

The Corporation of the Township of Huron-Kinloss

Park Street Municipal Drain Information Meeting Minutes

Electronic Meeting

July 15, 2020 7:00 pm

Due to the COVID-19 Pandemic the Municipal Office was closed to the Public. This meeting was held using an electronic platform with electronic participation.

Ed Delay, P.Eng, R.J. Burnside & Associates Ltd.	Present
George Guse, R.J. Burnside & Associates Ltd.	Present
Maisy Jefferson, R.J. Burnside & Associates Ltd.	Present
Sid Vander Veen, R.J. Burnside & Associates Ltd.	Present
Emily Dance, Clerk	Present
John Yungblut, Director Public Works	Present
Grant Collins, Drainage Superintendent	Present

Others Present: Members of the Public attended virtually (approx. 12)

Park Street Drain Information Meeting

1 Call to Order

Sid Vander Veen called the meeting to order at 7:00pm. He explained his role to facilitate the meeting and answer questions related to the Drainage Act.

- 2. Introductions
 - 2.1 Sid introduced staff from the Township and from RJ Burnside.
- 3. Municipal Drainage Information

3.1 Overview of the Drainage Act

Sid Vander Veen gave a presentation of the Overview of the Drainage Act. Overview of the Drainage Act, dated March 7, 2020

3.2 Park Street Municipal Drain Improvement Project
 Ed Delay gave a presentation on the Park Street Municipal Drain
 Park Street Municipal Drain Improvement Information Meeting No. 3, July 15, 2020

4. Question and Answer

4.1 Questions from the Public

Landowner: Bill Meyer, 10 Huron Street

Question: What is currently wrong with the tile under the road? A new bore would be expensive if there is already a crossing.

Response:

Ed – A bore is needed to get the new development water underground. The elevation required for the development's outlet is lower than the existing tile elevation. The municipality will be paying the extra cost for the bore as a Special Assessment under Section 26 of the Drainage Act.

Question: Have the location of municipal services been considered in the drain placement. Bill's municipal water, sewer and hydro service would conflict with where the new drain would cross. When the 1947 drain was exposed? last year during the investigation, they excavated very close to his services.

Response:

Ed – Burnside was not aware of services in that area. Locates are typically ordered prior to any digging.

Question: There is a manhole placed at the corner of the property line between Bill's and the Martin property that he believes is an area of high ground. There may be a lower spot in that area that would allow for the capture of more runoff. How was the placement of manholes determined?

Response:

Ed - The locations of the catchbasin and manhole structures are not finalized. The corridor along the property line between the two properties is very tight. There will be regrading in this area and the catchbasin manhole will be placed at a point it can collect water. A swale will also be cut in this area to create a path for surface water to drain and the catchbasin manhole will be installed to accept upstream runoff conveyed through the swale. Ed would like to have a conversation with landowners while on site to discuss the best place for services. Please reach out to Ed if the drain goes through your property to discuss the optimate location for the drain.

Landowner: David Brown, Brown Property

Question: Earlier you mentioned a portion of the existing Park Street drain being collapsed. Is this because it was not properly installed in the 90s? Does the municipality have any recourse to the contractor that installed the pipe?

Response:

Grant – It was initially installed as a storm drain for the Village of Ripley. There were some failures after that, and the report was constituted to address those failures. Some areas were fixed at that time but since the original drain installed used Ag Tubing, the pipe collapse is likely simply due to the age of the tubing.

Ed – There is nothing in the old report that would allow us to go back on the contractor. Municipal drain standards now would not permit the use of Ag Tubing but this was done 30 years. Additionally, the Ag Tubing was already in the ground before the drain was adopted as a municipal drain and the existing pipe in the ground was simply incorporated into the drain.

Question: The collapse may not just be due to the pipe material but also the installation and poor workmanship of the contractor. The pipe photos show a catastrophic failure. He thought that with the development, he would be responsible for the stormwater pond to control water on his property and was not expecting the entire storm drainage system around him to become part of the project.

