



A G E N D A

Monday February 12, 2024

COURT OF REVISION

7:00 p.m., Council Chambers, Fingal/Via Video Link

1. CALL TO ORDER
2. ADDENDUM TO AGENDA
3. DISCLOSURE OF PECUNIARY INTEREST
4. NEW BUSINESS
 - (a) **Court of Revision Palmer Drain 2023**
5. ADJOURNMENT



SPRIET
ASSOCIATES
ENGINEERS & ARCHITECTS
155 York Street
London, Ontario N6A 1A8
Tel. (519) 672-4100
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www.spriet.on.ca

January 9, 2024

Mayor & Council
Township of Southwold
35663 Fingal Line
Fingal, Ontario
NOL 1K0

Re: Palmer Drain
Our Job No. 222283

At the request of the Township of Southwold Road Department, please find enclosed a recommended revised Schedule of Assessment for the above noted drain. The Township has requested additional area be added to the watershed to include a low area southwest of the top end of the drain along Bush Line to accommodate future road ditching. This results in an increase to the road's assessment and decrease to all other properties.

The drain has sufficient capacity to accommodate the increased area and still provide the 38mm design recommended.

It is our pleasure to be of service.

Yours truly,

SPRIET ASSOCIATES LONDON LIMITED

M.P. DeVos, P. Eng.

MPD:bv

SCHEDULE 'C' - ASSESSMENT FOR CONSTRUCTION

PALMER DRAIN 2023

Township of Southwold

Job No. 222283

November 10, 2023

Revised for Court of Revision January 10, 2024

* = Non-agricultural

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
MAIN DRAIN - OPEN PORTION						
R1EMR	1	10.0	008-221 (M. Palmer)	\$	\$ 5,076.00	\$ 5,076.00
R3&4WRR	Pt.5&6	0.6	007-190 (L. Mills)	820.00	166.00	986.00
* R1EMR	Pt.1	0.6	007-193 (Redtail Inc.)		166.00	166.00
TOTAL ASSESSMENT ON LANDS				\$ 820.00	\$ 5,408.00	\$ 6,228.00
=====						
Bush Line		1.3	Township of Southwold	\$	\$ 1,932.00	\$ 1,932.00
TOTAL ASSESSMENT ON ROADS				\$	\$ 1,932.00	\$ 1,932.00
=====						
TOTAL ASSESSMENT ON THE MAIN DRAIN - OPEN PORTION					\$ <u>8,160.00</u>	
MAIN DRAIN - CLOSED PORTION						
R1EMR	1	10.0	008-221 (M. Palmer)	\$ 22,280.00	\$ 23,016.00	\$ 45,296.00
R3&4WRR	Pt.5&6		007-190 (L. Mills)	2,090.00		2,090.00
* R1EMR	Pt.1		007-193 (Redtail Inc.)	660.00		660.00
TOTAL ASSESSMENT ON LANDS				\$ 25,030.00	\$ 23,016.00	\$ 48,046.00
=====						
Bush Line		1.3	Township of Southwold	\$ 2,250.00	\$ 11,264.00	\$ 13,514.00
TOTAL ASSESSMENT ON ROADS				\$ 2,250.00	\$ 11,264.00	\$ 13,514.00
=====						
TOTAL ASSESSMENT ON THE MAIN DRAIN - CLOSED PORTION					\$ <u>61,560.00</u>	

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

PALMER DRAIN 2023
Township of Southwold

* = *Non-agricultural*

CON.	LOT	HECTARES AFFECTED	ROLL No. (OWNER)	BENEFIT	OUTLET	TOTAL
BRANCH A						
R1EMR	1	1.5	008-221 (M. Palmer)	\$ 7,040.00	\$ 2,903.00	\$ 9,943.00
R3&4WRR	Pt.5&6	0.3	007-190 (L. Mills)		423.00	423.00
R1EMR	Pt.1	0.2	007-193 (Redtail Inc.)		272.00	272.00
TOTAL ASSESSMENT ON LANDS				\$ 7,040.00	\$ 3,598.00	\$ 10,638.00
Bush Line		0.5	Township of Southwold	\$ 1,850.00	\$ 5,292.00	\$ 7,142.00
TOTAL ASSESSMENT ON ROADS				\$ 1,850.00	\$ 5,292.00	\$ 7,142.00
TOTAL ASSESSMENT ON BRANCH A						\$ <u>17,780.00</u>
TOTAL ASSESSMENT ON THE PALMER DRAIN 2023						\$ <u>87,500.00</u>

SCHEDULE OF NET ASSESSMENT

PALMER DRAIN 2023

Township of Southwold

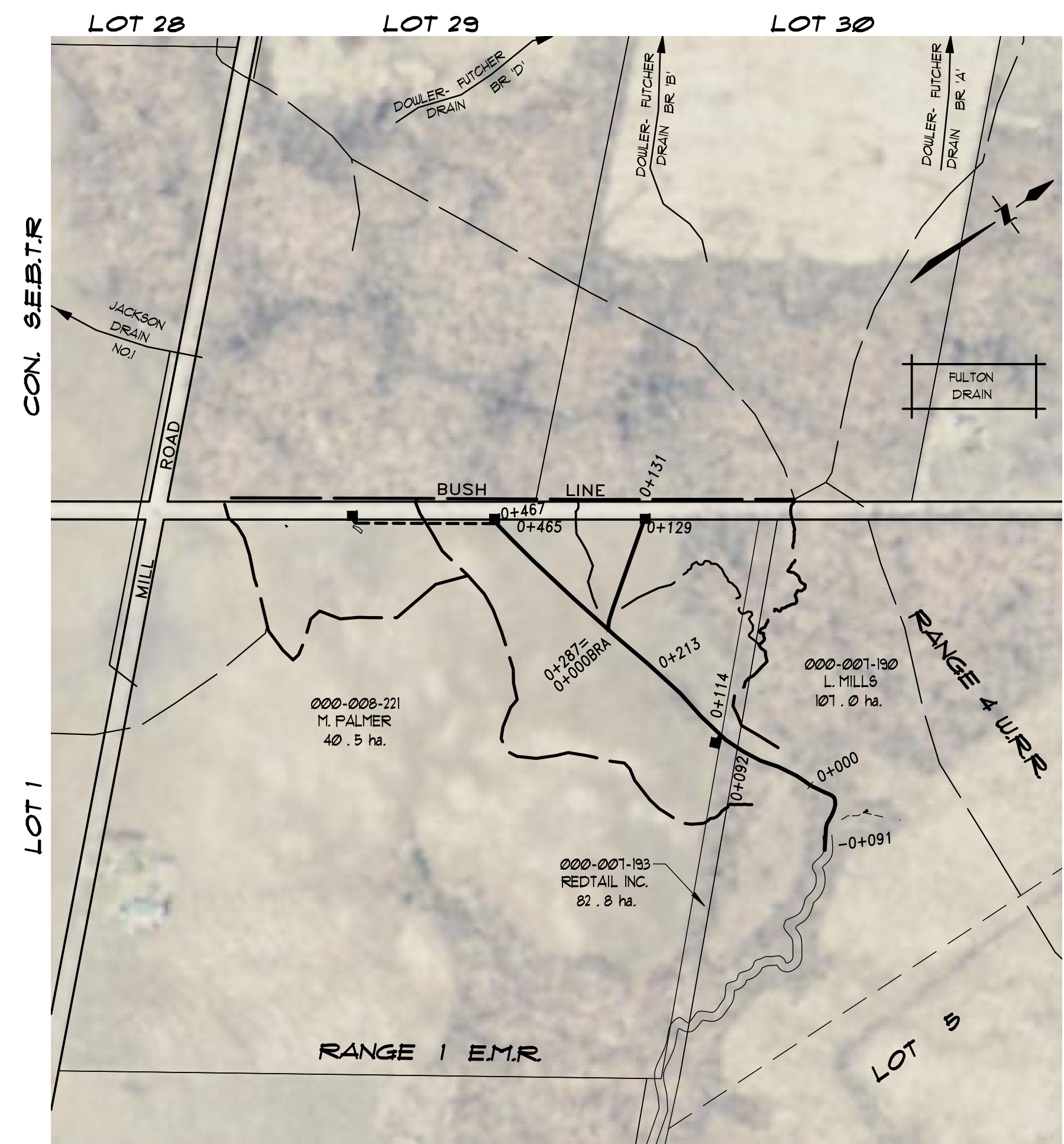
November 10, 2023

