

May 13, 2026

The Mayor and Council
Municipality of North Middlesex
229 Parkhill Main Street
Parkhill, ON
N0M 2K0

Gentlemen and Mesdames:

Re: Mud Creek Drain (2026) DRAFT

In accordance with your instructions, R. Dobbin Engineering Inc. has undertaken an examination of Mud Creek in the Municipality of North Middlesex.

Authorization under the Drainage Act

This Engineers Report that has been prepared under Section 78 of the Drainage Act as per a request from an affected Landowner.

R. Dobbin Engineering Inc. was appointed by council on July 16th, 2025.

Under Section 78 of the Drainage Act, Council may undertake and complete the maintenance or repair of any drainage works constructed under a bylaw passed under this Act or its predecessor. Section 78 is to be used where it is considered expedient to change the course of the drainage works, or to make a new outlet for the whole or any part of the drainage works, or to construct a tile drain under the bed of the whole or any part of the drainage works as ancillary thereto, or to construct, reconstruct or extend embankments, walls, dykes, dams, reservoirs, bridges, pumping stations, or other protective works as ancillary to the drainage works, or to otherwise improve, extend to an outlet or alter the drainage works or to cover the whole or any part of it, or to consolidate two or more drainage works, the Council whose duty it is to maintain and repair the drainage works or any part thereof may, without a petition required under Section 4 but on the report of an Engineer appointed by it, undertake and complete the drainage works as set forth in such report.

Background

The last Engineer's Report for Mud Creek is dated February 18, 2004. Under this report the drain was cleaned in the Municipality of North Middlesex from Lot 20, NBC downstream 5700m into Lot 11, Concession 16.

Drain Classification

Mud Creek is currently classified as a Class “C” drain at the proposed culvert location according to the Department of Fisheries and Oceans (DFO) classification as presented by the Ontario Ministry of Agriculture, Food and Rural Affairs Agricultural Information Atlas.

Approvals

The drain will require approval from the Ausable Bayfield Conservation Authority and the Department of Fisheries and Oceans. Construction cannot commence without necessary approvals.

On-Site Meeting

A site meeting was held and the following were present:

- Josh Warner (R. Dobbin Engineering)
- Joanne Sadler (Drainage Superintendent, Municipality of North Middlesex)
- Kristyn Wilson (Drainage Clerk, Municipality of North Middlesex)
- Kyle McCann (Landowner)
- Sylar Vanosch (Landowner)

The following is a brief summary of the meeting:

- General discussion of the Drainage Act and Landowners rights under the Drainage Act.
- Landowners were made aware that the owner of the property with Roll Number 000-050-111-02 has requested a culvert on their property.
- No other requests were brought forward.

Draft Report

A draft report, dated October 21, 2025 was produced and a meeting was held on November 27, 2025 to go over the report and address any questions and concerns related to the draft report. The following were present at the meeting:

- Josh Warner (R. Dobbin Engineering)
- Joanne Sadler (Drainage Superintendent, Municipality of North Middlesex)
- Kristyn Wilson (Drainage Clerk, Municipality of North Middlesex)
- Milt Dietrich (Landowner)

The following is a brief summary of the meeting:

- General discussion of the Drainage Act and assessments as part of the report.
- No major concerns were brought forward.

December 1, 2025 Report

A report dated December 1, 2025, was prepared by R. Dobbin Engineering and distributed to the landowners within the watershed. A Meeting to Consider the Report had originally been scheduled for January 14, 2025. Prior to the meeting, the requesting landowners decided to place the project on hold to allow additional time to evaluate whether they wished to proceed. As a result, the Meeting to Consider the Report was postponed.

In May 2026, the landowners notified the Municipality of North Middlesex that they wished to proceed with the project. The design of the project remains unchanged from the version originally circulated. The assessment schedule has been revised slightly to reflect the separation of the parcel with Roll Number 27-057 into two parcels, along with \$1 adjustments allocated to lands and roads due to rounding.

Design

The access culvert has been designed to provide outlet for a 1 in 2-year storm event.

Recommendations

It is therefore recommended that the following work be carried out:

1. A new culvert be installed on the property with Roll Number 000-050-111-02.

Estimate of Cost

It is recommended that the work be carried out in accordance with the accompanying Specification of Work and Profile that forms part of this Report. There has been prepared an Estimate of Cost in the amount of \$252,290, including engineering of the report, attending the Meeting to Consider the Report, attending the Court of Revision, and an estimate for tendering, contract administration and inspection. Appearances before appeal bodies have not been included in the cost estimate.

A plan has been prepared showing the location of the work and the approximate drainage area. A profile is included showing the depths and grades of the proposed work.

Assessment

As per Section 21 of the Drainage Act, the Engineer in their Report shall assess for benefit and outlet for each parcel of land and road liable for assessment. 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. (Section 22)

Lands and roads that use a drainage works as an outlet, or for which, when the drainage works is constructed or improved, an improved outlet is provided either directly or indirectly through the medium of any other drainage works or of a swale, ravine, creek, or watercourse may be assessed for outlet. The assessment for outlet shall be based on the volume and rate of flow of the water artificially caused to flow into the drainage works from the lands and roads liable for such assessments. (Section 23)

The Engineer may assess for special benefit any lands for which special benefits have been provided by the drainage works. (Section 24)

A Schedule of Assessment for the lands and roads affected by the work and therefore liable for the cost thereof will be prepared as per the Drainage Act. Also, assessments may be made against any public utility or road authority, as per Section 26 of the Drainage Act, for any increased cost for the removal or relocation of any of its facilities and plant that may be necessitated by the construction or maintenance of the drainage works.

