

SADDLEMIRE DRAIN

S. 76 ENGINEER'S REPORT
TOWNSHIP OF SOUTH DUNDAS

PREPARED BY

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

PREPARED FOR

THE TOWNSHIP OF SOUTH DUNDAS
34 OTTAWA STREET
MORRISBURG, ON
K0C 1X0

APRIL 25, 2025

SHADE
GROUP INC

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 schedule associated with the Saddlemire Drain. The reason for this update is to allow for the fair distribution of costs associated with future maintenance work. A request for maintenance has been filed for the Saddlemire Drain and as maintenance works have not been completed in a number of years, these works are anticipated to be completed later this year. This report will also serve as an updated assessment schedule that the Township can keep up-to-date and use for future maintenance works.

There are understood to be two governing reports for the Saddlemire Drain with the upper approximately 7.5km governed by a Section 4 report authored in 1982 by Stidwill and Associates Limited, and the remainder of the drain governed by a report from 1956, authored by L. P. Stidwill.

Shade Group Inc. (SGI) was appointed by bylaw on December 11, 2024 (Bylaw No. 22-26-381), to "prepare a new assessment schedule for the Saddlemire Municipal Drain pursuant to Section 76 of the *Drainage Act*, R.S.O. 1990, Chapter D.17, as amended." A copy of the bylaw is included in **Appendix F**.

The actual extent of maintenance work required will be determined at the discretion of the Township's Drainage Superintendent following a field inspection. A hypothetical upper limit of \$85,000 was used to represent the potential cost of a full cleanout of the entire length of the drain. Accordingly, the values used in the assessment schedule are for illustrative purposes only and are intended to demonstrate the method of apportioning estimated costs to each property. Actual future maintenance costs will be assessed using the same apportionment percentages outlined in Schedule A, which is included in **Appendix D** and should be referenced for all future maintenance activities.

Engineering fees are to be assessed using the same method and apportionments as those used for future maintenance (Schedule 'A' – **Appendix D**). For simplicity, a separate assessment schedule has been prepared specifically for the engineering fees, showing the amount assessed to each property for the preparation of this report. The assessment schedule for engineering fees is included in **Appendix E**.

Enclosed within the Appendices of this report you will find: a location plan showing the location of the watershed and drain (**Appendix A**); a map of the watershed showing the Saddlemire Drain (**Appendix B**), the updated assessment schedule 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 resolution has also been enclosed in **Appendix F**.

REVISIONS & SUBMISSIONS

Revision #	Comments	Date
00	Draft Submission to Municipality for Review	April 3, 2025
01	Formal Submission to Municipality	April 25, 2025

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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 schedule associated with the Saddlemire Drain. The reason for this update is to allow for the fair distribution of costs associated with future maintenance work. A request for maintenance has been filed for the Saddlemire Drain and as maintenance works have not been completed in a number of years, these works are anticipated to be completed later this year. This report will also serve as an updated assessment schedule that the Township can keep up-to-date and use for future maintenance works.

Maintenance works will be scheduled and overseen by the Township's Drainage Superintendent. With this updated report, the Drainage Superintendent can undertake necessary maintenance and assess costs fairly across the landowners within the watershed.

Several land use changes and land divisions have occurred since the drain's assessment schedule was last updated, including development through severances and subdivisions. Furthermore, the previous governing reports are piece-meal, in that an update was completed for an extension upstream in 1982, but the assessment schedule from that report only addressed the upstream section. Prior to that, the previous report was from 1956. With the changes that have occurred, combined with further development since 1982, the existing governing assessment schedules were deemed inadequate for assessing future maintenance works. As such, an update to the assessment schedule was deemed necessary to ensure fair and accurate billing for future maintenance work.

Under the *Drainage Act*, the municipality is mandated to maintain petition drains adopted under the Act. In order to do so, the associated documentation (Engineer's Report) must first be confirmed to still be relevant, accurate, and fair.

2.0 DRAIN HISTORY

Prior to preparing this report, Shade Group staff consulted with the Township's Drainage Superintendent to obtain the most recent report(s) for the Saddlemire Drain.

The upper approximately 7.5 km of the Saddlemire Drain is governed by a Section 4 report prepared in 1982 by Stidwell and Associates Limited. Under the 1982 Engineer's Report, the author described the original starting point of the Saddlemire Drain as the East side of Highway 31 (now County Road 31). The 1982 report extended the Saddlemire upstream of that point, to the east half of Lot 26, Concession 4, in the Geographic Township of Williamsburg. The 1982 describes that report as impacting approximately 7.5km of drain, directly draining 525 hectares; but it also notes that the total length of approximately 12km, with a drainage area just under 2000 hectares.

The section of the Saddlemire Drain located downstream of the 1982 Engineer's Report limits is governed by an earlier report, authored in 1956 by L.P. Stidwell and adopted under Bylaw 714. The 1956 Engineer's Report described the total length of the drain at that time as 31,700 feet (9.7km) affecting a total area of approximately 4800 acres (just under 2000 hectares) and noted the outlet as Flagg Creek.

3.0 DESCRIPTION OF THE WATERSHED + ALIGNMENT OF DRAINS

The Saddlemire Drain has a total length of approximately 12 km, with its upstream limit located about 85 m northwest of Whittaker Road, in the southeast half of Lot 26, Concession 4, Geographic Township of Williamsburg. The entire length of the drain flows generally southwest, crossing into the Geographic Township of Matilda at the 2nd Concession, approximately 7 km downstream from the upstream limit. Beyond the 10 km mark, the drain crosses Highway 401 and the CN railway before discharging into Flagg Creek in Lot 7, Concession 1, Geographic Township of Matilda. The watershed area of the Saddlemire Drain is approximately 1,607 hectares. The change in contributing area of nearly 20% can be attributed to a number of observations in the current watershed limit compared to the previous reports, including

- The previous watershed map (1956) appeared to extend the watershed boundary down to County Road 2, despite the limits of work being noted as upstream of this point. The limits of the watershed for this update have been set based on the described end of the drain, which has been taken as 12km downstream of the point of commencement in Lot 26, Concession 4, and at the intersection with Flagg Creek.
- The updated watershed map addresses what would have been overlapping watersheds between adjacent drains, including consideration for the Donald Hanes Drain and Branches, Van Moorsel, Reuben Mattice and Glen Becker Drains.
- This watershed boundary has been generated using provincial LiDAR data, which would more accurately consider the exact limits of the drain based on topographic information, compared to the level of detail that would have been available in 1982 and 1956.

4.0 DRAINAGE ACT, 1990, PROCESS

4.1 TO DATE

Shade Group Inc. (SGI) was appointed by bylaw on December 11, 2024 (Bylaw No. 22-26-381), to "prepare a new assessment schedule for the Saddlemire Municipal Drain pursuant to Section 76 of the *Drainage Act*, R.S.O. 1990, Chapter D.17, as amended." A copy of the bylaw is included in **Appendix F**.

Invitations to the on-site meeting were mailed by Township staff to landowners within the watershed, inviting them to attend a meeting on February 25, 2025, at the South Dundas Municipal Centre, located at 34 Ottawa Street in Morrisburg.

Approximately six landowners attended the on-site meeting. To the best of Shade Group's knowledge, no further correspondence has been received from landowners within the watershed since that meeting.

During the on-site meeting, attendees provided feedback regarding their land use, historical maintenance activities, and concerns about the drain's performance. Specific concerns were raised about flows bottlenecking at culverts crossing the railway and at Highway 401. A landowner also noted that the crossing under the railway was considerably full of sediment and was likely creating a blockage. It was suggested that a full cleanout be attempted as a first step to address these issues, prior to considering a major improvement, as a major improvement would represent a considerable financial undertaking.

The final delineated watershed boundary was compiled using digital public data (Ontario Watershed Information Tool and provincial LIDAR topographic data) and was compared to the original Engineer's Report. The watershed boundary was also compared against adjacent municipal drain systems, including the Donald Hanes Municipal Drain, Van Moorsel Drain, Reuben Mattice Drain and Glen Becker Drain, to confirm there was no overlap with these bordering municipal drains.

4.2 NEXT STEPS

Following the submission of this report, it will be brought forward to a *Meeting to Consider* in accordance with Section 42 of the *Drainage Act*.

The Clerk of the municipality will 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 parties as outlined in Section 41.

The *Meeting to Consider* is hosted by Council, who may then adopt the report through a provisional by-law by giving it two readings (Section 45(1)).

Assuming the report is provisionally adopted, a notice will then be issued—excluding the Engineer's Report—informing entitled parties (per Section 41) of the time and place for the first sitting of the Court of Revision.

Once all appeals have been addressed or the appeal period has expired, Council may give the provisional by-law a third reading, thereby authorizing the construction or maintenance of the drainage works. Work may commence as early as ten days after the by-law is passed, provided no notice of intention to quash the by-law has been filed with the Clerk (Section 58(1)).

Through discussions with Township staff, it is understood that the Township's Drainage Superintendent will be responsible for acquiring all necessary permits, coordinating the hiring of

a contractor, overseeing the work, and completing a final walk-through upon completion of any maintenance activities. No engineering involvement is proposed for these maintenance works.

4.3 BY-LAW AND RESOLUTION

Appendix F has been included in this report as a place to attach the applicable by-laws associated with this Section 76 undertaking. The 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 ease of future reference.

4.4 LIMITATIONS

The process overview provided in Section 4.2 is intended as a general summary of the next steps toward completion. In the event of any conflict between this summary and the provisions of the *Drainage Act*, the *Drainage Act* shall prevail. This summary is for informational purposes only; the Township Clerk remains responsible for ensuring that all administrative tasks are completed in accordance with the requirements of the *Drainage Act*.

5.0 PLAN, PROFILE & SPECIFICATIONS

The profile and construction specifications outlined in the governing Engineer's Reports (1956 + 1982) are intended to remain as the official specifications for any future maintenance work.

This report serves solely as an update to the assessment schedule, enabling the fair allocation of future maintenance costs to landowners within the watershed.

A watershed map has been included with this submission, reflecting the updated contributing area for the watershed. While the contributing area has been updated, the location of the physical drain remains unchanged from the previous governing reports.

For ease of reference in the assessment schedule, Property ID numbers have been assigned to each property. The use of Property IDs instead of property owner names helps protect private information and ensures consistency over time, as property ownership may change.

6.0 ASSESSMENTS

An update to the assessment schedule for the Saddlemire Drain has been undertaken to fairly allocate the costs of current and future maintenance to all properties encompassed within the contributing drainage area.

As per Section 21 of the *Drainage 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." Since this is an

existing drain and no works are proposed that would be considered injurious to lands or roads, injuring liability is not applicable.

Previously, assessments for the drain were presented in two separate reports. The 1982 report included for properties upstream of Lot 4, Concession 2 in the Geographic Township of Matilda, and included both outlet and benefit assessments. The remaining downstream properties were assessed in a separate report authored in 1956, where outlet and benefit were not assessed separately but were instead combined under a single heading titled "Maintenance."

Given the inconsistencies between the two reports (outlet/benefit vs. maintenance), Shade Group has prepared an updated assessment schedule that meets the current Act specifications. That is to say, rather than using a single heading of "maintenance", we have assessed for outlet liability and benefit liability separately. A split of 60% outlet liability to 40% benefit liability has been applied.

Benefit assessments were assigned to lands that meet the criteria defined under the *Drainage Act*, which states: "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).

Additionally, lands within the watershed are assessed for 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" (R.S.O. 1990, c. D.17, s. 23(1)).

The method for determining the apportionment of benefit and outlet liability assessments is at the discretion of the appointed Drainage Engineer, who must exercise their best judgment to determine an approach that is fair to all assessed parties.

For this project, the Drainage Engineer has generally applied the *Factored Areas Method* to assess outlet and benefit liability across the watershed. Further details on the method can be found in **Appendix C**. Under this method, properties are assigned factors based on land use, proximity to the drain (distance factor), and general location within the watershed (sub-section factor). These values are used to calculate a "factored area," which enables a fair comparison of lands within the watershed. The assignment of these factors is done on a case-by-case basis, as deemed appropriate and fair by the engineer.

7.0 COSTS

7.1 CONSTRUCTION COSTS

The costs used in the preparation of the assessment schedules were estimated by the engineer based on historical costing for projects of this nature.

A hypothetical upper limit of \$85,000 was used to represent the potential cost of a full cleanout of the entire length of the drain. The actual extent of maintenance work required will be determined at the discretion of the Township's Drainage Superintendent following a field inspection.

Accordingly, the figures used in the assessment schedule are for illustrative purposes only and are intended to demonstrate the method of apportioning estimated costs to each property. Actual future maintenance costs will be assessed using the same apportionment percentages outlined in Schedule A, which is included in **Appendix D** and should be referenced for all future maintenance activities.

7.2 ENGINEERING COSTS

The cost associated with the preparation of this report is estimated at \$14,950 (exclusive of taxes). This estimate includes attendance at the first mandated sitting of the Court of Revision but does not include involvement in any appeals to the Court of Revision, the Tribunal, or the Referee. Should appeals arise, involvement would be subject to additional fees.

The assessment schedule for the engineering fees has been prepared slightly different from the assessment schedule for the maintenance works. The distribution of costs has been based on the apportionment of costs based on outlet liability only, rather than a split of outlet and benefit liability. When the distribution of benefit liability was included during an initial first draft, the assessments associated with the engineering costs were significantly biased towards those directly adjacent the drain. Although these landowners do benefit from the existence of the system and its continued maintenance and should continue to be assessed for both outlet and benefit liability for future maintenance, I did not feel that it provided a fair distribution of costs as it related solely to the preparation of this Engineer's Report. It is my opinion that this alternative assessment represents a more fair, equitable distribution of costs amongst those within the watershed for the fees associated with preparing this Engineer's Report. Schedule B is provided as a courtesy to make it more clear for landowners to see their current assessment for this report – however, this schedule is intended as a one-time use only and shall not be used for future maintenance.

The assessment schedule for engineering fees is included in **Appendix E**.

Projects carried out under Section 76 of the *Drainage Act*, including the preparation of this report and the associated assessment schedules, are not eligible for provincial grant funding.

8.0 GRANTS

Properties registered with the Ontario Ministry of Agriculture, Food and Agribusiness (OMAFRA) under the Farm Property Class Tax Rate Program may be eligible for a one-third grant from the Province. As eligibility requires active status with OMAFRA at the time of the maintenance, the potential grant has not been reflected in the current assessment schedule. Property owners with questions regarding eligibility are encouraged to contact the Township's Drainage Superintendent.

In accordance with Section 85 of the *Drainage Act*, only projects carried out under Sections 4, 74, and 78 are eligible for provincial grant funding. As such, the engineering costs associated with this Section 76 report are not eligible for a grant, however, future maintenance works performed in accordance with the governing Engineer's Report would fall under Section 74 and, therefore, would be expected to be eligible for provincial grant support.

9.0 CLOSING

This report is respectfully submitted to the Council of the Township of South Dundas this April 25, 2025.

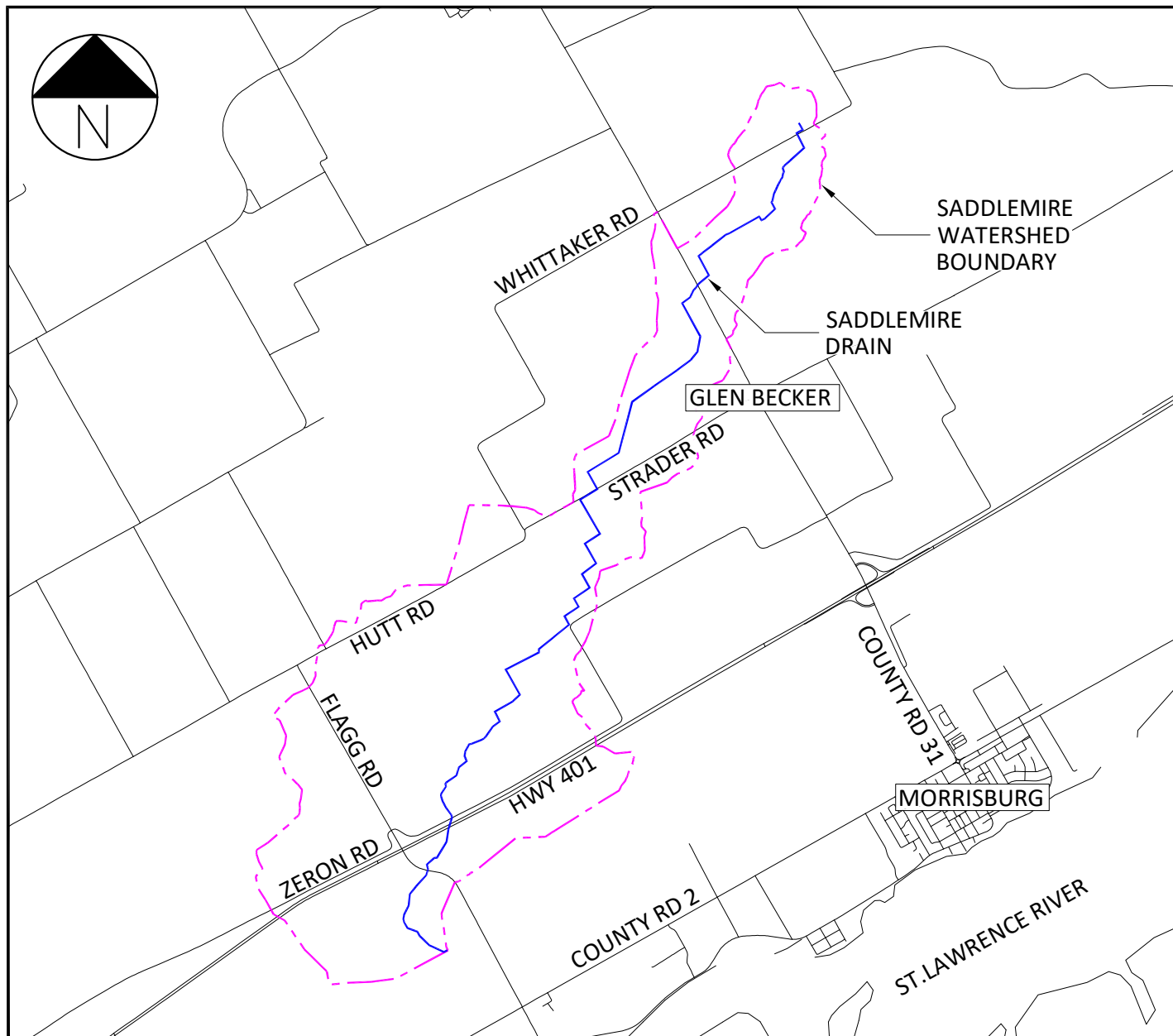
Should you have any questions or concerns, please do not hesitate to contact the undersigned.



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

APPENDIX A

LOCATION PLAN



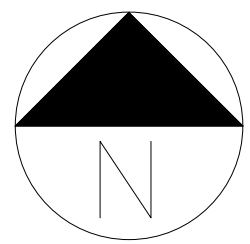
LOCATION PLAN
N.T.S.

SADDLEMIRE DRAIN
SOUTH DUNDAS
2025

SHADE
GROUP INC

APPENDIX B

DRAINAGE PLAN

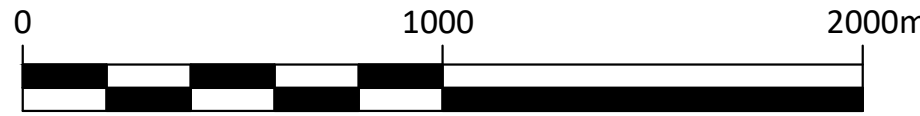


SADDLEMIRE DRAIN



SITE LOCATION MAP

SCALE BAR



ALL DIMENSIONS ARE IN METRES. DO NOT SCALE DRAWING

PAGE SIZE

24" x 36"

SCALE

1:18,000

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



LEGEND

- APPROX. PROPERTY LINES (GIS DATA)
- ROAD
- SADDLEMIRE DRAIN ALIGNMENT
- SADDLEMIRE DRAIN WATERSHED BOUNDARY
- WATERCOURSES
- GEOGRAPHIC TOWNSHIP BOUNDARY
- RAILWAY
- LOT AND CONCESSION LINES
- 6+994 APPROX MEASURED STATIONS (m)
- FLOW DIRECTION
- PROPERTY I.D. NUMBER

00	ISSUED WITH ENGINEER'S REPORT	APRIL 25, 2025
REV. #	REVISION DESCRIPTION	DATE

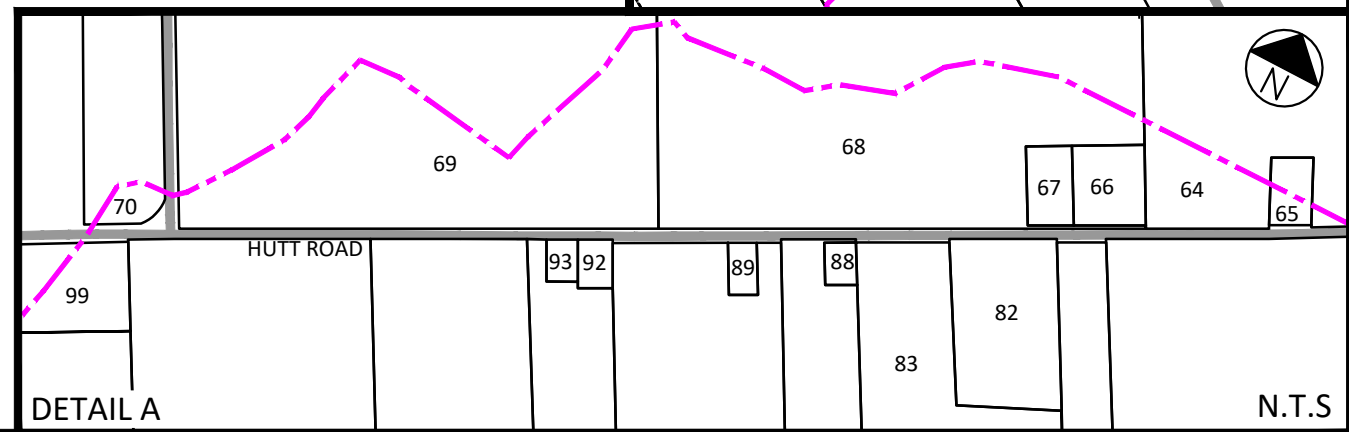
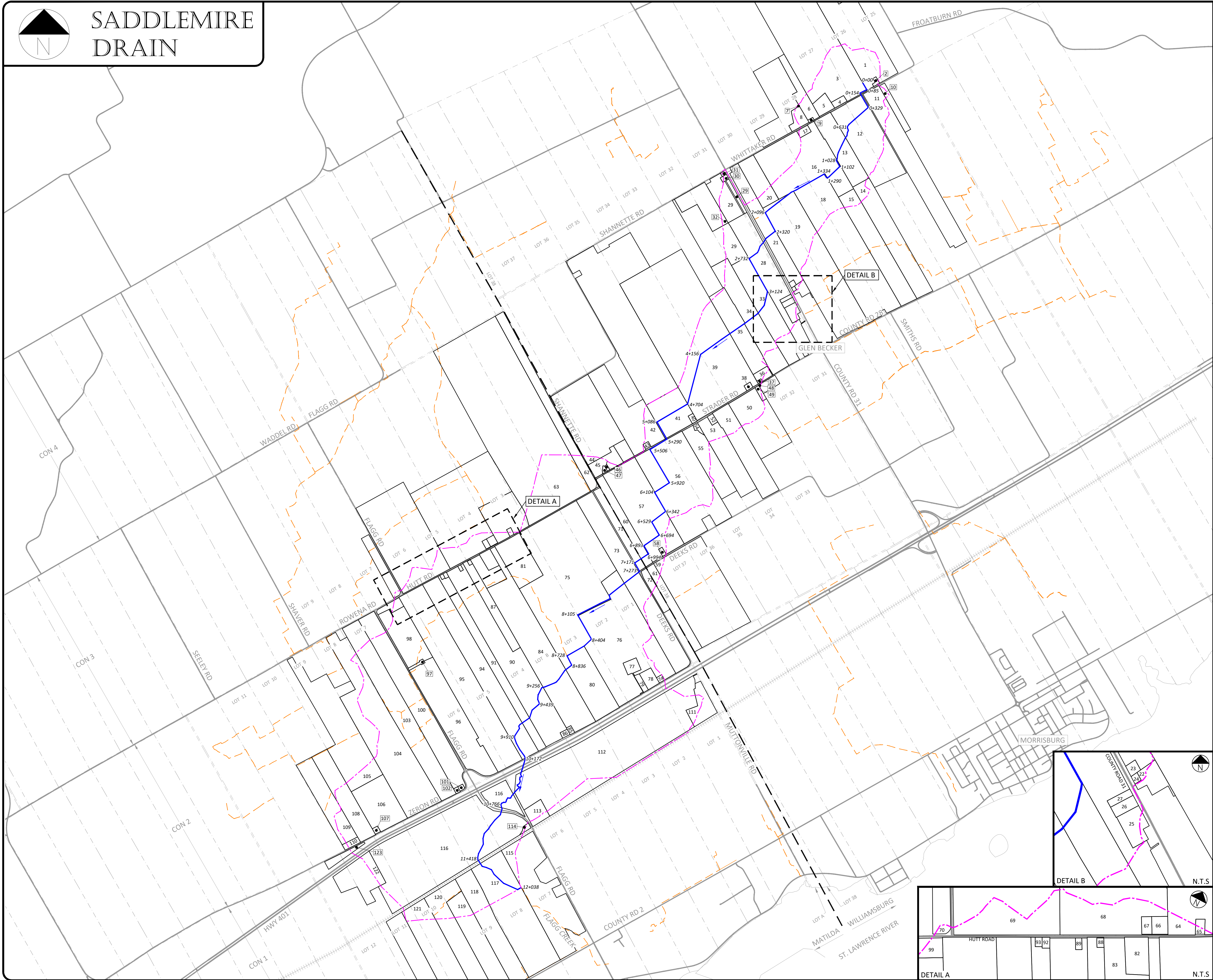
STAMP



PROJECT TITLE	SADDLEMIRE DRAIN
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DRAWING TITLE	WATERSHED MAP
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DRAWING NO.	1 OF 1
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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 based on current aerial mapping. The assigned values for the respective land use have been summarized in Table 1.

Table 1: 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.

Properties with wetlands were determined based on provincial mapping that describes Provincially Significant Wetlands (PSWs) (e.g. Glen Becker Swamp) 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 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 drain. The distance factors in this report are as follows:

Table 2: Distance Factors for Saddlemire Drain

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

For the Saddlemire Drain, the channel alignment was offset by the respective amounts noted in Table 2, and the areas between the offsets were assigned the corresponding factors.

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 250m offset and the other half within 250-500m; 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 0.04 based on their relative location in the watershed. Properties farthest upstream (top of the watershed) benefit from the entire length of the drain and were assigned a factor of 1.0, while properties at the outlet of the drain only make use of a small relative apportionment of the total system; 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 pro-rated accordingly.

For example, when calculating the assessments for a property draining into the Saddlemire at station 10+000, the sub-section factor would be calculated as follows:

$$(12,038\text{m} - 10,000\text{m}) / 12,038\text{m} = 0.17$$

This calculation equates the total linear length of the drain used (12,038 - 10,000); where 12,038m is the total length of the drain in meters with Station 12+038 being the outlet of the system (downstream end point); and 10,000 is the point at water from the property being considered is expected to drain into the system. The ratio of that equation is then assigned as a factor. The summation of these factors (land use, distance, and sub-section) were used to determine an equivalent land area, which was used to determine the apportionment of the associated outlet liability for each property.

APPENDIX D

ASSESSMENT SCHEDULE – FUTURE MAINTENANCE

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

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Outlet (\$)	Benefit (\$)	Est Assess. (\$)*
1	0506001-005-03200	25, 26	4	Williamsburg	25.8	\$ 1,092.99	\$ 456.45	\$ 1,549.44
2	0506001-005-03205	26			0.9	\$ 84.56	\$ -	\$ 84.56
3	0506001-005-03800	26, 27			54.9	\$ 2,212.96	\$ 685.01	\$ 2,897.97
4	0506001-005-03810	26			2.7	\$ 116.12	\$ -	\$ 116.12
5	0506001-005-04400	26			7.8	\$ 275.34	\$ -	\$ 275.34
6	0506001-005-05600	28			7.7	\$ 243.58	\$ -	\$ 243.58
7	0506001-005-06802	28, 29			0.1	\$ 2.72	\$ -	\$ 2.72
8	0506001-005-06800	28			4.8	\$ 132.07	\$ -	\$ 132.07
9	0506001-005-06200	28			0.5	\$ 32.19	\$ -	\$ 32.19
10	0506001-004-27850	25			1.2	\$ 55.82	\$ -	\$ 55.82
11	0506001-004-38400	26	15.7		\$ 718.58	\$ -	\$ 718.58	
12	0506001-004-39300	26, 27	64.8		\$ 2,758.92	\$ 1,474.70	\$ 4,233.62	
13	0506001-004-39600	27	40.8		\$ 1,227.01	\$ 766.15	\$ 1,993.16	
14	0506001-004-40800	27	5.4		\$ 171.41	\$ -	\$ 171.41	
15	0506001-004-40900	28, 29	7.3		\$ 233.04	\$ -	\$ 233.04	
16	0506001-004-41400	28	74.6		\$ 2,419.89	\$ 1,496.28	\$ 3,916.17	
17	0506001-004-41410	28	2.5		\$ 151.79	\$ -	\$ 151.79	
18	0506001-004-42000	28, 29	41.5		\$ 1,330.56	\$ 211.02	\$ 1,541.58	
19	0506001-004-42600	29, 30	61.9		\$ 2,017.79	\$ 779.69	\$ 2,797.48	
20	0506001-004-43800	30	7.0		\$ 137.86	\$ -	\$ 137.86	
21	0506001-004-53500	30	34.5		\$ 1,218.17	\$ 708.00	\$ 1,926.17	
22	0506001-004-51800	30	0.7		\$ 37.99	\$ -	\$ 37.99	
23	0506001-004-53400	30	0.9		\$ 53.99	\$ -	\$ 53.99	
24	0506001-004-52800	30	0.4		\$ 24.43	\$ -	\$ 24.43	
25	0506001-004-56400	31	4.3		\$ 115.15	\$ -	\$ 115.15	
26	0506001-004-55850	31	2.1		\$ 126.33	\$ -	\$ 126.33	

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

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Outlet (\$)	Benefit (\$)	Est Assess. (\$)*
27	0506001-004-55800	31	3	Williamsburg	1.3	\$ 85.44	\$ -	\$ 85.44
28	0506001-004-58400	31			58.6	\$ 1,649.01	\$ 701.79	\$ 2,350.80
29	0506001-004-55200	31, 32			34.6	\$ 885.03	\$ -	\$ 885.03
30	0506001-004-54900	30, 31			0.7	\$ 27.55	\$ -	\$ 27.55
31	0506001-004-54800	30			0.3	\$ 12.71	\$ -	\$ 12.71
32	0506001-004-64200	31, 32, 33			1.4	\$ 40.33	\$ -	\$ 40.33
33	0506001-004-58600	31			46.8	\$ 1,479.17	\$ 1,145.55	\$ 2,624.72
34	0506001-004-63600	32			44.4	\$ 1,259.21	\$ 783.33	\$ 2,042.54
35	0506001-004-64400	32			43.8	\$ 1,217.38	\$ 694.10	\$ 1,911.48
36	0506001-004-64800	32			3.1	\$ 94.07	\$ -	\$ 94.07
37	0506001-004-65000	32			0.4	\$ 11.23	\$ -	\$ 11.23
38	0506001-004-65400	33			1.2	\$ 31.35	\$ -	\$ 31.35
39	0506001-004-65420	33, 34			141.2	\$ 3,172.48	\$ 1,419.71	\$ 4,592.19
40	0506001-004-67801	35			1.4	\$ 76.86	\$ -	\$ 76.86
41	0506001-004-67800	35			39.0	\$ 775.17	\$ 504.27	\$ 1,279.44
42	0506001-004-69600	36			13.5	\$ 371.15	\$ -	\$ 371.15
43	0506001-004-68100	36			0.9	\$ 49.99	\$ -	\$ 49.99
44	0506001-004-70200	37,38			2.3	\$ 12.79	\$ -	\$ 12.79
45	0506001-004-71400	37,38			7.3	\$ 73.08	\$ -	\$ 73.08
46	0506001-004-71200	37			0.5	\$ 14.29	\$ -	\$ 14.29
47	0506001-004-71000	37			0.7	\$ 20.24	\$ -	\$ 20.24
48	0506001-003-75500	32	2		0.1	\$ 1.96	\$ -	\$ 1.96
49	0506001-003-76800	33			1.3	\$ 32.56	\$ -	\$ 32.56
50	0506001-003-76802	33			23.2	\$ 302.69	\$ -	\$ 302.69
51	0506001-003-77600	34			14.0	\$ 252.84	\$ -	\$ 252.84
52	0506001-003-78700	34			1.8	\$ 72.50	\$ -	\$ 72.50