Job No. 222283

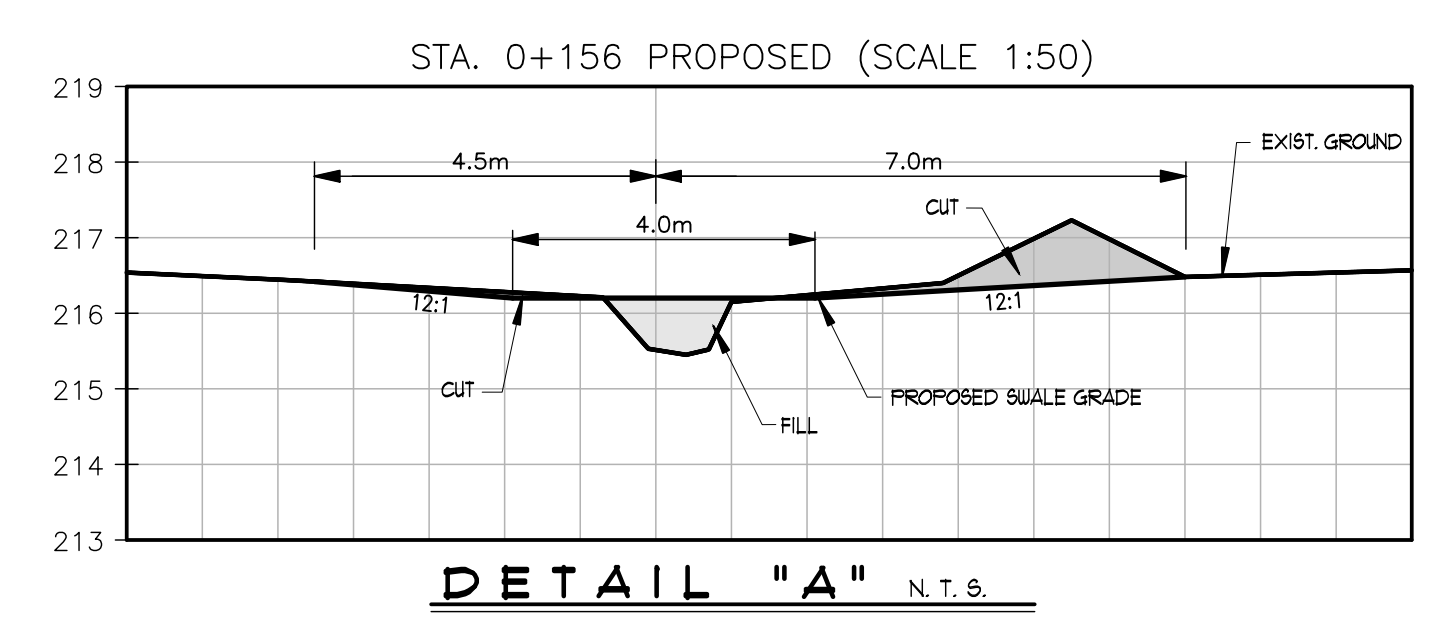
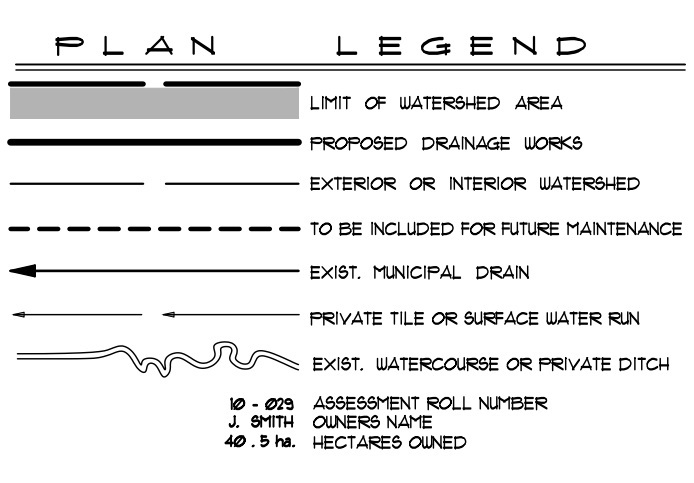
Revised for Court of Revision January 10, 2024

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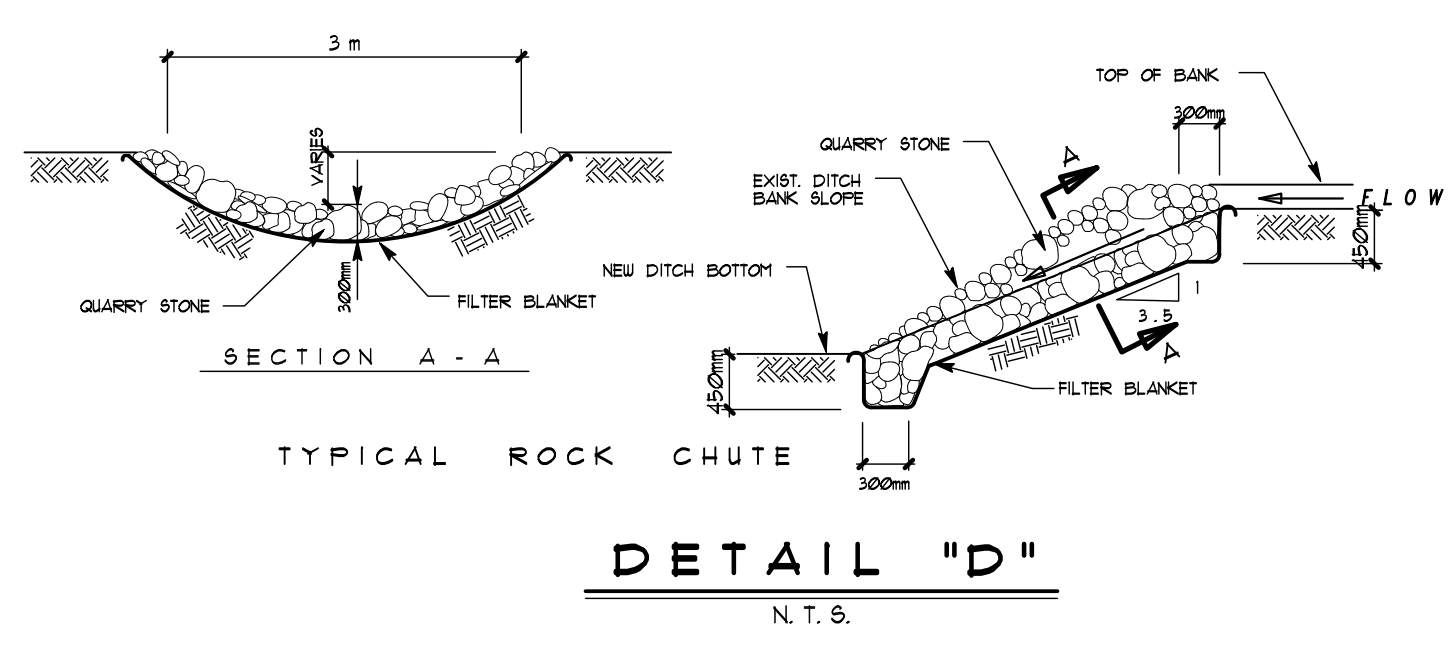
ROLL NUMBER (OWNER)	TOTAL ASSESSMENT	GRANT	ALLOWANCES	APPROX. NET
008-221 (M. Palmer)	60,315.00	20,105.00	9,600.00	30,610.00
007-190 (L. Mills)	3,499.00	1,166.00	1,500.00	833.00
* 007-193 (Redtail Inc.)	1,098.00		190.00	908.00
Bush Line	\$ 22,588.00	\$	\$	\$ 22,588.00
	\$ 87,500.00	\$ 21,271.00	\$ 11,290.00	\$ 54,939.00



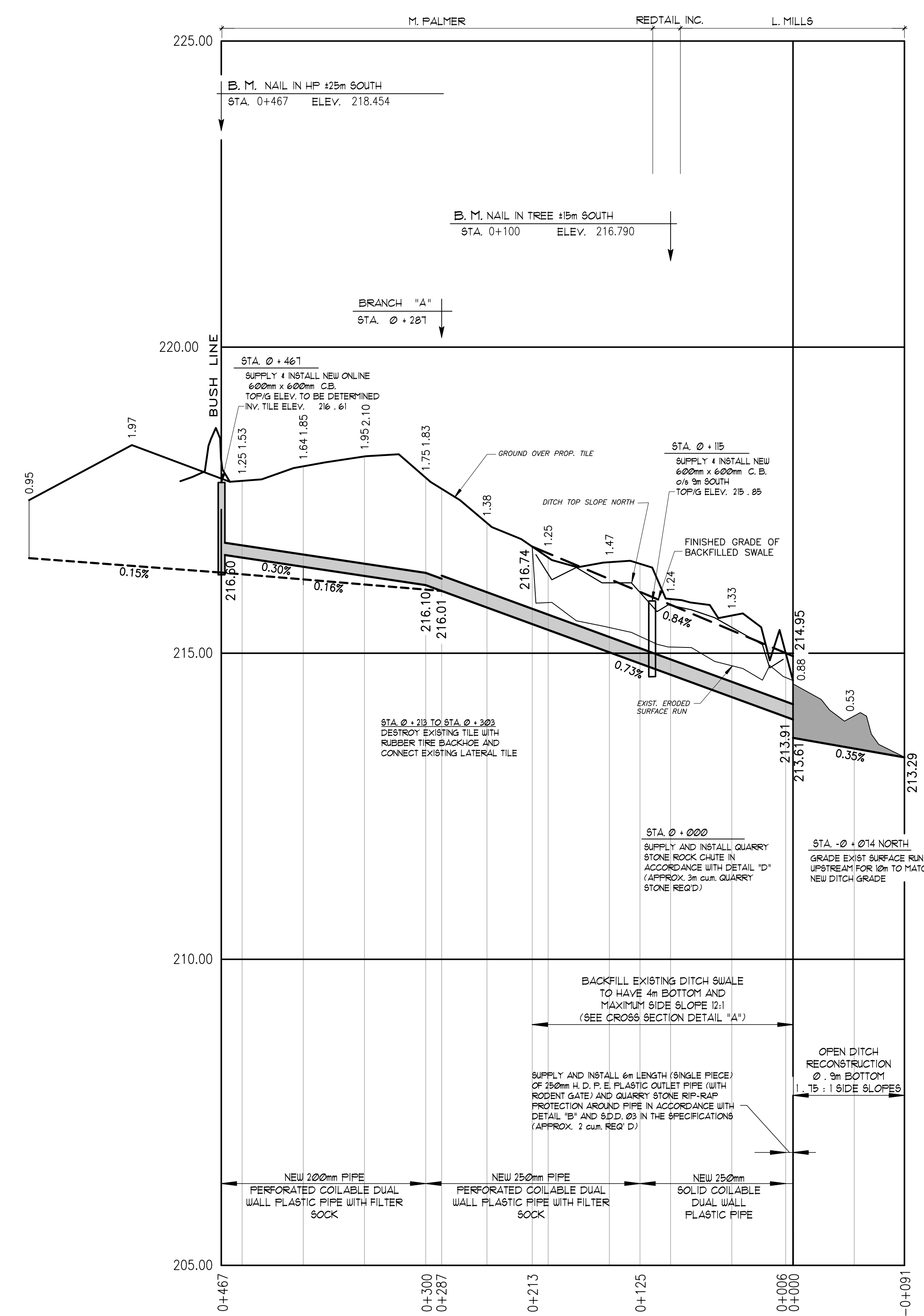
PLAN SCALE 1:5,000



DETAIL "A" N.T.S.



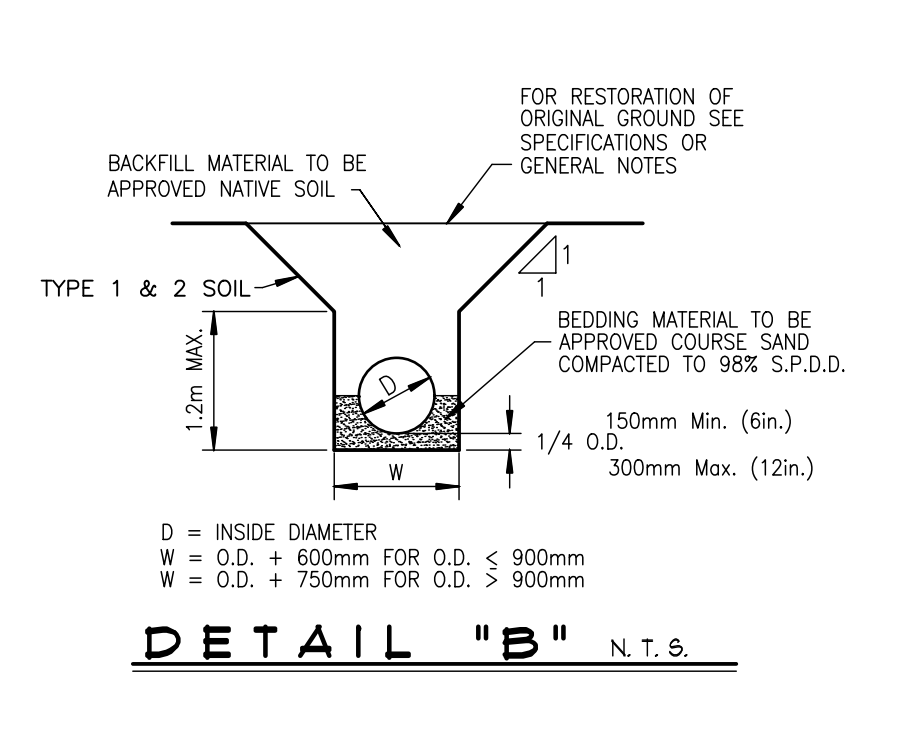
DETAIL "D" N.T.S.



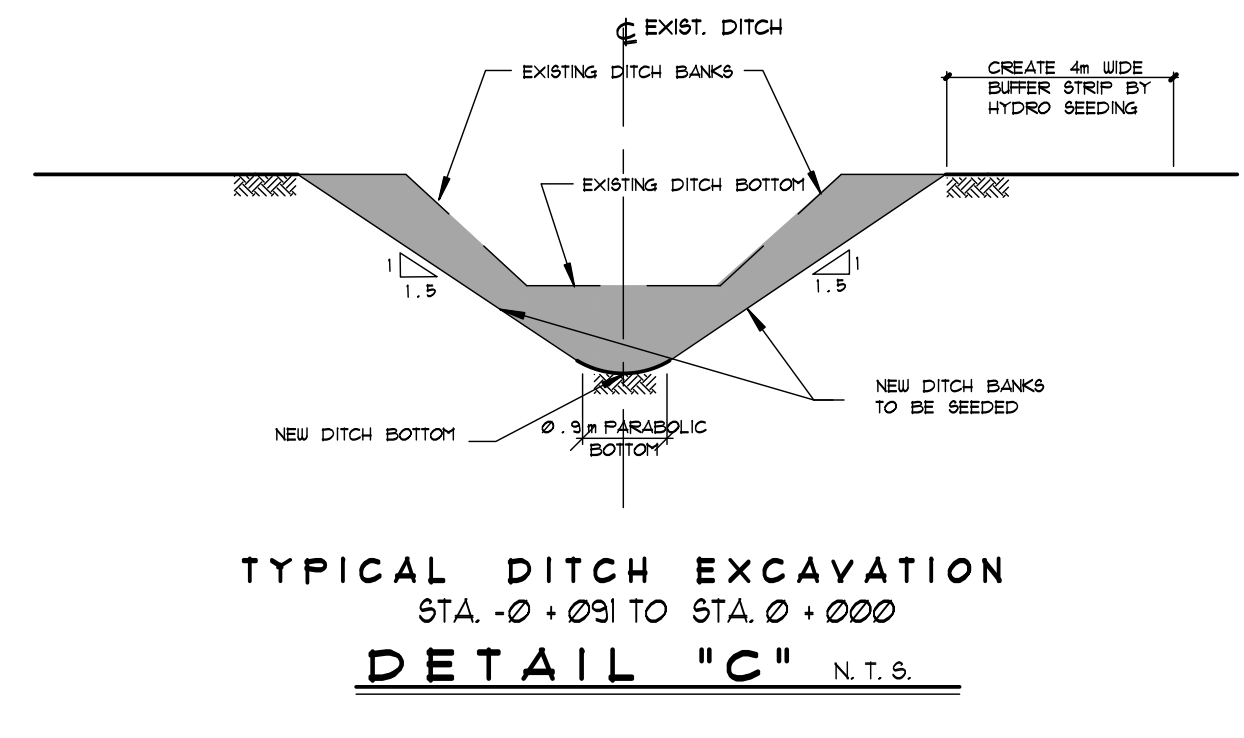
MAIN DRAIN PROFILE SCALE: HOR 1:2,500 VERT. 1:50



BRANCH "A" PROFILE SCALE: HOR 1:2,500 VERT. 1:50



DETAIL "B" N.T.S.



TYPICAL DITCH EXCAVATION STA. 0+091 TO STA. 0+000 DETAIL "C" N.T.S.

GENERAL NOTES

- OUR SPECIFICATIONS DATED JANUARY 2020 APPLY TO THIS PROJECT.
 - THE WORKING WIDTH AVAILABLE TO THE CONTRACTOR TO CONSTRUCT THE NEW DRAINS SHALL CONSIST OF THOSE LANDS IMMEDIATELY ADJACENT TO THE DRAIN AND CONNECTIONS AND SHALL NOT EXCEED THE FOLLOWING AVERAGE WIDTHS:
OPEN PORTIONS-BUSH AREAS - 10 meters PLUS DITCH
CLOSED PORTIONS - 5 meters BUSH
- 20 meters FIELD
THE WORKING WIDTH FOR PURPOSES OF FUTURE MAINTENANCE SHALL BE THE SAME.
 - ALL OWNERS ALONG THE COURSE OF THE DRAIN SHALL MAKE AN ACCESS ROUTE FROM THE NEAREST ROAD TO THE DRAIN LOCATION AVAILABLE TO THE CONTRACTOR THE AVERAGE WIDTH OF THIS ROUTE SHALL NOT EXCEED 10 METERS. THE ACCESS ROUTE SHALL ALSO APPLY FOR FUTURE MAINTENANCE PURPOSES.
 - a) ALL UTILITIES TO BE LOCATED AND EXPOSED PRIOR TO CONSTRUCTION SO THAT THE NEW TILE GRADES CAN BE CONFIRMED. IF THERE IS A CONFLICT IN ELEVATION BETWEEN THE PROPOSED DRAIN AND THE UTILITY, THE ENGINEER IS TO BE NOTIFIED IMMEDIATELY.
b) CONTRACTOR TO NOTIFY ALL UTILITIES 72 HOURS PRIOR TO HIS SCHEDULED TIME FOR STARTING THE ABOVE WORK.
c) THE COST FOR THIS WORK SHALL BE INCLUDED IN THE ITEM ON THE EXTENT OF WORK AND NO EXTRA PAYMENT SHALL BE MADE TO THE CONTRACTOR, EXCEPT IF ROAD RESTORATION IS REQUIRED.
 - ALL TREES, SCRUB, BRUSH, ETC. TO BE CLEARED AND GRUBBED IN ACCORDANCE WITH "SECTION B.3 AND C.4" SPECIFICATIONS.
 - RIP-RAP TO BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH "SECTION A.1" IN THE SPECIFICATIONS.
 - CONTRACTOR TO ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEER, DRAINAGE SUPERINTENDENT, AND THE AFFECTED OWNERS. ALL PARTIES SHALL RECEIVE 48 HOURS NOTICE TO THE MEETING.
- CLOSED PORTIONS
- ALL CONCRETE AND PLASTIC TILE AND PIPE TO CONFORM TO "SECTION C.1" IN THE SPECIFICATIONS.
 - SEWER PIPE TO BE CONCRETE, H. D. F. E. PLASTIC 320 MPa (BELL & SPIGOT WITH RUBBER GASKETS, CONFORMING TO C.S.A. 1026-08), PVC ULTRA RIB OR PVC 5DR 35
 - SMOOTH WALL PLASTIC PIPE (PERFORATED WITH FILTER SOCK) SHALL BE FLEXIBLE (COLLABLE) DUAL WALL 210KPa OR STRONGER PIPE SUCH AS "GOLDFLEX", "ADS" OR APPROVED EQUAL.
 - SMOOTH WALL PLASTIC PIPE (SOLID) SHALL BE FLEXIBLE (COLLABLE) DUAL WALL 210KPa OR STRONGER PIPE SUCH AS "GOLDFLEX", "ADS" OR APPROVED EQUAL.
 - ALL CATCH-BASINS SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH "SECTION C.16" IN THE SPECIFICATIONS
 - EXACT LOCATION OF NEW DRAINS TO BE DETERMINED AT TIME OF CONSTRUCTION BY DRAINAGE SUPERINTENDENT OR ENGINEER.
 - INSTALLATION OF TILE AND TRENCH WIDTHS SHALL BE IN ACCORDANCE WITH "SECTION C - TILE DRAIN" IN THE SPECIFICATIONS.
 - SEWER PIPE TO BE INSTALLED IN ACCORDANCE WITH DETAIL "B"
 - NO CONSTRUCTION EQUIPMENT OR FARM MACHINERY SHALL CROSS OVER THE MOUNDED BACKFILLED TILE TRENCHES UNTIL SUFFICIENT SETTLEMENT HAS OCCURRED.
 - SMOOTH WALL PLASTIC PIPE TO BE INSTALLED WITH APPROVED DRAINAGE FLOW. IF SOLID PLASTIC PIPE IS INSTALLED WITH TRENCHER OR BACKHOE, THE IT SHALL BE BEDDED IN ACCORDANCE WITH DETAIL "B" AND SPECIFICATIONS.
 - SILT FENCE TO BE PLACED ACROSS DITCH BOTTOM AT DOWNSTREAM END OF OPEN DITCH DURING CONSTRUCTION TO PREVENT SILT FROM FLUSHING DOWNSTREAM, AND ARE TO BE MAINTAINED AS NECESSARY DURING CONSTRUCTION. SILT FENCE AND SILT TO BE REMOVED AND DISPOSED OF AFTER CONSTRUCTION.
 - WORK TO BE COMPLETED FROM AND EXCAVATED MATERIAL TO BE DEPOSITED AND LEVELLED ON NORTH SIDE OF THE DITCH IN ACCORDANCE WITH "SECTION B.5" IN THE SPECIFICATIONS.
 - NEWLY EXPOSED DITCH BANKS ARE TO BE SEEDDED UPON COMPLETION OF CONSTRUCTION IN ACCORDANCE WITH "SECTION B.11" IN THE SPECIFICATIONS

PALMER DRAIN 2023
Township of Southwold

Drainage Superintendent: BRENT CLUTTERBUCK 519-769-2010	No. 1 REVISED FOR C.O.R.	REVISIONS	DATE JAN 10, 2024
Drawn By: ML Date: NOV. 10, 2023	Field Book: GFS/RTS	JOB No. 222283	Drawing No. 1 of 1

PLAN, PROFILES, & DETAILS

SPRIET ASSOCIATES
LONDON LIMITED
CONSULTING ENGINEERS
155 YORK STREET - LONDON (519) 672-4100 - NSI 1A8