Response:

Grant - The original drain was put in by the Village of Ripley before 1994 and the Park Street Municipal Drain report was done to address some issues with the drain and make it a formal municipal drain. At the time, the initial drain was not done to municipal drain standards but rather put in to solve a drainage problem. The drain through the Brown property would have be needed to be moved for the development to make efficient use of the land.

Ed - With a Section 78 (Drain Improvement), the Brown development may have opened up the door into looking into the drain but the improvement should create something functional for everyone not just a single piece of the watershed.

Landowner: Steve Cobean - Brown Development Engineer

Question: Could Ed summarize the next steps and timing of the project? We are working on our approvals for the development but would like to know the timing of the drain report.

Response:

Ed – The biggest next step will be getting feedback from landowners. This will allow us to finalize the details of the design. If we get feedback, we could prepare the final report for the end of the year. Does the report need to be completed for the ECA application?

Steve – He is not sure if the report needs to be finalized before the ECA. He would like the watershed finalized so he can submit to the municipality before

submitting to the MECP.

Ed – The municipal drain improvement will require an ECA as it is dealing with urban storm mains. The ECA applications should be coordinated between Burnside and Cobide and submitted in parallel as the MECP does not have much experience with the drainage act.

5. Next Steps

5.1 Ed Delay explained the next steps of the project will be to get feedback from the property owners, meeting on site, revise some drawings and design, another pubic meeting then final report. Tentative for the end of the year if not sooner.

6. Adjournment

The meeting was adjourned at 8:30 p.m.

Document Accessibility

The Township of Huron-Kinloss is committed to providing information in the format that meets your needs. We have made every attempt to make documents for this meeting accessible but there may still be difficulty in recognizing all of the information. Please contact us if you require assistance and we will make every attempt to provide this information in an alternative format.

Please note that third party documents received and found within this document will not be converted to an accessible format by the Township of Huron-Kinloss. However, upon request, we will attempt to obtain these documents in an appropriate accessible format from the third party.

For assistance or to make a request please call 519-395-3735 or email info@huronkinloss.com



Overview of the Drainage Act –

March 7, 2020

R.J. BURNSIDE & ASSOCIATES LIMITED

Surface Water under Common Law:

No right of drainage



- No liability for natural flow of surface water, but lower owner does not have to accept the water; can protect their property (e.g. berms or dykes)
- If collected and discharged onto an adjoining property, then potential liability.



Tools to Solve Drainage Issues



Drainage Act was passed to provide property owners with a process to solve drainage problems.

R.J. BURNSIDE & ASSOCIATES LIMITED



Petition Drains

S. 4: Process Resulting in a new Municipal Drain

R.J. BURNSIDE & ASSOCIATES LIMITED

Petition (or Municipal) Drains

- All <u>new</u> drains must be initiated by Petition:
- Petition is a legal document that triggers the Drainage Act process.
- Petitioners become financially responsible as soon as the petition is signed and submitted



Validity of Petition

- Inside the watershed is an internal "area requiring drainage" (ARD)
- To be a valid petition, it must meet one of the following criteria: Signed by:
 - The majority of owners in the ARD
 - The owners that represent at least 60% of the ARD
 - The road authority, where the road needs drainage
 - The Director, where agricultural land is involved.



Next Steps:

- Council considers petition:
 - Council may reject a petition (can be appealed)
- Council does not decide if petition is valid.
- Petition is circulated to CA's & MNRF for comment (also include Fisheries & Oceans)
- Agencies may request an environmental appraisal



Appointment of Engineer

(applies to Petition Drains & S. 78 Improvement Project)

- Council appoints independent engineer (S.8)
 - Engineer must be fair and impartial (S.11)
 - Must represent the community of owners
- Appointment by by-law or resolution (S.8)
 - Appointed engineer has right of entry onto private property (S.12)
- Working with the engineer, the clerk sends notice of an "on-site meeting"



On-Site Meeting





Final Report

(applies to Petition Drains)

- Final Report must include:
 - ✓Plans, profiles, specifications
 - ✓ Description of the area requiring drainage
 - ✓Total cost estimate
 - ✓Assessment schedule (how costs are divided)
 - ✓ Allowances (compensation)
 - Benchmarks, specifics on material disposal, crossings, working space
- Must consider individual property owner needs
- Must obtain necessary permits/approvals
- Must work closely with the clerk, drainage superintendent and other municipal staff.