The cost of any approvals, permits or any extra work, beyond that specified in this Report that is required by any utility, government ministry or organization (federal or provincial), or road authority shall be assessed to that organization requiring the permit, approval, or extra work.

The estimated cost of the drainage works has been assessed in the following manner:

1. The culvert has been assessed with 20% of the cost applied to the property with Roll Number 000-050-111-02 and the remainder applied as outlet assessment to the upstream lands and roads based on equivalent hectares.

All final costs included in the cost estimate of this report, except as identified above, shall be pro-rated based on the Schedule of Assessment. Any additional costs shall be assessed in a manner as determined by the Engineer in accordance with the Drainage Act.

Allowances

Under Section 29 of the Drainage Act, the Engineer in his report shall estimate and allow in money to the Owner of any land that it is necessary to use for the construction or improvement of a drainage works or for the disposal of material removed from drainage works. This shall be considered an allowance for right-of-way.

Under Section 30 of the Drainage Act, the Engineer shall determine the amount to be paid to persons entitled thereto for damage, if any, to ornamental trees, lawns, fences, land and crops occasioned by the disposal of material removed from a drainage works. This shall be considered an allowance for damages.

Allowances have been made, where appropriate, as per Section 29 of the Drainage Act for right-of-way and as per Section 30 of the Drainage Act for damages to lands and crops. Allowances for right of way are based on a land value of \$50,000.00 per hectare (\$20,000.00 per acre). Allowances for crop loss are based on \$2,000.00 per hectare for the first year and \$1,000.00 for the second year (\$3,000.00 per hectare total).

Access and Working Area

Access to the work site for construction shall be from Creamery Road. Access shall be restricted to a width of 15m. The working area at the culvert shall extend 20 metres from the bank on both sides and for 10 metres along the channel on either side of the culvert.

Agricultural Grant

If available, it is recommended that application for subsidy be made for eligible agricultural properties. Any assessments against non-agricultural properties are shown separately in the Schedule of Assessment.

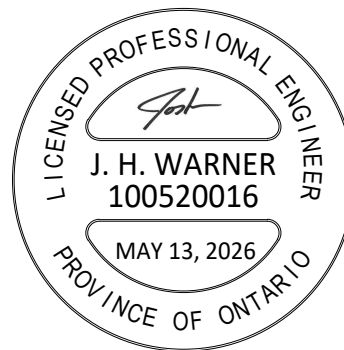
Maintenance

The culvert proposed under this report shall be maintained and repaired in the same proportions as contained in the Schedule of Assessment.

Yours truly,



Josh Warner, P. Eng.
R. Dobbin Engineering Inc



Mud Creek Drain
Municipality of North Middlesex
May 13, 2026

ALLOWANCES

Allowances have been made as per Sections 29 & 30 of the Drainage Act for Right of Way and damages to lands and crops

Conc.	Lot or part	Roll No.	Owner	Section 29 (\$)	Section 30 (\$)	Total (\$)
NB	Lot 20	000-050-111-02	Van Osch Farms Limited	-	300	300
TOTAL ALLOWANCES				\$0	\$300	\$300

Estimate of Cost

<u>Item Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost (\$)</u>	<u>Total (\$)</u>
Pre-Construction Meeting	1	LS	200	200
Brushing and Tree Removal	1	LS	1,000	1,000
Strip and spread Topsoil for Entrance off Creamery Road	300	sq.m	4	1,200
Supply and Install 6553x2744mm Concrete Box Culvert c/w Bedding and Connection Plates	10	m	16,000	160,000
Supply and Install Granular "B" Backfill	450	tonne	35	15,750
Supply and Install Granular "A"	50	tonne	40	2,000
Supply and Install Concrete Block End Walls	138	each	150	20,700
Rip Rap adjacent Block Endwalls	20	tonne	150	3,000
Silt Fence	1	LS	500	500
Restoration and Seeding	1	LS	2,000	2,000
Contingency				10,330
	Sub Total			216,680
	Allowances			300
	Engineering			10,210
	Plan, Drainage Area Delineation and Schedules			11,800
	Estimate for Tendering, Inspection and Contract Administration			8,500
	ABCA Fee			450
	Total Estimate excluding HST			247,940
	Non-Recoverable HST (1.76%)			4,350
	Total Estimate			\$ 252,290

SCHEDULE OF ASSESSMENT

Conc.	Lot or Part	Affected Hecatares	Roll No.	Owner	Benefit	Outlet	Total
Municipality of South Huron (Stephen Ward)							
Public Lands							
	Mount Carmel Drive (County Road #5)	6.10		County of Huron	-	912	912
	Crediton Road	12.70		County of Huron	-	1,899	1,899
	Dashwood Road	5.70		County of Huron	-	852	852
	Goshen Line	12.10		Municipality of South Huron	-	1,809	1,809
	Babylon Line	21.00		Municipality of South Huron	-	3,141	3,141
	Parr Line	1.20		Municipality of South Huron	-	179	179
	South Road	10.10		Municipality of South Huron	-	1,510	1,510
	Kirkton Road	8.50		Municipality of South Huron	-	1,271	1,271
	Huron Street	4.90		Municipality of South Huron	-	732	732
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					-	12,305	12,305
Non-Agricultural Lands							
6	Pt. Lot 8	1.20	07-007-10	R. & S. Ryan	-	90	90
	N Pt. Lot 9	0.20	07-009	H. Julien & K.Monteith	-	15	15
	S Pt. Lot 9	2.00	07-008	B. Clarke	-	150	150
	N Pt. Lot 9	1.20	07-010	D. Thompson	-	90	90
7	Pt. Lot 10	0.10	30-109-15	B.Dixon	-	7	7
	Pt. Lot 10	0.10	30-109-10	A.Bosco	-	7	7
	Pt. Lot 10	0.10	30-109-05	S. & J. Morley	-	7	7
	Pt. Lot 10	0.10	30-109	M. & K. MacDonald	-	7	7
	Pt. Plan 212	1.23	30-112	B. Benoit & T.Hayter	-	92	92
	Pt. Plan 212	1.10	30-059	C. & A. Tripp	-	82	82
	Pt. Plan 212	0.20	30-060	M. Sherwood	-	15	15
	Pt. Plan 212	0.80	30-061	B. & J. Harrison	-	60	60
	Pt. Plan 212	0.80	30-062	V. Pooley	-	60	60
	Pt. Plan 212	2.40	30-063	Crediton Cemetery Board Trustees	-	180	180
	Pt. Plan 212	0.80	30-064	W.Michielsens	-	60	60
	Pt. Plan 212	0.50	30-064-01	A. Bierling & Z. Boyle	-	37	37
	Pt. Plan 212	0.30	30-064-10	W. Bierling	-	22	22
	Pt. Plan 212	0.80	30-064-15	R. Van Valkengoed	-	60	60
	Pt. Plan 212	0.80	30-064-20	J. & J. Owens	-	60	60
	Pt. Plan 212	0.80	30-064-25	C. & S. Schwartzentruber	-	60	60
	Pt. Plan 212	0.80	30-064-30	Z. & P. Wilson	-	60	60
	Pt. Plan 212	0.80	30-064-35	L. & V. Guillet	-	60	60
	Pt. Plan 212	0.80	30-064-40	J. Brozic & M. Nadeau-Brozic	-	60	60

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Benefit	Outlet	Total
	Pt. Plan 212	0.80	30-064-45	D. & J. Helder	-	60	60
	Pt. Plan 212	2.40	30-064-95	South Huron Municipality	-	180	180
	Pt. Lot 12	0.27	07-014-10	R. & D. Haines	-	20	20
8	Pt. Lot 8	0.02	08-008	Methodist Church	-	1	1
	Pt. Lot 8	0.30	08-010	T. & C. Houston	-	22	22
	Pt. Lot 10	2.50	08-013	M. & B. Brand	-	187	187
	Pt. Lot 13	1.10	08-019	K. Schwartzenruber	-	82	82
	Pt. Lot 16	1.20	08-023-05	C.Eveland & V.Laye	-	90	90
	Pt. Lot 21	0.40	08-029	L.Genno	-	30	30
9	Pt. Lot 6	0.87	09-006-02	J. & K.Vanhie	-	65	65
	Pt. Lot 19	1.00	09-022-02	S. & S. Davies	-	75	75
10	Pt. Lot 11	10.10	10-011	Avon Maitland District School Board	-	567	567
	Pt. Lot 14	1.20	10-015-05	A. Glavin	-	90	90
	N Pt. Lot 15	20.20	10-016	G. & M. Pfaff	-	755	755
	Pt. Lot 17	1.20	10-019-01	B.Butson	-	90	90
	Pt. Lot 21	0.57	10-025-02	K. & S. Ford	-	43	43
11	Pt. Lot 9	0.20	11-006-01	C.Finlay, S. & W. McDonald	-	15	15
	Pt. Lot 9	0.20	11-006-03	D. Gale	-	15	15
	Pt. Lot 9	0.20	11-006-04	A. Bedard	-	15	15
	Pt. Lot 9	0.20	11-006-05	I. Poss & V. Francis-Poss	-	15	15
	Pt. Lot 9	0.40	11-006-06	C. Dale & J. Wiszniowski	-	30	30
	Pt. Lot 10	0.20	11-007-02	D. Regier	-	15	15
	Pt. Lot 11	0.10	11-009	W. Thomson & J.Edye	-	7	7
	Pt. Lot 14	0.30	11-013-05	2494986 Ontario Ltd.	-	22	22
	Pt. Lot 15	0.80	11-014-01	M.Hogarth	-	60	60
	Lot 16	2.40	11-015	D. Hartman	-	180	180
NB	Pt. Lot 16	0.80	28-020	P. & K. Dearing	-	60	60
	Pt. Lot 17	0.60	28-021-05	W. & H.Wagner	-	45	45
SB	Pt. Lot 14	0.40	27-061-05	M. & J. Schwindt	-	30	30
	Pt. Lot 14	0.50	27-061-50	Vanhie Farms Ltd & M.Vanhie	-	37	37
	Pt. Lot 16	0.50	27-058	R. & R. Harrigan	-	37	37
	S Pt. Lot 19	0.40	27-055-05	K. & M. Glavin	-	30	30
					-	4,311	4,311
Agricultural Lands							
7	Lot 3	30.40	07-001	MS Muller Farms Ltd	-	1,137	1,137
	Lot 4	34.40	07-002	J. & P. Glavin	-	1,287	1,287

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Benefit	Outlet	Total
	S Pt. Lot 5	6.50	07-003	M. & M. Thompson	-	243	243
	Pt. Lot 5	34.00	07-004	G&C Geurts Farms Ltd	-	1,272	1,272
	Lot 6	40.50	07-005	S.Lightfoot	-	1,515	1,515
	Lot 7	40.50	07-006	MS Muller Farms Ltd	-	1,515	1,515
	Pt. Lot 8 & Pt. Lot 9	58.70	07-007	JK Gielen Farms Inc & J.Gielen	-	2,195	2,195
	N Pt. Lot 9	13.00	07-011	S. & R. Pertschy	-	486	486
	Pt. Lot 10	33.90	07-012-01	J. Morrissey	-	1,268	1,268
	Pt. Lot 11 & Pt. Lot 12	54.20	07-014	Ron O'Brien Farms Ltd.	-	2,027	2,027
	Lot 13	38.50	07-015	H. & Y. Hendrick	-	1,440	1,440
	S Pt. Lot 14	19.80	07-016	S. & T. Finkbeiner	-	741	741
	N Pt. Lot 14	18.60	07-017	M. & E. Fluttert	-	696	696
	Pt. Lot 15	1.20	07-018	J.Forrest & E. DeWetering	-	45	45
	Pt. Lot 15	35.20	07-019	N. Vincent	-	1,316	1,316
	S Pt. Lot 16	17.80	07-021	P. McFadden	-	666	666
	N Pt. Lot 16	16.20	07-021-01	E. & M. Sorensen	-	606	606
	Lot 17	26.30	07-022	M. & A. Stephan	-	984	984
	Lot 18	12.10	07-023	M. & A. Stephan	-	453	453
	Lot 19	1.20	07-024	G. & K. Hendrick	-	45	45
8	S Pt. Lot 3	20.20	08-001	E.Glavin & T. Wammes-Glavin	-	755	755
	N Pt. Lot 3	20.20	08-002	L. Ryan	-	755	755
	Lot 4	40.50	08-003	W. & M. Jeffrey	-	1,515	1,515
	Pt. Lot 5	1.40	08-004	E. & M. Sorensen	-	52	52
	Pt. Lot 5	39.10	08-004-05	MS Muller Farms Ltd	-	1,462	1,462
	Lot 6	40.50	08-005	J. & C. Vanhie	-	1,515	1,515
	S Pt. Lot 7	20.20	08-006	JK Gielen Farms Inc	-	755	755
	N Pt. Lot 7	20.20	08-007	D. & M. Lamport	-	755	755
	Pt. Lot 8	19.90	08-009	JK Gielen Farms Inc	-	744	744
	Pt. Lot 8	20.20	08-011	JK Gielen Farms Inc	-	755	755
	Pt. Lot 9	20.60	08-012	JK Gielen Farms Inc	-	770	770
	Pt. Lot 9 & Pt. Lot 10	57.10	08-014	J. Morrissey	-	2,136	2,136
	Lot 11 & Pt. Lot 12	50.10	08-016	G & L Gielen Farms Ltd	-	1,874	1,874
	N Pt. Lot 12	30.40	08-017	C. Mullin	-	1,137	1,137
	S Pt. Lot 13	20.20	08-018	1000338149 Ontario Limited	-	755	755
	Pt. Lot 13 & Pt. Lot 14	59.60	08-021	S. Finkbeiner	-	2,229	2,229
	Lot 15	40.50	08-022	K. Schwartz	-	1,515	1,515
	Pt. Lot 16	39.30	08-023	R. Yearley	-	1,470	1,470
	Pt. Lot 17	37.31	08-024	JK Gielen Farms Inc	-	1,395	1,395
	Pt. Lot 17	3.19	08-024-10	D.Finkbeiner	-	119	119
	Lot 18	40.50	08-025	J & N Morlock Ltd	-	1,515	1,515
	Lot 19 & Pt. Lot 20	59.10	08-026	R. & H. & M. Eisert	-	2,210	2,210
	E Pt. Lot 20	6.90	08-027	G & C Geurts Farms Ltd	-	258	258
	Pt. Lot 21	17.40	08-028	R. & H. & M. Eisert	-	651	651
	Lot 22	13.40	08-030	Rasenberg Investments Limited	-	501	501

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Benefit	Outlet	Total	
9	Lot 23	6.90	08-031	B.Martene & S.Baker	-	258	258	
	S Pt. Lot 3	27.00	09-001	L.Ryan	-	1,010	1,010	
	Pt. Lot 3 & Pt. Lot 4	27.00	09-002	L.Ryan	-	1,010	1,010	
	Pt. Lot 4	23.50	09-003	R.O'Brien	-	879	879	
	Pt. Lot 4 & Pt. Lot 5	23.80	09-004	Ron O'Brien Farms Ltd.	-	890	890	
	N Pt. Lot 5	20.20	09-005	R.O'Brien	-	755	755	
	Pt. Lot 6	40.50	09-006	D. & M. Lamport	-	1,515	1,515	
	Lot 7 & Pt. Lot 8	70.80	09-007	D. & M. Lamport	-	2,648	2,648	
	E Pt. Lot 8	10.10	09-009	T.Mellin	-	378	378	
	Lot 9	40.50	09-010	JK Gielen Farms Inc	-	1,515	1,515	
	Lot 10	39.90	09-011	Ron O'Brien Farms Ltd.	-	1,492	1,492	
	Pt. Lot 11	29.80	09-012	D. & D. Dietrich	-	1,115	1,115	
	Pt. Lot 11	10.10	09-013	G. & L. Gielen	-	378	378	
	Pt. Lot 12	15.40	09-013-15	G. Gielen	-	576	576	
	Pt. Lot 12	8.10	09-014	S. & P. Schwab	-	303	303	
	Pt. Lot 12 & Lot 13	57.50	09-015	1000338149 Ontario Limited	-	2,150	2,150	
	S Pt. Lot 14	20.20	09-016	J.Reynen	-	755	755	
	Pt. Lot 14 & Lot 15	40.50	09-017	K.Schwartz	-	1,515	1,515	
	N Pt. Lot 15	20.20	09-018	K. & M. Schwartz	-	755	755	
	Lot 16	40.50	09-019	Van Osch Farms Limited	-	1,515	1,515	
	Lot 17	40.50	09-020	Van Osch Farms Limited	-	1,515	1,515	
	Lot 18	40.50	09-021	Van Osch Farms Limited	-	1,515	1,515	
	Pt. Lot 19 & Lot 20	80.90	09-022	Van Osch Farms Limited	-	3,026	3,026	
	S Pt. Lot 21	20.20	09-024	Ford Agra Ltd	-	755	755	
	Pt. Lot 21 & Lot 22	60.70	09-025	C. & R. Neeb	-	2,270	2,270	
	10	Lot 23	40.50	09-026	E.Martene & 2554996 Ontario Inc	-	1,515	1,515
		S Pt. Lot 3	20.20	10-001	P. & M. Hall	-	755	755
Pt. Lot 3 & Pt. Lot 4		20.80	10-002	Goshen Farms Inc	-	778	778	
Pt. Lot 4 & Pt. Lot 5		37.50	10-003	M.Ryan	-	1,402	1,402	
E Pt. Lot 5		20.20	10-004	D.Lamport	-	755	755	
E Pt. Lot 6		20.20	10-004-01	D. & M. Lamport	-	755	755	
Pt. Lot 6 & Lot 7		60.70	10-005	M.Ryan	-	2,270	2,270	
Lot 8		40.50	10-006	J. & K. Gielen & JK Gielen Farms Inc	-	1,515	1,515	
Lot 9		40.50	10-007	M.Ryan	-	1,515	1,515	
Plan 124 Lot 1 to 3 & E Pt. Lot 4		14.40	10-008	Ron O'Brien Farms Ltd.	-	539	539	
W Pt. Lot 10		25.60	10-010	N.Veri	-	957	957	
E Pt. Lot 11		8.50	10-009	D. & D. Dietrich	-	318	318	
Pt. Lot 11		11.60	10-010-01	M. & B. Dietrich	-	434	434	
Pt. Lot 11		10.70	10-012	D. & K. Smale	-	400	400	
Lot 12	35.60	10-013	1904633 Ontario Inc.	-	1,331	1,331		
Lot 13	37.20	10-014	M. & B. Dietrich	-	1,391	1,391		

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Benefit	Outlet	Total
	Pt. Lot 14 & Pt. Lot 15	59.50	10-015	Exeter Produce & Storage Co Limited	-	2,225	2,225
	Lot 16	40.50	10-017	Norman Regier Farms Ltd & Draw Inc.	-	1,515	1,515
	Pt. Lot 17	39.30	10-019	2749873 Ontario Inc.	-	1,470	1,470
	Lot 18 & Pt. Lot 19	62.30	10-020	Norman Regier Farms Ltd & N.Regier	-	2,330	2,330
	Pt. Lot 19	8.10	10-022	Van Osch Farms Limited	-	303	303
	Pt. Lot 19 & Pt. Lot 20	27.50	10-023	D. Lamport	-	1,028	1,028
	W Pt. Lot 20	10.10	10-024	C. & R. Neeb	-	378	378
	Pt. Lot 21	30.40	10-025	Ford Agra Ltd & C. & D. Ford	-	1,137	1,137
	Pt. Lot 22	28.30	10-026	Sam Regier Farms Ltd & Norman Regier Fa	-	1,058	1,058
11	Pt. Lot 3	15.20	11-001	H. & D. Ryan	-	568	568
	Pt. Lot 3	19.20	11-001-05	Norman Regier Farms Ltd.	-	718	718
	Lot 4	38.90	11-002	Norman Regier Farms Ltd.	-	1,455	1,455
	Lot 5	39.30	11-003	F.Heeman & M. Ryan-Allen	-	1,470	1,470
	Lot 6	22.30	11-004-01	Goshen Farms Inc.	-	834	834
	Lot 7	18.20	11-004	Goshen Farms Inc.	-	681	681
	Lot 8	12.10	11-005	Eilers Farms (Ontario) Incorporated	-	453	453
	Pt. Lot 9	14.10	11-006	2749873 Ontario Inc.	-	527	527
	Pt. Lot 10	15.80	11-007	Norman Regier Farms Ltd & Draw Inc.	-	591	591
	Pt. Lot 11	4.10	11-010	2749876 Ontario Inc.	-	153	153
	Pt. Lot 14	1.30	11-013	J. & M. Veri	-	49	49
	Pt. Lot 14 & Pt. Lot 15	2.00	11-014	Exeter Produce & Storage Co Limited	-	75	75
	Lot 17	2.00	11-016	N. Regier	-	75	75
NB	Pt. Lot 15	7.40	28-019	Ford Agra Ltd.	-	277	277
	Pt. Lot 16	39.40	28-020-01	E. & J. Martene	-	1,474	1,474
	Pt. Lot 17	39.60	28-021	H. Wagner	-	1,481	1,481
	Conc. 10 Lot 23 & Pt. Lot 18 & Lot 19	76.90	28-022	Van Raay Farms Ltd.	-	2,876	2,876
SB	E Pt. Lot 12	6.10	27-064	M. Muller	-	228	228
	Pt. Lot 12 & Pt. Lot 13	30.20	27-063	M. & D. Glavin	-	1,129	1,129
	W Pt. Lot 13 & Pt. Lot 14	59.90	27-062	Vanhie Farms Ltd.	-	2,240	2,240
	S Pt. Lot 15	20.00	27-060	L. Ryan	-	748	748
	N Pt. Lot 15	20.20	27-059	E. Glavin & T. Wammes-Glavin	-	755	755
	W 1/2 Lot 17	41.65	27-057	S. & J. Morrissey	-	1,558	1,558
	E 1/2 Lot 17	40.41	27-057-10	Van Osch Farms Limited	-	1,511	1,511
	Lot 18	40.20	27-056	MS Muller Farms Ltd	-	1,503	1,503
	S Pt. Lot 19	39.70	27-055	S. & T. Regier	-	1,485	1,485
	Lot 20 & Pt. Lot 21	52.30	27-054	P. & M. Hall	-	1,956	1,956
	W Pt. Lot 21	6.10	27-053	H. Ryan	-	228	228
					-	133,200	133,200
				Total - Public Lands		12,305	
				Total - Non-Agricultural Lands		4,311	
				Total - Agricultural Lands		133,200	
				Municipality of South Huron (Stephen Ward)		149,816	

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Benefit	Outlet	Total
Municipality of Bluewater (Hay Ward)							
Public Lands							
	MacDonald Road	3.20		Township of Hay	-	478	478
	Babylon Line	1.20		Township of Hay	-	179	179
					-	657	657
Non-Agricultural Lands							
	South Pt. Lot 16 Boundary	0.55	19-023-02	G. Glenn	-	41	41
					-	41	41
Agricultural Lands							
9	Lot 3	32.40	09-035	1904633 Ontario Inc.	-	1,212	1,212
	Lot 4	32.40	09-034	822732 Ontario Inc.	-	1,212	1,212
	Lot 5	28.30	09-033	F. Hartman	-	1,058	1,058
	W Pt. Lot 6	10.10	09-032	2666002 Ontario Inc.	-	378	378
	Pt. Lot 6	0.70	09-029	M. Kester	-	26	26
10	Pt. Lot 3 & Pt. Lot 4	59.50	10-058	Sam Regier Farms Ltd.	-	2,225	2,225
	Pt. Lot 5	31.20	10-057	F. Hartman	-	1,167	1,167
	Pt. Lot 6	35.20	10-056	2666002 Ontario Inc.	-	1,316	1,316
	Pt. Lot 7	23.10	10-055	R. Regier	-	864	864
	Pt. Lot 8	8.10	10-054-05	N. Regier	-	303	303
SB	Pt. Lot 15	10.10	19-022	Ford Agra Ltd	-	378	378
	Pt. Lot 16	32.40	19-023	Ford Agra Ltd	-	1,212	1,212
	E Pt. Lot 17	20.10	19-024	G. Douglas	-	752	752
	W Pt. Lot 17	20.10	19-025	P. McFadden	-	752	752
	Pt. Lot 18	40.20	19-026	D. Bender	-	1,503	1,503
	Pt. Lot 19	10.10	19-027-05	Sam Regier Farms Ltd.	-	378	378
					-	14,736	14,736
				Total - Public Lands	657		
				Total - Non-Agricultural Lands	41		
				Total Agricultural Lands	14,736		
				Municipality of Bluewater (Hay Ward)	15,434		

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Benefit	Outlet	Total
Municipality of North Middlesex							
Public Lands							
	Mount Carmel Drive (County Road #5)	6.10		County of Middlesex	-	912	912
	Adare Drive	10.50		Municipality of North Middlesex	-	1,570	1,570
	Mooresville Drive	1.60		Municipality of North Middlesex	-	238	238
	Cassidy Road	6.50		Municipality of North Middlesex	-	971	971
	Creamery Road	8.50		Municipality of North Middlesex	-	1,271	1,271
					-	4,962	4,962
Non-Agricultural Lands							
NB	Pt. Lot 14	0.20	000-030-049-02	M. Schefter	-	15	15
12	Pt. Lot 5	0.20	000-030-093-01	A. Tokarewicz & S. Pickering	-	15	15
13	Pt. Lot 6	0.20	000-030-102-02	R. Forrest	-	15	15
					-	45	45
Agricultural Lands							
NB	Lot 12	6.10	000-030-047	C. McCarthy	-	228	228
	E 3/4 Lot 13	28.30	000-030-048	H. Ryan	-	1,058	1,058
	W 1/4 Lot 13 & E 1/4 Lot 14	20.20	000-030-048-10	G. Vanhie	-	755	755
	Pt. Lot 14 & Pt. Lot 15	50.00	00-030-049	J. Stephan	-	1,870	1,870
	W Pt. Lot 15	20.20	00-030-050	L. Ryan	-	755	755
	Lot 16	40.50	000-030-096	C. Glavin	-	1,515	1,515
	Pt. Lot 17 & Pt. Lot 3 Conc 13	30.40	000-030-097	C. Glavin	-	1,137	1,137
	W Pt. Lot 17 & Lot 18	60.70	000-050-160	2729015 Ontario Ltd	-	2,270	2,270
	Lot 19	36.40	000-050-159	JVO Farms Ltd	-	1,361	1,361
	Lot 20	25.68	000-050-111-02	Van Osch Farms Limited	50,472	960	51,432
	Lot 21	5.93	000-050-111	J. Boland	-	222	222
	Pt. Lot 22	4.90	000-050-110	J A McCann and Sons Ltd	-	183	183
11	Lot 3	14.16	000-030-051	L. Ryan	-	530	530
	Lot 4	12.14	000-030-052	J A McCann and Sons Ltd	-	454	454
	Lot 5	14.16	000-030-053	Grace Farms Limited	-	530	530
	Lot 6 & Lot 7	30.35	000-030-054	G. Vanhie	-	1,135	1,135
	Lot 8	8.10	000-030-057	N. Lewis	-	303	303
12	Lot 3	40.50	000-030-095	R. Hodgins	-	1,515	1,515
	Lot 4	40.50	000-030-094	D. McCann	-	1,515	1,515
	Pt. Lot 5	40.30	000-030-093	D. Lewis	-	1,507	1,507
	Lot 6	40.50	000-030-092	G. Vanhie	-	1,515	1,515
	Lot 7	38.45	000-030-091	Cuillier Farms Ltd	-	1,438	1,438
	N Pt. Lot 8	18.20	000-030-090	Cuillier Farms Ltd	-	681	681
	S Pt. Lot 8 & Lot 9	30.35	000-030-089	J. Scott	-	1,135	1,135

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Benefit	Outlet	Total
13	N Pt. Lot 3	11.00	000-030-099	T. Hodgins	-	411	411
	S Pt. Lot 3 & N Pt. Lot 4	39.30	000-030-100	T. Hodgins	-	1,470	1,470
	S Pt. Lot 4 & Lot 5	53.82	000-030-101	Van Osch Farms Limited	-	2,013	2,013
	Lot 6	32.17	000-030-102	Van Osch Farms Limited	-	1,203	1,203
	Lot 7	10.12	000-030-103	R. Scott	-	378	378
14	Lot 3	28.33	000-050-158	K & L Farms Ltd	-	1,060	1,060
	Lot 4	12.14	000-050-157	L. Van Osch	-	454	454
					50,472	31,561	82,033
				Total - Public Lands	4,962		
				Total - Non-Agricultural Lands	45		
				Total Agricultural Lands	82,033		
				Total - Municipality of North Middlesex	87,040		
				Total - Municipality of South Huron	149,816		
				Total - Municipality of Bluewater	15,434		
				Total Assessment	\$252,290		

Estimated Net Assessment

Net assessment subject to OMAFRA ADIP Policy and actual construction costs.

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Total Assessment (\$)	Estimated Grant (\$)	Allowances (\$)	Estimated Net Assessment (\$)
Municipality of South Huron (Stephen Ward)								
Public Lands								
	Mount Carmel Drive (County Road #5)	6.10		County of Huron	912			912
	Crediton Road	12.70		County of Huron	1,899			1,899
	Dashwood Road	5.70		County of Huron	852			852
	Goshen Line	12.10		Municipality of South Huron	1,809			1,809
	Babylon Line	21.00		Municipality of South Huron	3,141			3,141
	Parr Line	1.20		Municipality of South Huron	179			179
	South Road	10.10		Municipality of South Huron	1,510			1,510
	Kirkton Road	8.50		Municipality of South Huron	1,271			1,271
	Huron Street	4.90		Municipality of South Huron	732			732
Non-Agricultural Lands								
6	Pt. Lot 8	1.20	07-007-10	R. & S. Ryan	90			
	N Pt. Lot 9	0.20	07-009	H. Julien & K. Monteith	15			15
	S Pt. Lot 9	2.00	07-008	B. Clarke	150			150
	N Pt. Lot 9	1.20	07-010	D. Thompson	90			90
7	Pt. Lot 10	0.10	30-109-15	B. Dixon	7			7
	Pt. Lot 10	0.10	30-109-10	A. Bosco	7			7
	Pt. Lot 10	0.10	30-109-05	S. & J. Morley	7			7
	Pt. Lot 10	0.10	30-109	M. & K. MacDonald	7			7
	Pt. Plan 212	1.23	30-112	B. Benoit & T. Hayter	92			92
	Pt. Plan 212	1.10	30-059	C. & A. Tripp	82			82
	Pt. Plan 212	0.20	30-060	M. Sherwood	15			15
	Pt. Plan 212	0.80	30-061	B. & J. Harrison	60			60
	Pt. Plan 212	0.80	30-062	V. Pooley	60			60
	Pt. Plan 212	2.40	30-063	Crediton Cemetery Board Trustees	180			180
	Pt. Plan 212	0.80	30-064	W. Michielsens	60			60
	Pt. Plan 212	0.50	30-064-01	A. Bierling & Z. Boyle	37			37
	Pt. Plan 212	0.30	30-064-10	W. Bierling	22			22
	Pt. Plan 212	0.80	30-064-15	R. Van Valkengoed	60			60
	Pt. Plan 212	0.80	30-064-20	J. & J. Owens	60			60
	Pt. Plan 212	0.80	30-064-25	C. & S. Schwartzentruber	60			60
	Pt. Plan 212	0.80	30-064-30	Z. & P. Wilson	60			60
	Pt. Plan 212	0.80	30-064-35	L. & V. Guillet	60			60

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Total Assessment (\$)	Estimated Grant (\$)	Allowances (\$)	Estimated Net Assessment (\$)
	Pt. Plan 212	0.80	30-064-40	J. Brozic & M. Nadeau-Brozic	60			60
	Pt. Plan 212	0.80	30-064-45	D. & J. Helder	60			60
	Pt. Plan 212	2.40	30-064-95	South Huron Municipality	180			180
	Pt. Lot 12	0.27	07-014-10	R. & D. Haines	20			20
8	Pt. Lot 8	0.02	08-008	Methodist Church	1			1
	Pt. Lot 8	0.30	08-010	T. & C. Houston	22			22
	Pt. Lot 10	2.50	08-013	M. & B. Brand	187			187
	Pt. Lot 13	1.10	08-019	K. Schwartzentruber	82			82
	Pt. Lot 16	1.20	08-023-05	C.Eveland & V.Laye	90			90
	Pt. Lot 21	0.40	08-029	L.Genno	30			30
9	Pt. Lot 6	0.87	09-006-02	J. & K.Vanhie	65			65
	Pt. Lot 19	1.00	09-022-02	S. & S. Davies	75			75
10	Pt. Lot 11	10.10	10-011	Avon Maitland District School Board	567			567
	Pt. Lot 14	1.20	10-015-05	A. Glavin	90			90
	N Pt. Lot 15	20.20	10-016	G. & M. Pfaff	755			755
	Pt. Lot 17	1.20	10-019-01	B.Butson	90			90
	Pt. Lot 21	0.57	10-025-02	K. & S. Ford	43			43
11	Pt. Lot 9	0.20	11-006-01	C.Finlay, S. & W. McDonald	15			15
	Pt. Lot 9	0.20	11-006-03	D. Gale	15			15
	Pt. Lot 9	0.20	11-006-04	A. Bedard	15			15
	Pt. Lot 9	0.20	11-006-05	I. Poss & V. Francis-Poss	15			15
	Pt. Lot 9	0.40	11-006-06	C. Dale & J. Wiszniowski	30			30
	Pt. Lot 10	0.20	11-007-02	D. Regier	15			15
	Pt. Lot 11	0.10	11-009	W. Thomson & J.Edye	7			7
	Pt. Lot 14	0.30	11-013-05	2494986 Ontario Ltd.	22			22
	Pt. Lot 15	0.80	11-014-01	M.Hogarth	60			60
	Lot 16	2.40	11-015	D. Hartman	180			180
NB	Pt. Lot 16	0.80	28-020	P. & K. Dearing	60			60
	Pt. Lot 17	0.60	28-021-05	W. & H.Wagner	45			45
SB	Pt. Lot 14	0.40	27-061-05	M. & J. Schwindt	30			30
	Pt. Lot 14	0.50	27-061-50	Vanhie Farms Ltd & M.Vanhie	37			37
	Pt. Lot 16	0.50	27-058	R. & R. Harrigan	37			37
	S Pt. Lot 19	0.40	27-055-05	K. & M. Glavin	30			30
Agricultural Lands								
7	Lot 3	30.40	07-001	MS Muller Farms Ltd	1,137	379		758
	Lot 4	34.40	07-002	J. & P. Glavin	1,287	429		858
	S Pt. Lot 5	6.50	07-003	M. & M. Thompson	243	81		162
	Pt. Lot 5	34.00	07-004	G&C Geurts Farms Ltd	1,272	424		848
	Lot 6	40.50	07-005	S.Lightfoot	1,515	505		1,010
	Lot 7	40.50	07-006	MS Muller Farms Ltd	1,515	505		1,010
	Pt. Lot 8 & Pt. Lot 9	58.70	07-007	JK Gielen Farms Inc & J.Gielen	2,195	732		1,463

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Total Assessment (\$)	Estimated Grant (\$)	Allowances (\$)	Estimated Net Assessment (\$)
	N Pt. Lot 9	13.00	07-011	S. & R. Pertschy	486	162		324
	Pt. Lot 10	33.90	07-012-01	J. Morrissey	1,268	423		845
	Pt. Lot 11 & Pt. Lot 12	54.20	07-014	Ron O'Brien Farms Ltd.	2,027	676		1,351
	Lot 13	38.50	07-015	H. & Y. Hendrick	1,440	480		960
	S Pt. Lot 14	19.80	07-016	S. & T. Finkbeiner	741	247		494
	N Pt. Lot 14	18.60	07-017	M. & E. Flutters	696	232		464
	Pt. Lot 15	1.20	07-018	J.Forrest & E. DeWetering	45	15		30
	Pt. Lot 15	35.20	07-019	N. Vincent	1,316	439		877
	S Pt. Lot 16	17.80	07-021	P. McFadden	666	222		444
	N Pt. Lot 16	16.20	07-021-01	E. & M. Sorensen	606	202		404
	Lot 17	26.30	07-022	M. & A. Stephan	984	328		656
	Lot 18	12.10	07-023	M. & A. Stephan	453	151		302
	Lot 19	1.20	07-024	G. & K. Hendrick	45	15		30
8	S Pt. Lot 3	20.20	08-001	E.Glavin & T. