

S. 65 ENGINEER'S REPORT
CHANGE IN DRAINAGE ASSESSMENT
DOUMA MUNICIPAL DRAIN
(INCL. FADER BRANCH)

SHADE
GROUP INC

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

JANUARY 2024

EXECUTIVE SUMMARY

Shade Group Inc. has prepared this report under Section 65 of the Drainage Act R.S.O. 1990, c. D. 17, (henceforth referred to as the *Drainage Act*).

Work authorization has been received from the Municipality of South Dundas by way of a letter from the Municipality of South Dundas dated January 22, 2024, directing Shade Group Inc. to update the assessment schedule as per the conditions of Consent Application B-123-23.

Application No. B-123-23 refers to an Application for Consent to authorize a severance. The application as it relates to this Section 65 Report impacts Roll No. 008-008-47000. Although additional Roll Numbers are impacted by Application No. B-123-23, only the one noted above is within the applicable watershed boundary.

The subject property is located within the watershed boundary of the Douma Drain (including the Fader Branch). The proposed changes impact the current adopted schedule of assessment associated with both the Fader Branch and Douma Drain. This report has been prepared to allow for fair and correct future billings of future maintenance works of the Douma Drain and Fader Branch as it applies to the lands impacted by Consent Application B-123-23. As additional land use changes have occurred surrounding the lands impacted by Consent Application B-123-23, additional changes had to be accounted for to also update those lands. Updates under this report are as limited as they could be to provide for an update to accommodate the severed lands of B-123-23.

The impacted properties are located north of County Road 2, including lands within Part of Lots 21, 22 and 23, Concession 1, Geographic Township of Matilda (now South Dundas). The lands are encompassed within the Village of Iroquois. A location plan has been included in Appendix A to identify the subject properties.

Included within this report are plans of the affected properties (Appendix B) as well as the updated assessment schedules (Appendix C) which is to be used for future maintenance assessments under the *Drainage Act*.

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- APPENDIX C: SCHEDULES OF ASSESSMENT (OLD AND NEW)
- APPENDIX D: MUNICIPAL INSTRUCTION

1. INTRODUCTION

Shade Group Inc. has prepared this report under Section 65 of the Drainage Act R.S.O. 1990, c. D. 17, (henceforth referred to as the *Drainage Act*). Application No. B-123-23 made under the Planning Act proposes a severance off a parcel of land located within the village boundary of Iroquois. The lands impacted by Application No. B-123-23 as they apply to the Douma Drain are currently identified as Roll No. 008-008-47000. The consent application proposes to sever a portion of lands fronting on County Road 2, with the remainder retained lands anticipated to be developed as a future subdivision. This Section 65 report has been addressed solely to deal with the consent application – future updates associated with the subdivision development are to be addressed at a future date, per direction from Township staff.

The subject lands are located north of County Road 2 within the village boundary of Iroquois. The consent application impacts PIN 66124-0215. A number of changes have occurred to the lands directly surrounding the consent application lands, requiring a re-apportionment across 19 properties (including the lands to be severed and two roads). A map delineating the total affected properties has been enclosed in **Appendix A**.

The affected lands are encompassed within the watershed for the Douma Drain and the Fader Branch of the Douma Drain. The Fader Branch and Douma Drain were both previously adopted under by-law under a single report in 1986.

The Township of South Dundas was contacted prior to undertaking this report to acquire a copy of the most recent adopted Engineer's Reports that affects this property. Information supplied by Township staff suggests the most recent Engineer's Report for the Douma Drain (including the Fader Branch) was prepared by Stidwill & Associates Limited (November 1986).

2. WORK AUTHORIZATION

As per Section 65(1) of the *Drainage Act*, an engineer is to be retained to update assessment schedules when lands are divided by a change of ownership in any part, which includes land divisions triggered by subdivisions and severances.

Instruction to undertake such work was provided by the Municipality of South Dundas clerk, in a letter authored January 22, 2024. A copy of this instruction has been enclosed in **Appendix D**.

This report has been authored to release a condition as provided by the Township as a condition of consent to application B-123-23.

3. REPORT REQUIREMENT

This report has been prepared to update the assessments associated with the affected properties to allow for fair and correct future billings of future maintenance works for the Douma Drain and Fader Branch.

4. SUMMARY OF LAND CHANGES

The Application for Consent affect lands within Part Lot 1, 2, Reference Plan 50. The severed property encompasses lands currently identified as Roll No. 008-008-47000. The retained lands are located outside the watershed limits of the Douma Drain (and Fader Branch) and are therefore not applicable to this report.

A number of additional updates had to be completed in order to accommodate the update for the severance, as lands surrounding the severance have experienced changes since the report was last updated in 1986. Approximately 19 properties have been updated in total, all located north of County Road 2. The 19 properties accounts for a reapportionment of approximately 12.4 hectares of land within the Douma Drain (and Fader Branch).

Enclosed in **Appendix B** are two plans; one outlining the approximate 1986 land configuration; and another delineating the changes.

5. FUTURE ASSESSMENT

Based on the current adopted watershed and assessment schedule as provided in the 1986 Engineer's Report prepared by Stidwill & Associates Limited, I propose the following division of costs:

Previous Adopted Assessment – Douma Drain

Previous Owner (1986)	Lot and Concession	Area Drained (ha)	Outlet Liability
H.E.P.C.	Lot 21, Concession 1	3.2	\$279.46
Milles Rouches Inv. Ltd.	Lot 22, Concession 1	6.9	\$403.15
Milles Rouches Inv. Ltd.	Pt Lot 23, Concession 1	2.0	\$101.20
Milles Rouches Inv. Ltd.	Pt Lot 23, Concession 1	0.3	\$11.58
Subtotal		12.4	\$795.39

Previous Adopted Assessment – Fader Branch

Previous Owner (1986)	Lot and Concession	Area Drained (ha)	Outlet Liability
H.E.P.C.	Lot 21, Concession 1	3.2	\$642.78
Milles Rouches Inv. Ltd.	Lot 22, Concession 1	6.9	\$961.77
Milles Rouches Inv. Ltd.	Pt Lot 23, Concession 1	2.0	\$248.17
Milles Rouches Inv. Ltd.	Pt Lot 23, Concession 1	0.3	\$31.13
Subtotal		12.4	\$1,883.85

Proposed New Assessment – Douma Drain

Prop. I.D. Number	Civic Address/ Description	Roll No.	Area Drained (ha)	Outlet Liability
1	2 Billings Ave East	008-008-71002	0.08	\$8.48
2	3 Billings Ave East	008-008-71038	0.07	\$5.60
3	4 Billings Ave East	008-008-71004	0.08	\$6.10
4	5 Billings Ave East	008-008-71036	0.07	\$7.33
5	6 Billings Ave East	008-008-71006	0.08	\$8.00
6	7 Billings Ave East	008-008-71034	0.07	\$6.77
7	8 Billings Ave East	008-008-71008	0.15	\$14.77
8	9 Billings Ave East	008-008-71032	0.07	\$6.77
9	Civic Addresses Not Yet Assigned	008-008-71012	0.08	\$8.00
10		008-008-71030	0.07	\$7.33
11		008-008-71014	0.08	\$8.00
12		008-008-71028	0.07	\$7.33
13		008-008-71016	0.08	\$8.39
14	Vacant Subdivision Lots	008-008-71026	0.08	\$7.90
15		008-008-71018	0.07	\$7.82
16		008-008-71020	0.07	\$7.82
17		008-008-71022	0.07	\$7.82
18	Future Development	008-008-71000	4.96	\$289.80
19	Severed Lands – App. B-123-23		5.50	\$409.98
Elizabeth Drive	Township Road		0.20	\$23.14
Billings Avenue East	Township Road		0.40	\$62.35
Subtotal			12.40	\$919.50

Proposed New Assessment – Fader Branch

Prop. I.D. Number	Civic Address/ Description	Roll No.	Area Drained (ha)	Outlet Liability
1	2 Billings Ave East	008-008-71002	0.08	\$20.79
2	3 Billings Ave East	008-008-71038	0.07	\$15.04
3	4 Billings Ave East	008-008-71004	0.08	\$16.41
4	5 Billings Ave East	008-008-71036	0.07	\$17.99
5	6 Billings Ave East	008-008-71006	0.08	\$19.62
6	7 Billings Ave East	008-008-71034	0.07	\$16.60
7	8 Billings Ave East	008-008-71008	0.15	\$36.22
8	9 Billings Ave East	008-008-71032	0.07	\$16.60
9	Civic Addresses Not Yet Assigned Vacant Subdivision Lots	008-008-71012	0.08	\$19.62
10		008-008-71030	0.07	\$17.99
11		008-008-71014	0.08	\$19.62
12		008-008-71028	0.07	\$17.99
13		008-008-71016	0.08	\$20.56
14		008-008-71026	0.08	\$19.37
15		008-008-71018	0.07	\$37.30
16		008-008-71020	0.07	\$37.30
17		008-008-71022	0.07	\$37.30
18		Future Development	008-008-71000	4.96
19	Severed Lands – App. B-123-23		5.50	\$886.18
Elizabeth Drive	Township Road		0.20	\$186.59
Billings Avenue East	Township Road		0.40	\$152.89
Subtotal			12.40	\$2,303.34

A copy of the above breakdown has also been enclosed in **Appendix C**.

Assessments were calculated using the same approximate per hectare assessment for each parcel as that assessed in 1986, however land use factors were applied to lands that have been developed as the lands are understood to have been previously vacant. Where formerly vacant lands are now roads or developed with houses (or have the potential to be developed – like IDs 9-17) – these lands were assigned a land use factor of 2. Vacant lands were assigned a land use factor of 1; while roads were assigned a land use factor of 3. The calculated assessment was then multiplied by the applicable land use factor to determine the assessment.

Future maintenance costs associated with the maintenance of the Douma Drain and Fader Branch are to be assessed in accordance with the existing adopted assessment schedule (1986), except for those assessments altered herein. The above noted lands shall be assessed in accordance with the new assessment to reflect the new reapportionment of lands.

6. ENGINEERING FEES

All engineering fees for the preparation of this report are to be paid by the applicant of Application No. B-123-23.

7. NEXT STEPS – MUNICIPALITY

This report will be filed with the clerk of the Municipality of South Dundas as per the requirements of Section 65(7) of the *Drainage Act*.

The clerk shall attach this report to the assessment schedule from the original Engineer's Report and a copy will be sent to all affected owners (Section 65(8)).

As the assessment for a number of affected parcels is greater than \$500, Section 65(11) allows for the rights of appeal on the assessment. In fitting with Section 65(11), the owner of the lands assessed for greater than \$500 may appeal to the Tribunal within 40 days after the date the clerk sends a copy of the assessment to the owner.

Following the circulation of this report to the affected landowners, this report shall be filed with the appropriate drainage files held by the municipality and referenced for future drain maintenance works. The process shall then be deemed complete under the specifications of the *Drainage Act*. Clearing of the condition is considered part of the Planning Act procedure. For further information on the associated timing of clearing the condition, please contact the Township Planning Department.

8. CLOSING

I trust this is acceptable for your current purposes. Should you have any questions or concerns, please do not hesitate to contact the undersigned at your earliest convenience.

