.28	\$ -	\$ 102.28
63	0511011-005-36000	23	4		20.5	\$ 282.08	\$ -	\$ 282.08
Sub-Total						\$ 10,881.90	\$ 10,967.10	\$ 21,849.00

*Net Estimated Assessment does not include Farm Tax Credit (FTC). Farm Tax Credit eligibility to be confirmed at time of maintenance.

Assessment Schedule - Updated 2025
Schedule 'B'
Moffat-Kennedy Municipal Drain
Construction - For Future Maintenance

Roads

ID/Name	Owner	Outlet	Benefit	Net Assessment
Holmes Road	Township of North Dundas	\$ 162.94	\$ 1,272.90	\$ 1,435.84
Fawcett Road		\$ 363.42	\$ -	\$ 363.42
County Road 31	United Counties of Stormont, Dundas and Glengarry	\$ 87.54	\$ -	\$ 87.54
Railway	Canadian Pacific Railway	\$ 264.20	\$ -	\$ 264.20
Sub-Total		\$ 878.10	\$ 1,272.90	\$ 2,151.00

Summary

Real Properties	\$ 10,881.90	\$ 10,967.10	\$ 21,849.00
Township of North Dundas - Roads	\$ 526.36	\$ 1,272.90	\$ 1,799.26
United Counties of Stormont, Dundas, and Glengarry - Roads	\$ 87.54	\$ -	\$ 87.54
Canadian Pacific Railway	\$ 264.20	\$ -	\$ 264.20
Sub-Total (Pre-Tax/Grant)	\$ 11,760.00	\$ 12,240.00	\$ 24,000.00



Assessment Schedule - Updated 2025
Schedule 'C'

**East Justus Branch of the Moffat-Kennedy Municipal Drain
 Construction - For Future Maintenance**

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Outlet	Benefit	Net Assessment*
2	0511011-007-82002	23,24	6	Mountain	4.2	\$ 186.11	\$ -	\$ 186.11
3	0511011-007-91000	23,24			4.9	\$ 176.85	\$ -	\$ 176.85
4	0511011-007-93000	23,24			51.3	\$ 1,560.87	\$ 4,483.47	\$ 6,044.34
5	0511011-007-88200	24			0.4	\$ 18.48	\$ -	\$ 18.48
6	0511011-007-91002	24			7.9	\$ 911.98	\$ 2,820.53	\$ 3,732.51
7	0511011-007-90000	24			5.4	\$ 247.89	\$ -	\$ 247.89
8	0511011-007-88000	24			1.2	\$ 202.86	\$ -	\$ 202.86
29	0511011-006-29000	23			5	25.5	\$ 198.12	\$ -
32	0511011-006-30000	24	82.3	\$ 931.67		\$ 6,512.92	\$ 7,444.59	
33	0511011-007-93000	23,24	6	0.3	\$ 4.01	\$ -	\$ 4.01	
Sub-Total						\$ 4,438.84	\$ 13,816.92	\$ 18,255.76

*Estimated Assessment does not include Farm Tax Credit (FTC). Farm Tax Credit eligibility to be confirmed at time of maintenance.



Assessment Schedule - Updated 2025
Schedule 'C'

**East Justus Branch of the Moffat-Kennedy Municipal Drain
 Construction - For Future Maintenance**

Roads

ID/Name	Owner	Outlet	Benefit	Net Assessment
Fawcett Road	Township of North Dundas	\$ 165.07	\$ 446.31	\$ 611.38
County Road 31	United Counties of Stormont, Dundas and Glengarry	\$ 397.62	\$ -	\$ 397.62
Canadian Pacific Railway	Canadian Pacific Railway	\$ 354.47	\$ 980.77	\$ 1,335.24
Sub-Total		\$ 917.16	\$ 1,427.08	\$ 2,344.24

Summary

Real Properties	\$ 4,438.84	\$ 13,816.92	\$ 18,255.76
Township of North Dundas - Roads	\$ 165.07	\$ 446.31	\$ 611.38
United Counties of Stormont, Dundas, and Glengarry - Roads	\$ 397.62	\$ -	\$ 397.62
Canadian Pacific Railway	\$ 354.47	\$ 980.77	\$ 1,335.24
Sub-Total (Pre-Tax/Grant)	\$ 5,356.00	\$ 15,244.00	\$ 20,600.00

Assessment Schedule - Updated 2025
Schedule 'D'
South Guy Branch of the Bilow Municipal Drain
Construction - For Future Maintenance

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Outlet	Benefit	Net Assessment*
57	051101100535002	22,23	4	Mountain	21.5	\$ 552.16	\$ 771.59	\$ 1,323.75
61	051101100535000	23			1.5	\$ 74.81	\$ -	\$ 74.81
62	051101100533000	23			4.5	\$ 232.12	\$ 771.59	\$ 1,003.71
63	051101100536000	23			22.7	\$ 700.00	\$ 1,590.91	\$ 2,290.91
Sub-Total						\$ 1,559.09	\$ 3,134.09	\$ 4,693.18

*Estimated Assessment does not include Farm Tax Credit (FTC). Farm Tax Credit eligibility to be confirmed at time of maintenance.

Roads

ID/Name	Owner	Outlet	Benefit	Net Assessment
Guy Road	Township of North Dundas	\$ 715.91	\$ 1,590.91	\$ 2,306.82
Sub-Total		\$ 715.91	\$ 1,590.91	\$ 2,306.82

Summary

Real Properties	\$ 1,559.09	\$ 3,134.09	\$ 4,693.18
Township of North Dundas - Roads	\$ 715.91	\$ 1,590.91	\$ 2,306.82
Sub-Total (Pre-Tax/Grant)	\$ 2,275.00	\$ 4,725.00	\$ 7,000.00

APPENDIX E

ASSESSMENT SCHEDULE – ENGINEERING

(ONE TIME USE)

Assessment Schedule - Updated 2025
Schedule 'E'
Engineering Costs - ONE TIME USE

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Assessment for Engineering
1	0511011-007-82000	22,23	6	Mountain	4.2	\$ 9.07
2	0511011-007-82002	23,24			4.2	\$ 11.22
3	0511011-007-91000	23,24			57.6	\$ 125.12
4	0511011-007-93000	23,24			100.5	\$ 218.37
5	0511011-007-88200	24			0.4	\$ 3.56
6	0511011-007-91002	24			7.9	\$ 51.06
7	0511011-007-90000	24			5.4	\$ 14.55
8	0511011-007-88000	24			1.2	\$ 13.27
9	0511016-005-91040	1		Winchester	0.5	\$ 5.31
10	0511016-005-91050	1			10.5	\$ 112.68
11	0511016-005-91005	1			10.0	\$ 107.55
12	0511016-005-91020	1			4.4	\$ 11.86
13	0511016-005-91000	1			81.4	\$ 219.22
14	0511016-005-91200	1			2.0	\$ 5.30
15	0511016-005-96500	1			8.4	\$ 22.74
16	0511016-006-01010	2			2.6	\$ 7.06
17	0511016-006-02000	2			49.1	\$ 132.22
18	0511011-006-25000	22	5	Mountain	6.6	\$ 14.30
19	0511011-006-25500	22			12.3	\$ 26.67
20	0511011-006-27000	22			58.6	\$ 285.86
21	0511011-006-26000	22			1.6	\$ 6.87
22	0511011-006-26400	22			1.9	\$ 8.11
23	0511011-006-26500	22			0.5	\$ 2.19
24	0511011-006-26600	22			0.3	\$ 0.58
25	0511011-006-27500	22			0.5	\$ 5.66
26	0511011-006-27000	22			16.0	\$ 55.92
27	0511011-006-28800	23			1.1	\$ 7.52
28	0511011-006-29000	23			32.6	\$ 73.61

Assessment Schedule - Updated 2025
Schedule 'E'
Engineering Costs - ONE TIME USE

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Assessment for Engineering
29	0511011-006-29000	23	5	Mountain	140.4	\$ 1,306.92
30	0511011-006-28000	23			23.1	\$ 340.35
31	0511011-006-28500	23			0.7	\$ 32.53
32	0511011-006-30000	24			205.3	\$ 2,697.50
33	0511011-007-93000	24	6		2.0	\$ 5.94
34	0511016-003-71500	24			0.9	\$ 6.10
35	0511016-003-73000	1	5	Winchester	24.9	\$ 596.98
36	0511016-003-75000	1			52.2	\$ 712.61
37	0511016-003-71200	1			22.0	\$ 260.44
38	0511016-003-71250	1			15.6	\$ 71.97
39	0511016-003-80200	1			2.4	\$ 6.37
40	0511016-003-77000	1			4.6	\$ 12.26
41	0511016-003-77000	1			19.3	\$ 63.45
42	0511016-003-79000	1,2			64.4	\$ 725.30
43	0511016-003-76000	1,2			27.7	\$ 125.67
44	0511016-003-76000	1,2			3.0	\$ 8.00
45	0511016-003-82012	2			5.3	\$ 14.25
46	0511016-003-82010	2			2.7	\$ 7.37
47	0511016-003-82010	2			2.4	\$ 6.58
48	0511016-003-82000	2			42.7	\$ 178.72
49	0511016-003-82002	2			0.2	\$ 2.65
50	0511016-003-84000	2			3.2	\$ 8.55
51	0511016-003-92000	3			1.4	\$ 3.65
52	0511016-003-93600	3			0.9	\$ 2.42

Assessment Schedule - Updated 2025
Schedule 'E'
Engineering Costs - ONE TIME USE

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Assessment for Engineering
53	0511011-005-32000	21,22	4	Mountain	52.5	\$ 154.73
54	0511011-005-32010	21,22			3.7	\$ 8.12
55	0511011-005-32005	22			0.5	\$ 2.34
56	0511011-005-32300	22			21.7	\$ 117.76
57	0511011-005-35002	22,23	4	Mountain	58.2	\$ 301.92
58	0511011-005-34001	23			47.9	\$ 624.33
59	0511011-005-34500	23			3.3	\$ 67.11
60	0511011-005-34000	23			1.5	\$ 33.41
61	0511011-005-35000	23			1.5	\$ 19.14
62	0511011-005-33000	23			4.5	\$ 60.12
63	0511011-005-36000	23			106.0	\$ 1,226.38
64	0511011-005-37200	24			83.0	\$ 1,007.37
65	0511011-005-37000	24			1.4	\$ 25.21
66	0511011-005-38002	24			1.1	\$ 6.22
67	0511011-005-38000	24			52.3	\$ 198.39
68	0511011-005-39000	24			77.1	\$ 1,410.35
69	0511011-005-40000	24			0.5	\$ 19.73
70	0511016-002-71000	1			4	Winchester
71	0511016-002-71500	1	0.8	\$ 30.63		
72	0511016-002-72000	1	54.2	\$ 543.72		
73	0511016-002-72500	1	3.2	\$ 41.24		
74	0511016-002-74500	1	55.0	\$ 83.52		
75	0511016-002-75100	1	1.0	\$ 2.77		
76	0511016-002-75200	4	0.6	\$ 0.90		
77	0511016-002-74900	2	0.4	\$ 9.30		
78	0511016-002-74000	2	0.3	\$ 0.16		

Assessment Schedule - Updated 2025
Schedule 'E'
Engineering Costs - ONE TIME USE

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Assessment for Engineering
79	0511011-004-56000	23	3	Mountain	19.9	\$ 84.85
80	0511011-004-57000	23			25.7	\$ 97.13
81	0511011-004-59000	23,24			84.5	\$ 313.77
82	0511011-004-58000	24			52.4	\$ 242.47
83	0511011-004-59500	24			0.4	\$ 0.30
84	0511011-004-60000	24			16.1	\$ 22.74
85	0511016-001-92000	1	3	Winchester	32.6	\$ 73.21
86	0511016-001-93000	1			1.4	\$ 2.03
Sub-Total						\$ 15,828.53