Field Survey

Survey would:

- Identify drainage features
- Record soil details
- Record tile outlets
- Record other features
 e.g. fences, pipelines
- Opportunity to discuss project with owners







Plan shows:

- Watershed boundary
- Location of drain
- Property ownership & boundaries including lot/conc.
- Other features (e.g. roads, railways)



Assessment Schedule

Roll No.	Owner C		Lot or Part	Approx. Ha Affected		4	s	
		Con.			Land Class	Benefit \$	Outlet Liability \$	Total \$
6-1-058-00	G., K. & R. Matthews	1	Pt. Lot 9	2.3	А	4,000.00	7,334.00	11,334.00
6-1-058-01	S. & G. Dixon		Pt. Lot 9	0.1	NA	500.00	328.00	828.00
6-3-001-00	L. & E. Martin		Pt. Lot 10	15.1	A	24,750.00	4,974.00	29,724.00
Total Lands						29,250.00	12,636.00	41,886.00
Southgate R	oad 22, Township of South	gate				4,500.00	4,114.00	8,614.00
Total Lands	and Road					33,750.00	16,750.00	50,500.00
Special Ass	essment, Work on South	gate Road 2	22					14,500.00
Total Asses Matthews /	sment Martin Drainage Works							\$65,000.00

Construction Assessment Schedule



Information Meeting

(not a mandatory requirement of the Drainage Act)

- Common practice for the engineer to host an information meeting with owners
- Review information in the draft report
- Address any outstanding issues before finalizing the report



The Final Report

(applies to Petition Drains & S. 78 Improvement Project)

- Report filed with the clerk
- Council instructs clerk to send a copy of the report and a notice of a meeting to consider the report to:
 - All involved property owners
 - o Other involved municipalities, if any
 - Conservation authorities, Ministry of Natural Resources and Forestry, road authorities, public utilities, railways
 OMAFRA





Meeting To Consider Final Report: (applies to Petition Drains)

- Council meeting, chaired by mayor.
- Engineer gives an overview of the report.
- Participants are allowed to provide input:

 Can try to influence decision of council or of petitioners
 Not an opportunity to object to the report, including
 - assessments (that's done through the appeals stage)



Meeting To Consider Final Report:

Two bodies make decisions at this meeting:

1) Owners - right to add or withdraw from petition

• If the petition is no longer valid, original petitioners pay the costs incurred to date.

2) Council can decide to proceed or not proceed with the project based on the report. If stopped:

- Petitioners (owners) can appeal to the Tribunal
- If project stops, municipality pays the costs incurred to date.



Appeals: Court of Revision

- Hears appeals on assessments only
- Appointed by Municipality
 - Must be eligible to be elected to council
 - If council appoints members of council to serve on the Court of Revision, separate the two responsibilities





MINISTRY OF AGRICULTURE, FOOD AND RURAL AFFAIRS

Appeals: Agriculture, Food & Rural Affairs Appeal Tribunal

- Administered by OMAFRA
- Hears appeals from court of revision and technical appeals
- Decisions: www.canlii.org/en/on/onafraat

Appeals: Drainage Referee

- Administered by OMAFRA
- Legal or procedural appeals
- Decisions: <u>www.canlii.org/en/on/ondr</u>



Final Authorization

- Communal process
- After the appeal stage, a by-law is passed adopting the engineer's report and:
 - Construction the project is authorized, even across properties opposed to the project
 - Costs can be assessed to the lands
 - Drain now has legal existence and becomes part of the municipality's infrastructure







Management of Municipal Drains

- Maintenance & Repair
- Improvement
- Assessment Schedule
 Updates
- Managing Connections
- Enforcement
- Abandonment

Maintenance & Repair (S. 74)

NOTES:

- Mandatory responsibility
- Possible liability if work is not performed (S.79)
- New engineer's report not required
- Repair work is performed to the standards in the existing report/by-law.
- Costs are assessed proportionally based on the assessment schedule in the existing engineer's report/by-law.