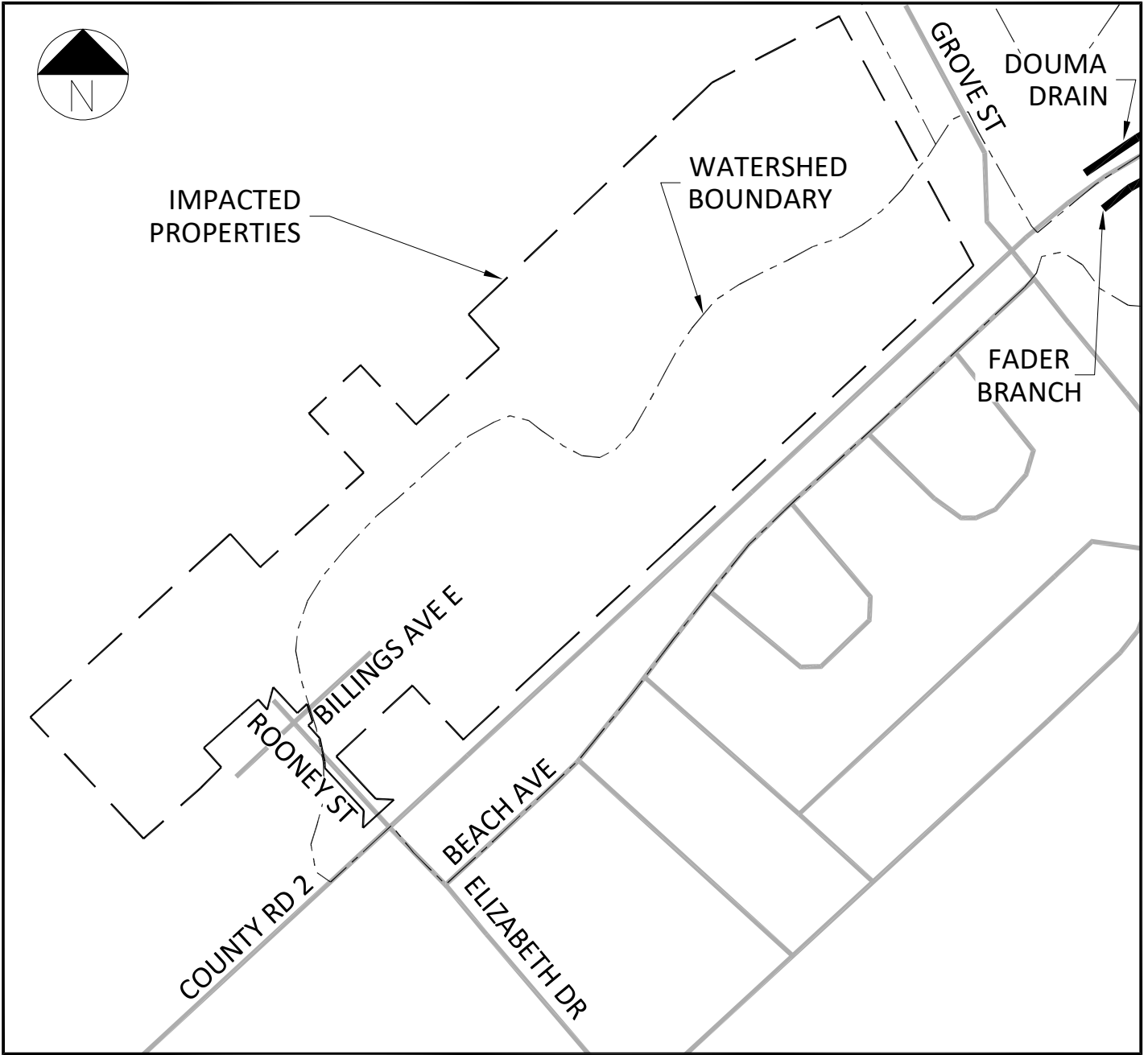


Monica Shade, P. Eng.
Drainage Engineer
Shade Group Inc.
monica@shadegroup.ca



APPENDIX A
LOCATION PLAN

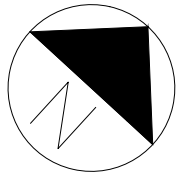




LOCATION PLAN
N.T.S.

APPENDIX B

EXISTING AND NEW LAND CONFIGURATION PLANS



LOT 23, CON 1

LOT 22, CON 1

LOT 21, CON 1

1986 ENGINEER'S REPORT
OWNER: MILLES ROCHES INV. LTD
AREA DRAINED: 0.3 HA

1986 ENGINEER'S REPORT
OWNER: MILLES ROCHES INV. LTD
AREA DRAINED: 2.0 HA

1986 ENGINEER'S REPORT
OWNER: MILLES ROCHES INV. LTD
AREA DRAINED: 6.9 HA

1986 ENGINEER'S REPORT
OWNER: H.E.P.C
AREA DRAINED: 3.2 HA

BILLINGS AVE E

ROONEY ST

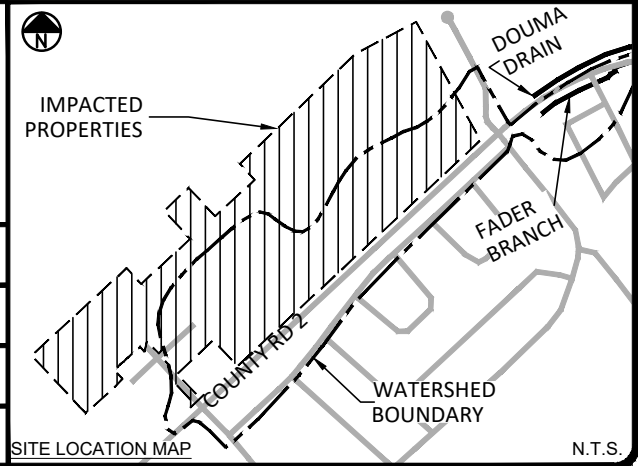
GROVE ST

COUNTY RD 2

BEACH AVE

ELIZABETH DR

LEGEND	
	APPROX. 2024 PARCEL FABRIC (PER SDG COUNTY GIS)
	ROADWAY
	LOT AND CONCESSION LINES
	APPROX. WATERSHED BOUNDARY
	PROPERTY #1 - 1986 ENGINEER'S REPORT
	PROPERTY #2 - 1986 ENGINEER'S REPORT
	PROPERTY #3 - 1986 ENGINEER'S REPORT
	PROPERTY #4 - 1986 ENGINEER'S REPORT



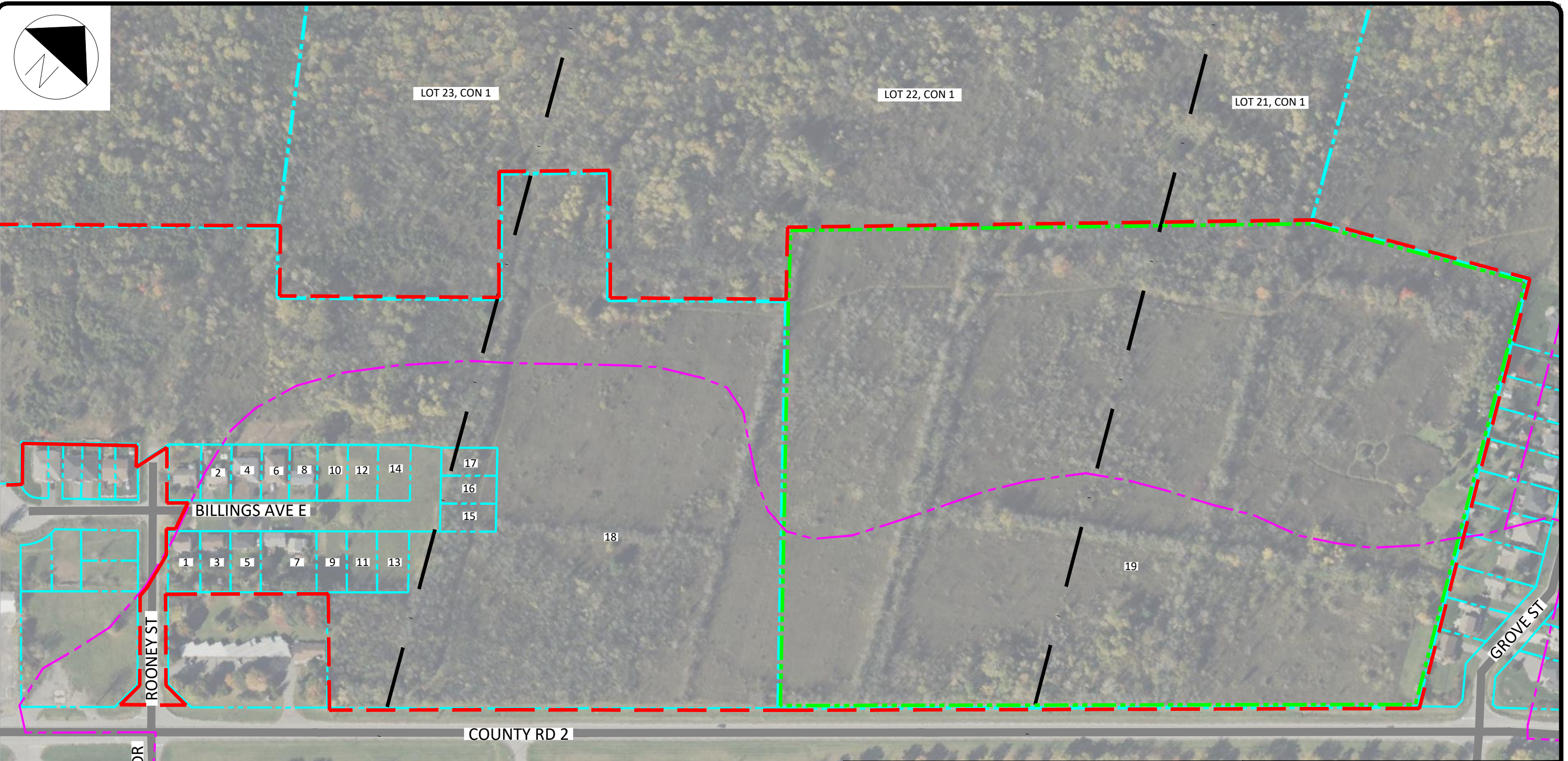
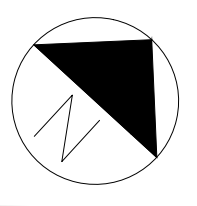
SHADE GROUP INC.
4625 MARCH ROAD
ALMONTE, ONTARIO
K0A 1A0

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PAGE NUMBER	1 OF 2

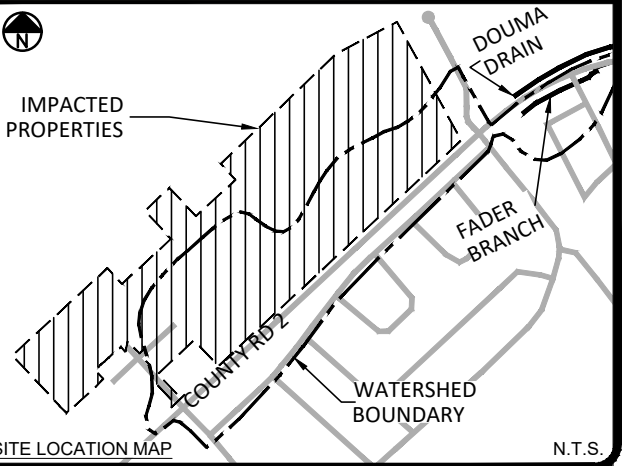
REV.	DESCRIPTION	DATE
00	ISSUED AS PART OF S. 65 REPORT	JANUARY 2024

PROJECT ADDRESS	COUNTY RD 2 PART OF LOT 21, 22 & 23, CON. 1
PROJECT TITLE	S. 65 REPORT DOUMA DRAIN AND FADER BRANCH
DRAWING NO.	1
DRAWING TITLE	1986 LAND CONFIGURATION

SITE LOCATION MAP N.T.S.



LEGEND	
	APPROX. 2024 PROPERTY LINE (PER SDG COUNTY GIS)
	IMPACTED PROPERTIES
	NEW PARCEL FABRIC
	LOT AND CONCESSION LINES
	ROADWAY
	APPROX. WATERSHED BOUNDARY
#1	PROPERTY ID NUMBER - REFER TO 2024 ENGINEER'S REPORT FOR ASSESSMENT



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PAGE NUMBER	2 OF 2

00	ISSUED AS PART OF S. 65 REPORT	JANUARY 2024
REV.	DESCRIPTION	DATE

PROJECT ADDRESS	COUNTY RD 2 PART OF LOT 21, 22 & 23, CON. 1
PROJECT TITLE	S. 65 REPORT DOUMA DRAIN AND FADER BRANCH
DRAWING NO.	2
DRAWING TITLE	2024 LAND CONFIGURATION

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

N.T.S.

APPENDIX C

SCHEDULES OF ASSESSMENT (OLD AND NEW)

DOUMA DRAIN + FADER BRANCH

The following has been prepared in reference to the previous adopted Engineer's Report as provided by the Municipality of South Dundas.

Previous Adopted Report

Douma Drain (incl. Fader Branch)
 Township of South Dundas
 Authored by Stidwill & Associates Limited
 Engineer's Report dated November 1986

Previous Adopted Assessment – Douma Drain

Previous Owner (1986)	Lot and Concession	Area Drained (ha)	Outlet Liability
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Subtotal			12.40	\$2,303.34

APPENDIX D

MUNICIPAL INSTRUCTION



MUNICIPALITY OF SOUTH DUNDAS

34 Ottawa Street, P.O. Box 740
Morrisburg ON K0C 1X0

613.543.2673 | southdundas.com

January 22, 2024

ATTN: Monica Shade
Shade Group, Inc.
4625 March Road
Almonte, ON K0A 1A0

Re: Assessment Schedule Update

Dear Ms. Shade,

As per section 65 (1) of the Municipal Drainage Act, please accept this letter as direction to update the assessment schedules on the Douma Drain (including the Fader Branch) as per the conditions of severance B-123-23(OPG).

If you have any further questions or concerns, please don't hesitate to contact me.

Thank you,

Crystal LeBrun
Clerk

Municipality of South Dundas
34 Ottawa Street
Morrisburg ON K0C 1X0
Telephone: 613-543-2673 ext 4766
Email: clebrun@southdundas.com