Assessment Schedule - Updated 2025
Schedule 'E'
Engineering Costs - ONE TIME USE

Roads

ID/Name	Owner	Assessment for Engineering
Pemberton Road	Township of North Dundas	\$ 481.55
Holmes Road		\$ 821.75
Guy Road		\$ 96.60
Baker Road		\$ 13.00
Fawcett Road		\$ 162.09
Gypsy Lane		\$ 55.41
Wincrest Industrial Avenue		\$ 7.54
County Road 31	United Counties of Stormont, Dundas and Glengarry	\$ 330.18
Railway	Canadian Pacific Railway	\$ 153.35
Sub-Total		\$ 2,121.47

Summary

Real Properties	\$ 15,828.53
Township of North Dundas - Roads	\$ 1,637.94
United Counties of Stormont, Dundas, and Glengarry - Roads	\$ 330.18
Canadian Pacific Railway	\$ 153.35
Sub-Total (Pre-Tax/Grant)	\$ 17,950.00

APPENDIX F

RESOLUTION & BY-LAWS

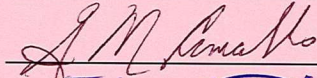
THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS
RESOLUTION

Regular Meeting

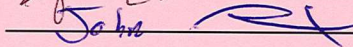
Resolution: 2024 - 208

Date: September 26, 2024

Moved By:



Seconded By:



THAT COUNCIL accept the request for a new assessment schedule for maintenance under RSO 1990, c.D.17, s.76(1); 2006, c.19, Sched. A, s.6(1) of the Drainage Act for the Bilow, South Guy Branch, Moffat Kennedy and East Justus Municipal Drains in the former Township of Winchester;

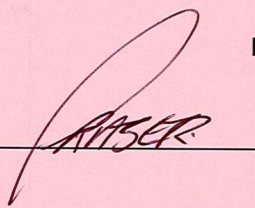
AND THAT Bylaw No. 2024-57 being a Bylaw to appoint Monica Shade of Shade Group Inc. as the Drainage Engineer to prepare a new assessment schedule for maintenance of the Bilow, South Guy Branch, Moffat-Kennedy and East Justus Municipal Drains in the former Township of Winchester, be read and passed in Open Council, signed and sealed this 26th day of September 2024.

Carried

Deferred

Defeated

MAYOR



Recorded Vote:	Yea	Nay
Mayor Fraser	—	—
Deputy Mayor Bergeron	—	—
Councillor Annable	—	—
Councillor Uhrig	—	—
Councillor Lennox	—	—

THE CORPORATION OF THE TOWNSHIP OF NORTH DUNDAS

BYLAW No. 2024-57

Being a Bylaw to appoint Monica Shade of Shade Group Inc. as the Drainage Engineer under RSO 1990, c.D.17, s.76(1); 2006, c.19, Sched. A, s.6(1), to prepare a new assessment schedule for maintenance of the Bilow, South Guy Branch, Moffat Kennedy and East Justus Municipal Drains in the former Township of Winchester.

WHEREAS pursuant to the provisions of Section 76(1) of the *Drainage Act R.S.O. 1990*, as amended, the Council of the initiating municipality, shall appoint an engineer to make an examination of the area to vary the assessment and to prepare a report;

NOW THEREFORE pursuant to the *Drainage Act, RSO 1990*, the Council of The Corporation of the Township of North Dundas enacts as follows:

- 1.0 That Monica Shade of Shade Group Inc. is hereby appointed Drainage Engineer to prepare a new assessment schedule for the maintenance of the Bilow, South Guy Branch, Moffat Kennedy and East Justus Municipal Drains in the former Township of Winchester, be read and passed in Open Council, signed and sealed this 26th day of September, 2024.
- 2.0 The review Engineer appointed herein shall receive such remuneration as agreed to between her firm and Council and shall hold office until such time that she resigns, is terminated by Council, or her report and comments are completed. The remuneration paid to the Engineer shall then be billed to the lands within the watershed.
- 3.0 The review Engineer shall carry out the duties imposed upon her, pursuant to the *Drainage Act, RSO 1990*, and shall submit such reports as may be required to Council.
- 4.0 This Bylaw takes effect on September 26, 2024.

READ and passed in Open Council, signed and sealed this 26th day of September, 2024.

MAYOR

CLERK