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

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Outlet (\$)	Benefit (\$)	Est Assess. (\$)*
53	0506001-003-78750	34	2	Williamsburg	10.8	\$ 221.36	\$ -	\$ 221.36
54	0506001-003-80405	35			1.5	\$ 63.97	\$ -	\$ 63.97
55	0506001-003-80400	35			19.0	\$ 408.83	\$ -	\$ 408.83
56	0506001-003-81200	35, 36			112.6	\$ 2,338.63	\$ 1,627.02	\$ 3,965.65
57	0506001-003-82200	37			93.7	\$ 1,774.47	\$ 1,768.76	\$ 3,543.23
58	0506001-003-82500	37			1.0	\$ 36.32	\$ -	\$ 36.32
59	0506001-003-82000	36, 37			2.4	\$ 91.16	\$ -	\$ 91.16
60	0506001-003-82800	38			24.2	\$ 398.72	\$ 341.76	\$ 740.48
61	0506001-003-83400	38			4.0	\$ 76.23	\$ -	\$ 76.23
62	0506006-005-74000	A	3	Matilda	10.1	\$ 56.86	\$ -	\$ 56.86
63	0506006-005-72000	1,2			76.7	\$ 267.94	\$ -	\$ 267.94
64	0506006-005-74400	3			5.3	\$ 11.35	\$ -	\$ 11.35
65	0506006-005-74500	3			0.5	\$ 1.21	\$ -	\$ 1.21
66	0506006-005-74700	4			2.0	\$ 5.45	\$ -	\$ 5.45
67	0506006-005-74710	4			1.3	\$ 3.43	\$ -	\$ 3.43
68	0506006-005-76000	4, 5			23.1	\$ 30.88	\$ -	\$ 30.88
69	0506006-005-77000	5, 6			19.6	\$ 26.22	\$ -	\$ 26.22
70	0506006-005-78200	7			0.7	\$ 0.97	\$ -	\$ 0.97
71	0506006-005-00400	A			20.1	\$ 297.34	\$ 247.65	\$ 544.99
72	0506006-005-00450	A	2	Matilda	4.5	\$ 84.74	\$ -	\$ 84.74
73	0506006-005-00800	1			64.9	\$ 689.55	\$ 944.45	\$ 1,634.00
74	0506006-005-01205	1			1.1	\$ 4.09	\$ -	\$ 4.09
75	0506006-005-02405	1, 2, 3			255.5	\$ 1,477.46	\$ -	\$ 1,477.46
76	0506006-005-01200	1, 2, 3			154.4	\$ 2,069.96	\$ 2,155.18	\$ 4,225.14
77	0506006-005-02475	2			5.5	\$ 25.68	\$ -	\$ 25.68
78	0506006-005-02000	2			6.6	\$ 25.56	\$ -	\$ 25.56

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

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Outlet (\$)	Benefit (\$)	Est Assess. (\$)*
79	0506006-005-01600	2	2	Matilda	2.9	\$ 22.67	\$ -	\$ 22.67
80	0506006-005-03200	3			53.6	\$ 584.97	\$ 725.62	\$ 1,310.59
81	0506006-005-02800	3			38.7	\$ 142.55	\$ -	\$ 142.55
82	0506006-005-02900	B			6.3	\$ 17.47	\$ -	\$ 17.47
83	0506006-005-04900	B			15.2	\$ 59.64	\$ -	\$ 59.64
84	0506006-005-04000	B			139.9	\$ 1,270.14	\$ 1,439.13	\$ 2,709.27
85	0506006-005-03600	B			1.1	\$ 13.23	\$ -	\$ 13.23
86	0506006-005-04407	4			1.4	\$ 16.13	\$ -	\$ 16.13
87	0506006-005-04700	4			24.7	\$ 139.29	\$ -	\$ 139.29
88	0506006-005-04600	4			0.5	\$ 1.32	\$ -	\$ 1.32
89	0506006-005-04800	4			0.5	\$ 1.96	\$ -	\$ 1.96
90	0506006-005-04400	4			128.9	\$ 1,009.23	\$ 1,379.52	\$ 2,388.75
91	0506006-005-05000	4			50.3	\$ 326.42	\$ 453.63	\$ 780.05
92	0506006-005-05200	4			0.6	\$ 1.59	\$ -	\$ 1.59
93	0506006-005-06000	4			0.5	\$ 1.24	\$ -	\$ 1.24
94	0506006-005-05400	5			102.4	\$ 602.31	\$ 851.82	\$ 1,454.13
95	0506006-005-05800	5, 6			156.2	\$ 720.26	\$ 633.29	\$ 1,353.55
96	0506006-005-06400	6			95.3	\$ 310.48	\$ -	\$ 310.48
97	0506006-005-07000	6			1.5	\$ 1.98	\$ -	\$ 1.98
98	0506006-005-07400	6			39.9	\$ 53.40	\$ -	\$ 53.40
99	0506006-005-07425	6			2.6	\$ 7.07	\$ -	\$ 7.07
100	0506006-005-08600	7			87.2	\$ 241.83	\$ -	\$ 241.83
101	0506006-005-08601	7			0.8	\$ 9.25	\$ -	\$ 9.25
102	0506006-005-09000	7			0.8	\$ 7.86	\$ -	\$ 7.86
103	0506006-005-09200	7			89.9	\$ 186.85	\$ -	\$ 186.85
104	0506006-005-10000	8			122.6	\$ 60.95	\$ -	\$ 60.95

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

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Outlet (\$)	Benefit (\$)	Est Assess. (\$)*
105	0506006-005-11500	9	2	Matilda	14.4	\$ 4.41	\$ -	\$ 4.41
106	0506006-005-11800	9			50.1	\$ 18.22	\$ -	\$ 18.22
107	0506006-005-11890	9			1.1	\$ 0.65	\$ -	\$ 0.65
108	0506006-005-12600	10			27.8	\$ 8.50	\$ -	\$ 8.50
109	0506006-005-13600	10			10.7	\$ 3.28	\$ -	\$ 3.28
110	0506006-005-14000	10			2.3	\$ 1.40	\$ -	\$ 1.40
111	0506006-000-22050	1	1		5.4	\$ 2.88	\$ -	\$ 2.88
112	0506006-002-94000	1, 2, 3, 4, 5, 6			233.9	\$ 543.07	\$ 992.94	\$ 1,536.01
113	0506006-002-91000	6			7.6	\$ 128.67	\$ -	\$ 128.67
114	0506006-003-07400	7			0.6	\$ 0.96	\$ -	\$ 0.96
115	0506006-003-14000	7			9.2	\$ 17.08	\$ -	\$ 17.08
116	0506006-003-04400	7, 8, 9, 10, 11			260.8	\$ 422.11	\$ 2,869.37	\$ 3,291.48
117	0506006-003-13400	8			41.9	\$ 71.46	\$ 1,267.59	\$ 1,339.05
118	0506006-001-07020	9			21.4	\$ 47.94	\$ -	\$ 47.94
119	0506006-001-09000	9			11.8	\$ 20.90	\$ -	\$ 20.90
120	0506006-003-12000	9, 10			22.0	\$ 34.02	\$ -	\$ 34.02
121	0506006-001-19000	10, 11			12.4	\$ 9.60	\$ -	\$ 9.60
122	0506006-001-24000	11, 12			8.0	\$ 2.44	\$ -	\$ 2.44
123	0506006-001-22000	11, 12			1.3	\$ 0.41	\$ -	\$ 0.41
Sub-Total					\$ 46,648.81	\$ 29,523.78	\$ 76,172.59	

*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'
Saddlemire Drain
Construction - For Future Maintenance

Roads

ID/Name	Owner	Outlet (\$)	Benefit (\$)	Net Assessment (\$)
Deeks Road	Municipality of South Dundas	\$ 178.16	\$ -	\$ 178.16
Flagg Road		\$ 378.32	\$ 533.71	\$ 912.03
Hutt Road		\$ 86.89	\$ -	\$ 86.89
Strader Road		\$ 573.51	\$ 321.25	\$ 894.76
Whittaker Road		\$ 401.83	\$ 219.63	\$ 621.46
Zeron Road		\$ 149.43	\$ 215.75	\$ 365.18
Road Allowance b/t Lot 1 and Lot A, Concession 2, Matilda		\$ 147.86	\$ 124.85	\$ 272.71
Road Allowance b/t Lot 30 and Lot 31, Concession 3, Williamsburg		\$ 76.75	\$ -	\$ 76.75
Road Allowance north of Richmire Road, Lot 26, Concession 3, Williamsburg		\$ 208.69	\$ -	\$ 208.69
County Road 31	United Counties of Stormont, Dundas, and Glengarry	\$ 1,411.08	\$ 896.51	\$ 2,307.59
Railway	CN Rail	\$ 47.20	\$ 508.27	\$ 555.47
Highway 401	Ministry of Transportation of Ontario	\$ 691.47	\$ 1,656.25	\$ 2,347.72
Sub-Total		\$ 4,351.19	\$ 4,476.22	\$ 8,827.41

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

Summary

Real Properties	\$ 46,648.81	\$ 29,523.78	\$ 76,172.59
Township of South Dundas - Roads	\$ 2,201.44	\$ 1,415.19	\$ 3,616.63
United Counties of Stormont, Dundas, and Glengarry - Roads	\$ 1,411.08	\$ 896.51	\$ 2,307.59
CN Rail	\$ 47.20	\$ 508.27	\$ 555.47
Ontario Ministry of Transportation	\$ 691.47	\$ 1,656.25	\$ 2,347.72
Sub-Total (Pre-Tax/Grant)	\$ 51,000.00	\$ 34,000.00	\$ 85,000.00

APPENDIX E

ASSESSMENT SCHEDULE – ENGINEERING (ONE TIME USE)

Assessment Schedule - Updated 2025

Schedule 'B'

Engineering Costs - ONE TIME USE

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Assessment for Engineering
1	0506001-005-03200	25, 26	4	Williamsburg	25.8	\$ 320.40
2	0506001-005-03205	26			0.9	\$ 24.79
3	0506001-005-03800	26, 27			54.9	\$ 648.70
4	0506001-005-03810	26			2.7	\$ 34.04
5	0506001-005-04400	26			7.8	\$ 80.71
6	0506001-005-05600	28			7.7	\$ 71.40
7	0506001-005-06802	28, 29			0.1	\$ 0.80
8	0506001-005-06800	28			4.8	\$ 38.71
9	0506001-005-06200	28			0.5	\$ 9.44
10	0506001-004-27850	25	3		1.2	\$ 16.36
11	0506001-004-38400	26			15.7	\$ 210.64
12	0506001-004-39300	26, 27			64.8	\$ 808.74
13	0506001-004-39600	27			40.8	\$ 359.68
14	0506001-004-40800	27			5.4	\$ 50.25
15	0506001-004-40900	28, 29			7.3	\$ 68.31
16	0506001-004-41400	28			74.6	\$ 709.36
17	0506001-004-41410	28			2.5	\$ 44.50
18	0506001-004-42000	28, 29			41.5	\$ 390.04
19	0506001-004-42600	29, 30			61.9	\$ 591.49
20	0506001-004-43800	30			7.0	\$ 40.41
21	0506001-004-53500	30			34.5	\$ 357.09
22	0506001-004-51800	30			0.7	\$ 11.14
23	0506001-004-53400	30			0.9	\$ 15.83
24	0506001-004-52800	30			0.4	\$ 7.16
25	0506001-004-56400	31			4.3	\$ 33.76
26	0506001-004-55850	31			2.1	\$ 37.03

Assessment Schedule - Updated 2025

Schedule 'B'

Engineering Costs - ONE TIME USE

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Assessment for Engineering
27	0506001-004-55800	31	3	Williamsburg	1.3	\$ 25.04
28	0506001-004-58400	31			58.6	\$ 483.39
29	0506001-004-55200	31, 32			34.6	\$ 259.43
30	0506001-004-54900	30, 31			0.7	\$ 8.08
31	0506001-004-54800	30			0.3	\$ 3.73
32	0506001-004-64200	31, 32, 33			1.4	\$ 11.82
33	0506001-004-58600	31			46.8	\$ 433.60
34	0506001-004-63600	32			44.4	\$ 369.12
35	0506001-004-64400	32			43.8	\$ 356.86
36	0506001-004-64800	32			3.1	\$ 27.58
37	0506001-004-65000	32			0.4	\$ 3.29
38	0506001-004-65400	33			1.2	\$ 9.19
39	0506001-004-65420	33, 34			141.2	\$ 929.97
40	0506001-004-67801	35			1.4	\$ 22.53
41	0506001-004-67800	35			39.0	\$ 227.23
42	0506001-004-69600	36			13.5	\$ 108.80
43	0506001-004-68100	36			0.9	\$ 14.65
44	0506001-004-70200	37,38			2.3	\$ 3.75
45	0506001-004-71400	37,38			7.3	\$ 21.42
46	0506001-004-71200	37			0.5	\$ 4.19
47	0506001-004-71000	37			0.7	\$ 5.93
48	0506001-003-75500	32	2	Williamsburg	0.1	\$ 0.57
49	0506001-003-76800	33			1.3	\$ 9.55
50	0506001-003-76802	33			23.2	\$ 88.73
51	0506001-003-77600	34			14.0	\$ 74.12
52	0506001-003-78700	34			1.8	\$ 21.25

Assessment Schedule - Updated 2025

Schedule 'B'

Engineering Costs - ONE TIME USE

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Assessment for Engineering
53	0506001-003-78750	34	2	Williamsburg	10.8	\$ 64.89
54	0506001-003-80405	35			1.5	\$ 18.75
55	0506001-003-80400	35			19.0	\$ 119.84
56	0506001-003-81200	35, 36			112.6	\$ 685.54
57	0506001-003-82200	37			93.7	\$ 520.16
58	0506001-003-82500	37			1.0	\$ 10.65
59	0506001-003-82000	36, 37			2.4	\$ 26.72
60	0506001-003-82800	38			24.2	\$ 116.88
61	0506001-003-83400	38			4.0	\$ 22.34
62	0506006-005-74000	A			3	Matilda
63	0506006-005-72000	1,2	76.7	\$ 78.54		
64	0506006-005-74400	3	5.3	\$ 3.33		
65	0506006-005-74500	3	0.5	\$ 0.36		
66	0506006-005-74700	4	2.0	\$ 1.60		
67	0506006-005-74710	4	1.3	\$ 1.01		
68	0506006-005-76000	4, 5	23.1	\$ 9.05		
69	0506006-005-77000	5, 6	19.6	\$ 7.69		
70	0506006-005-78200	7	0.7	\$ 0.28		
71	0506006-005-00400	A	20.1	\$ 87.16		
72	0506006-005-00450	A	2	4.5	\$ 24.84	
73	0506006-005-00800	1		64.9	\$ 202.13	
74	0506006-005-01205	1		1.1	\$ 1.20	
75	0506006-005-02405	1, 2, 3		255.5	\$ 433.10	
76	0506006-005-01200	1, 2, 3		154.4	\$ 606.78	
77	0506006-005-02475	2		5.5	\$ 7.53	
78	0506006-005-02000	2		6.6	\$ 7.49	

Assessment Schedule - Updated 2025

Schedule 'B'

Engineering Costs - ONE TIME USE

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Assessment for Engineering
79	0506006-005-01600	2	2	Matilda	2.9	\$ 6.64
80	0506006-005-03200	3			53.6	\$ 171.48
81	0506006-005-02800	3			38.7	\$ 41.79
82	0506006-005-02900	B			6.3	\$ 5.12
83	0506006-005-04900	B			15.2	\$ 17.48
84	0506006-005-04000	B			139.9	\$ 372.33
85	0506006-005-03600	B			1.1	\$ 3.88
86	0506006-005-04407	4			1.4	\$ 4.73
87	0506006-005-04700	4			24.7	\$ 40.83
88	0506006-005-04600	4			0.5	\$ 0.39
89	0506006-005-04800	4			0.5	\$ 0.57
90	0506006-005-04400	4			128.9	\$ 295.84
91	0506006-005-05000	4			50.3	\$ 95.69
92	0506006-005-05200	4			0.6	\$ 0.47
93	0506006-005-06000	4			0.5	\$ 0.36
94	0506006-005-05400	5			102.4	\$ 176.56
95	0506006-005-05800	5, 6			156.2	\$ 211.13
96	0506006-005-06400	6			95.3	\$ 91.01
97	0506006-005-07000	6			1.5	\$ 0.58
98	0506006-005-07400	6			39.9	\$ 15.65
99	0506006-005-07425	6			2.6	\$ 2.07
100	0506006-005-08600	7			87.2	\$ 70.89
101	0506006-005-08601	7			0.8	\$ 2.71
102	0506006-005-09000	7			0.8	\$ 2.31
103	0506006-005-09200	7			89.9	\$ 54.77
104	0506006-005-10000	8			122.6	\$ 17.87

Assessment Schedule - Updated 2025

Schedule 'B'

Engineering Costs - ONE TIME USE

Property ID No.	Roll No.	Lot	Concession	Geographic Township	Area Drained (Acres)	Assessment for Engineering
105	0506006-005-11500	9	2	Matilda	14.4	\$ 1.29
106	0506006-005-11800	9			50.1	\$ 5.34
107	0506006-005-11890	9			1.1	\$ 0.19
108	0506006-005-12600	10			27.8	\$ 2.49
109	0506006-005-13600	10			10.7	\$ 0.96
110	0506006-005-14000	10	1		2.3	\$ 0.41
111	0506006-000-22050	1			5.4	\$ 0.85
112	0506006-002-94000	1, 2, 3, 4, 5, 6			233.9	\$ 159.19
113	0506006-002-91000	6			7.6	\$ 37.72
114	0506006-003-07400	7			0.6	\$ 0.28
115	0506006-003-14000	7			9.2	\$ 5.01
116	0506006-003-04400	7, 8, 9, 10, 11			260.8	\$ 123.74
117	0506006-003-13400	8			41.9	\$ 20.95
118	0506006-001-07020	9			21.4	\$ 14.05
119	0506006-001-09000	9			11.8	\$ 6.13
120	0506006-003-12000	9, 10			22.0	\$ 9.97
121	0506006-001-19000	10, 11			12.4	\$ 2.82
122	0506006-001-24000	11, 12			8.0	\$ 0.72
123	0506006-001-22000	11, 12	1.3		\$ 0.12	
Sub-Total						\$ 13,674.51

Assessment Schedule - Updated 2025

Schedule 'B'

Engineering Costs - ONE TIME USE

Roads

ID/Name	Owner	Assessment for Engineering
Deeks Road	Municipality of South Dundas	\$ 52.22
Flagg Road		\$ 110.90
Hutt Road		\$ 25.47
Strader Road		\$ 168.12
Whittaker Road		\$ 117.79
Zeron Road		\$ 43.80
Road Allowance b/t Lot 1 and Lot A, Concession 2, Matilda		\$ 43.34
Road Allowance b/t Lot 30 and Lot 31, Concession 3, Williamsburg		\$ 22.50
Road Allowance north of Richmire Road, Lot 26, Concession 3, Williamsburg		\$ 61.17
County Road 31	United Counties of Stormont, Dundas, and Glengarry	\$ 413.64
Railway	CN Rail	\$ 13.84
Highway 401	Ontario Ministry of Transportation	\$ 202.70
Sub-Total		\$ 1,275.49

Summary

Real Properties	\$ 13,674.51
Township of South Dundas - Roads	\$ 645.31
United Counties of Stormont, Dundas, and Glengarry - Roads	\$ 413.64
CN Rail	\$ 13.84
Ontario Ministry of Transportation	\$ 202.70
Sub-Total (Pre-Tax/Grant)	\$ 14,950.00

APPENDIX F

BY-LAW & RESOLUTION



The Municipality of
SOUTH DUNDAS

DATE: December 11, 2024

Resolution: 22-26-181

MOVED BY

Deputy Mayor St. Pierre	<input type="checkbox"/>
Councillor Veinotte	<input type="checkbox"/>
Councillor Smyth	<input type="checkbox"/>
Councillor Ward	<input checked="" type="checkbox"/>

SECONDED BY

Deputy Mayor St. Pierre	<input type="checkbox"/>
Councillor Veinotte	<input checked="" type="checkbox"/>
Councillor Smyth	<input type="checkbox"/>
Councillor Ward	<input type="checkbox"/>

BE IT RESOLVED THAT the Council of the Municipality of South Dundas hereby appoints Monica Shade, P.Eng., Vice President of Engineering & Sales of Shade Group Inc., as the engineer to prepare a new assessment schedule for the Saddlemire Municipal Drain pursuant to Section 76 of the Drainage Act, R.S.O. 1990, Chapter D.17, as amended.

☒ CARRIED ☐ DEFEATED ☐ DEFERRED

RECORDED VOTE

Mayor Broad	_____
Deputy Mayor St. Pierre	_____
Councillor Veinotte	_____
Councillor Smyth	_____
Councillor Ward	_____



MAYOR