Improvement (S.78)

- Improvement is defined as "any modification of or addition to a drainage works intended to increase the effectiveness of the system
- Owners may ask council to make improve a drain, but this is not a petition; it is still council's decision to proceed.
- Need community involvement to change the "communally accepted" standards.
 - Improvement examples: drain relocation, drain enclosure, change size, add crossings.



Improvement (S.78)

- New engineer's report using same process as for a new drain, but no petition required
 - Engineer must be fair & impartial (S.11)
- Normally initiated by a "Request for Improvement Form"



Other Management Responsibilities

- Assessment Schedule Updates
 - Severances, subdivisions
- Managing Connections
 - Connecting land outside the watershed
 - Changing land use
- Enforcement
 - Blocked drains, damaged drains, polluted drains
- Abandonment
 - When drain serves no useful purpose



Drainage Superintendent (S.93)

- Appointed by by-law With this appointment, the Act provides power of entry onto land
- Drainage superintendent duties:
 - Inspect drains periodically
 - Maintain and repair drains
 - Assist engineer in construction & improvement projects
 - Report to council
- Superintendent costs charged to the general funds, NOT to the drain



Summary:

- Municipality administers Drainage Act process.
- Provides a process to resolve common law drainage issues, with:
 - Professional design
 - Compliance with other legislation
 - Independent cost-sharing recommendations
 - Municipality has the authority to recover costs
 - Right of access onto private land
 - Independent appeal bodies
 - Authority for future maintenance/repair





Park Street Municipal Drain Improvement

Information Meeting No. 3

July 15, 2020

R.J. BURNSIDE & ASSOCIATES LIMITED

Purpose of this Meeting

An information exchange with stakeholders in the contributing watershed.

The design is NOT written in stone and we're looking for feedback to proceed.



Overview

- 1. Project Background and Watershed History
- 2. Design Criteria and Investigation Results
- 3. Proposed Design
- 4. Construction Process
- 5. Cost Estimates
- 6. Preliminary Assessments
- 7. Next Steps



What is a Municipal Drain?

- Drainage Act, R.S.O. 1990
 - Provincial legislation which provides a system/framework/process for landowners to gain a legal or sufficient outlet for surface and subsurface water from their property through private lands.
 - Process is administered through the Municipality and the Engineer, with Agency review.



What is a Municipal Drain?

Community Project

 Contributing properties have input towards the scale, design, and other aspects of the drainage system.

User Pay System

• Each member of the contributing watershed is responsible for a portion of the cost of the drain.

Legal Existence

- Provides a Legal Outlet for a property.
- o Legal Standing under associated Municipal By-Law.

Municipal Infrastructure

o Maintained by the Municipality on behalf of the affected landowners.


Watershed Boundary

What is a Watershed Boundary?

- A watershed boundary is a divide that defines an area draining to a particular watercourse.
- Rain falling on our side of a watershed boundary will flow to our drain and on the other side will flow to another watercourse.
- This line should represent the high ground on your property.







#	ROLL	LANDOWNER
1	(11-124-02)	R. Mackay
2	(11-001-00)	B. Meyer & L. Meyer
3	(11-002-02)	S. Martyn & S. Martyn
4	(11-002-01)	J. Nixon
5	(11-002-03)	J. Stanley & L. Stanley
6	(11-003-04)	D. Stanley & J. Stanley
7	(11-003-03)	D. Stanley & J. Stanley
8	(11-003-02)	S. Reeves
9	(11-003-00)	M. McLean & J. Steffler
10	(11-003-01)	P. McDonald & R. Liddle
11	(11-003-05)	R. Lotton & G. Lotton
12	(11-004-00)	1519201 Ontario Inc
13	(11-005-00)	K. Harrison
14	(11-006-00)	G. Ackert & K. Ackert
15	(11-007-00)	J. Chilton & J. Jones
16	(11-009-00)	W. McLelland
17	(11-010-00)	T. Gamble & A. Gamble
18	(11-011-00)	D. Farrell & C. Farrell
19	(11-012-00)	K. Piel
20	(11-102-00)	K. Eakett
21	(11-103-00)	C. Liddle
22	(11-102-01)	D. Carruthers & P. Carruthers
23	(11-103-01)	B. Pollock & W. Pollock
24	(11-103-02)	G. Szarer & D. Szarer
25	(11-104-00)	C. Bruce
26	(11-013-00)	M. Bolton
27	(11-014-00)	D. Elliott
28	(11-015-00)	J. Clark & I. Clark
29	(11-016-00)	R. Freer & M. Freer
30	(11-017-00)	D. McKay & L. McKay
31	(11-018-00)	C. Anger
32	(11-019-00)	R. Nicholson & C. Nicholson
33	(11-020-00)	B. Pollock & L. Kerry
34	(11-021-00)	1985370 Ontario Inc
35	(11-022-00)	M. McKeachnie & B. McKeachnie

#	ROLL	LANDOWNER
36	(11-023-00)	C. Fludder
37	(11-024-00)	Township of Huron-Kinloss
38	(11-025-00)	Township of Huron-Kinloss
39	(11-088-00)	E. Paton
40	(11-089-00)	L. McCulloch & MacDonald
41	(11-090-00)	C. Maguire-Greenwood
42	(11-091-00)	M. Quinn
43	(11-092-00)	T. Church & J. Church
44	(11-093-00)	K. Eskrick & L. Eskrick
45	(11-094-00)	M. Iharosy
46	(11-095-00)	2217608 Ontario Limited
47	(11-096-00)	B. Colling & G. Colling
48	(11-097-00)	M. Farrell
49	(11-098-00)	M. Hawley & D. Hawley
50	(11-099-00)	D. Neyvatte
51	(11-100-00)	A. Smith
52	(11-101-00)	R. Johnston
53	(11-101-01)	K. Taylor
54	(11-106-00)	M. Slack & B. Slack
55	(11-107-00)	T. Lubberts & J. Lubberts
56	(11-108-00)	Earl Lippert Trucking
57	(11-109-01)	Brian Colling Trucking Inc
58	(11-109-00)	G. Colling
59	(11-110-00)	C. Hutchinson
60	(11-111-00)	A. Lawson
61	(11-112-00)	K. Houston
62	(11-113-00)	T. Azar
63	(11-107-04)	K. France & T. France
64	(11-107-05)	G. Wilhelm & J. Wilhelm
65	(11-107-15)	P. Vanhardeveld & K. Vanhardeveld
66	(11-107-10)	D. Martyn & K. Martyn
67	(11-105-05)	R. Pope & N. Pope
68	(11-115-05)	P. MacDonald & C. MacDonald
69	(11-114-00)	G. Fortin
70	(11-026-00)	S. Brown



Project Background



Project Background

What started this project?

- Request for Improvements to the Park Street Municipal Drain to improve the outlet of the Brown property for development in 2018.
- On-Site Meeting November 2018
- ➢ Information Meeting No. 1 − October 2019
- Information Meeting No. 2 March 2020



Project Background





Ripley Relief

Watershed History

> 1906

- Harris Award Drain constructed, servicing the Ripley Street and Park Street watersheds.
- > 1947
 - Ripley storm sewer constructed parallel to Park Street MD.
- > 1957
 - Fair MD construction west of Huron Street, the outlet for the Park Street MD and Ripley Street sewer systems.
- > 1994
 - Park Street MD constructed under a report by W.J. Bartlett, existing drainage systems incorporated.
 - Construction of Ripley relief MD and Railway Street drain.



Watershed History

> 1996

Storm drainage report for the Village of Ripley completed by B.M. Ross and Associates.

> 2018

- Ripley storm sewer reconstruction (obstructed outlet).
- > Park Street MD improvement project initiated.





Existing Drainage Systems

Park Street MD (1994)

- Mainly 375 mm dia. (15 inch) single-wall HDPE tubing south of Park Street
- > 400 mm CSP crossing under Park Street.
- > 200 300 mm dia. Dual-wall HDPE upstream of Park Street.

Ripley Street Storm Sewer (1947 and 2018)

- Mainly 300 mm dia. (12 inch) concrete pipe
- Upper section (u/s of Park Street) re-constructed in 2018 with dual-wall HDPE (320 kPa) pipe up to 600 mm dia. (24 inch).
- Currently outlets to the existing sewer at the south intersection of Ripley and Park Streets.

Harris Award Drain (1906)

Concrete/clay system in the general location of the Ripley and Park drainage systems west of Queen Street (~200 mm dia.)



Existing Drainage Systems

- Fair Municipal Drain (1957)
 - Channel Municipal Drain and the outlet for the existing Park Street Municipal Drain.
- Ripley Relief Drain(1994)
 - Mainly channel municipal drain that outlets to the Fair Municipal Drain downstream of the existing Park Street MD outlet.

Huron Street (County Road 7) Storm Sewer

Currently outlets to the existing Park Street Municipal Drain in the WROW of Huron Street.



Existing Conditions



Looking u/s along Ex. Park Street MD alignment (Park Street)



Looking d/s along Ex. Park Street MD alignment (Park Street)

Google

g u/s along Ex. Park Street Iment (Stanley Property)

Looking d/s along Ex. Park Street MD alignment (Stanley Property)

Looking u/s along Ex. Park Street MD alignment (Stanley Property)

Existing Allignment

Looking u/s along Ex. Park Street MD alignment (Meyer Property)

Looking d/s towards Harris Street (Martyn Property)

Outlets

Presumed Harris Award Drain (1960)

Existing Tile Outlets at Horon Street

T Car

Ripley STM (1947) Outlet

Park Street (1994) and Harris Award (1906) Outlets

Private tile (1994) Outlet

Looking u/s along Ex. Park Street MD alignment (Meyer Property)



Looking d/s along Ex. Park Street MD alignment (Geddes and Dundas Properties)

Outlet

Looking u/s along Ex. Park Street MD alignment (Geddes and Dundas Properties)

Video of Existing Conditions

- Camera investigation of existing drainage systems (November 2018, May 2019, May 2020):
 - Park Street and Railway Street Municipal Drains (1994)
 - Harris Award Drain (1906)
 - Ripley Street Storm Sewer (1947)







Video of Ex. Park Street MD – U/S of Park Street to Bruce Housing





Video of Ex. Park Street MD – Brown Property





Video of Ex. Park Street MD -Dundas Property





Design Considerations



Design Criteria



- The sub-surface drainage system design sizing is based on a 5-year return period rainfall event (1 in 5year flood).
- The design will accommodate floods up to the simulated 100-yr event using overland flow paths.
- For larger rainfall events, a SWM pond is typically required to attenuate peak flows to predevelopment rates.



Design Criteria



- The Stormwater management report prepared by Cobide Engineering was reviewed and integrated as part of this design.
- The previously developed portion of the Village within the watershed is not currently controlled and would be as part of this project in conjunction with the proposed development.
- Volume control of development runoff (Low Impact Development) was not identified as feasible in the Cobide SWM Report.



So, What's a Stormwater Management (SWM) Pond?

- A SWM pond is an engineered structure constructed to gather rainfall and surface water runoff.
- The pond temporarily stores water and then releases it at a controlled rate.
- A single pond can provide erosion and flooding control while enhancing water quality.



So, What's a Stormwater Management (SWM) Pond?

Ins |as|

III

Catchbasin

Cleaner water leaves the stormwater pond and eventually makes its way to the Thames River.

The stormwater pond collects surface water runolf from rooftops, lands and roads.

Plants and bacteria help to remove some pollutants.

Solids in the water settle to the bottom of the pond as sediment.



So, What's a Stormwater Management (SWM) Pond?

SWM Pond Benefits:

- Allow sediment and contaminants to settle out of runoff before it is released into a natural watercourse.
- Hold back water in order to release it at a controlled rate during large storms.
- Controlling the flow of stormwater protects downstream lands from erosion and flooding.
- Constructed to be an attractive feature with an environmental benefit.
- Designed to be surrounded by natural vegetation and to provide habitat for birds and animals.



Reviewing Agencies

A) Saugeen Valley Conservation Authority (SVCA)

- Potential erosion and flooding risks associated with the project.
- Work in 'regulated areas'

B) Fisheries & Oceans Canada (DFO)

- Work in an Open Drain and potential fish habitat requires approval.
- Federal Species at Risk (SAR).
- C) Ministry of Environment, Conservation, and Parks (MECP)
- Environmental Compliance Approval (ECA) application for the entire project.
- Provincial Endangered Species (Formerly through MNRF).



Proposed Design




Proposed Design

Huron Street and Downstream

Fair Municipal Drain

Geddes Property:

- Approx. 300 m of channel deepening and widening.
- Approx. 300 m of riparian buffer.

Park Street Municipal Drain

Dundas Property:

• Approx. 86 m of 900 mm dia. Pipe and surface grassed swale.

County Road 7 ROW:

• Approx. 20 m of 900 mm dia. Bored crossing.









	10 10 10 10 10 10 10 10 10 10	KEY PLAN SCALE: N.T.S. LEGEND
		 Notes This drawing is the exclusive property of R. J. Burnside & Associates Limited. The reproduction of any part without prior written consent of this office is strictly prohibited. The contractor shall verify all dimensions, levels, and datums on site and report any discrepancies or omissions to this office prior to construction. This drawing is to be read and understood in conjunction with all other plans and the plans
1.55 3.33 4.07	DEPTH TO TOP	documents applicable to this project. 4. All property lines are approximate and for information purposes only.
2.29 3.71 4.07	DEPTH TO INVERT	
	LAND OWNER	
	ROLL #	
	246	
	245	
	244	No. Issue / Revision Date Autr. 1 ON SITE MEETING 2018/11/14 EMD
	243	2 INFORMATION MEETING 1 2019/10/31 EMD 3 INFORMATION MEETING 2 2020/03/07 EMD
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Proposed Design (cont.)

Upstream of Huron Street to the SWM Pond

Park Street Municipal Drain

MacKay Property:

• Approx. 7 m of 750 mm dia. Pipe and surface grassed swale.

Meyer and Martyn Properties:

• Approx. 60 m of 750 mm dia. Pipe and surface grassed swale.

Stanley Property:

- Approx. 155 m of 750 mm dia. Pipe.
- Approx. 261 m of surface grassed swale.

Brown Property:

• Approx. 106 m of 750 mm dia. Pipe.



Proposed Design (cont.)

SWM Pond Upstream to Park Street

Park Street Municipal Drain

Brown Property:

- Stormwater Management (SWM) Pond.
- Approx. 17 m of 975 mm dia. Pipe.
- Approx. 139 m of 900 mm dia. Pipe.
- Approx. 45 m of 750 mm dia. Pipe.
- Approx. 87 m of 375 mm dia. Pipe.

Bruce County Housing Property:

• Approx. 129 m of 600 mm dia. Pipe.

Park Street ROW:

• Approx. 25 m of 450 mm dia. Pipe.





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Project Cost Estimate



Project Costs - Construction

Construction Costs:

- Typically represent the greatest costs of the project.
- Some examples include:
 - Pipe installation
 - Outlet stilling basin
 - Catchbasins
 - Road and private crossings
 - Channel excavation
 - Berms/Ponds
 - Clearing/Grubbing/Brushing
 - Etc.



Example of a Municipal Drain Being Installed via Wheel Trencher



Project Costs - Allowances

Section 29 – Allowance for Right-of-Way

- Allowance "buys" access/use of the land for the drain, and construction and maintenance activities.
- Land periodically used for access to construct the drain and in any future maintenance/repair work.
- Riparian buffers, access routes also included.
- Currently based on **\$17,500/acre.**
- Typically a 10 m width in agricultural areas for pipe or channel access.





Project Costs - Allowances

Section 30 - Allowance for Damages

- Damages caused to a property by the construction of the drain or site access (typically a 20 m width in agricultural areas).
- Not given if area is **restored** as part of the drain.
- Examples include damage to:
 - Lands and crops.
 - Trees, lawns, fences, and other features.





Project Costs - Engineering

Engineering

Preparation of Engineer's Report

- Survey and Field Investigation
- Drain Design and Drawings
- Creating Assessment Schedules
- Coordination with project Stakeholders
- Obtain Agency Approvals
- Report Preparation and Processing
- Presentations to Stakeholders and Council

Construction Services

- Preparation of Tender and Construction Contract
- Periodic Construction Review
- Contract Administration



Field Survey



Project Costs – Sundry and Other

Other Costs

- Conservation Authority Review Fees
- CCTV Pipe Camera Investigation
- Soils Investigations

Sundry Costs

- Overall Project Contingency
- Net HST
- Interest





Project Cost Summary

Approximate Cost of Proposed Improvements

Tot	al Estimated Cost	\$1,060,000	
	Sundry and Other Costs		\$90,000
	Engineering	\$160,000	
	Landowner Allowances	\$105,000	
	Park Street U/S	<u>\$215,000</u>	
	SWM Pond	\$275,000	
	Park Street D/S	\$180,000	
	Fair MD	\$ 35,000	
	Construction	\$705,000	



Preliminary Assessments



Benefit Assessment

Section 22 of the Drainage Act 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"

- Properties are typically assessed for benefit if the drain construction:
 - Provides a direct
 Connection (for tile or surface flows);
 - Protects a property from potentially harmful flows;
 - Increases property value.



Direct connection of a Private Tile



Outlet Liability Assessment

> All properties within a watershed are assessed for outlet liability.

> Depends on land type and where your property drains to



Special Assessments Roads and Utilities

Section 26 of the Act states:

"...a public utility or road authority...**shall pay all the increase of cost** of such drainage works **caused by the existence of the works of the public utility or road authority**."

Example of a Road Crossing

Road Authority Pays as a Special Assessment:

 20 m Road Crossing (Bore Pipe + Catchbasins)
 \$20,000

 LESS 20 m Equivalent Drain through Field (Concrete Tile)
 (\$1,000)

 \$19,000
 \$19,000

 Upstream Landowners Pay:
 \$1,000



Provincial Grants

- Assessments on land used for agriculture (*Farm Tax Class*) may be eligible for grants through OMAFRA.
- Grant rate in southern Ontario is 1/3 of the assessment on the property for typical Municipal Drainage projects.
- Drain enclosures and properties with an approved development plan are NOT eligible for ADIP grant.





Next Steps

From this point on what are the <u>"next steps"</u> in the process under the Act?





How Can You Help?

If available, we ask that property owners provide us with:

- Farm Tile maps.
- Sump pump/ downspout connection locations.
- Local Knowledge
 - Any known Soil Conditions?
 - Poor soil conditions can effect design
 - Locations of septic systems? Where does the Village sanitary sewer end?
 - Other Information?





Questions?

If you have any questions or concerns you can always email or call us:

Grant Collins, Drainage Superintendent

Township of Huron-Kinloss gcollins@huronkinloss.com (519)-395-3735

Ed DeLay, M.Eng., P.Eng. Appointed Engineer – R.J. Burnside & Associates Limited <u>edelay@rjburnside.com</u> (519)-340-2014



Appealing Assessments

Section 11 the Act states:

"The Engineer **shall**, to the best of the Engineer's skill, knowledge, judgement and ability, **honestly and faithfully, and without fear of, favour or prejudice against any person**, perform the duty assigned to the Engineer in connection with any drainage works and make a true report thereon. R.S.O. 1990, c. D.17, s.11."

It is the Engineer's responsibility to assess project costs in a manner they feel is fair and unbiased, however there are various ways to appeal your assessment for a project.

1. Court of Revision

- When the Engineer's Report is completed any landowner can appeal their assessment to the Court, typically made up of members of local Council.
 - We encourage landowners to do so if they feel that they are being assessed unfairly.
 - We recommend that landowners have a sound argument justifying why their assessment should be changed, and which landowner should pay for the reduction in their assessment.

2. Agriculture, Food and Rural Affairs Appeal Tribunal

- > Appeals to the Tribunal essentially goes to court.
- We like to avoid this type of appeal if at all possible, as legal fees can have a large impact on project costs.

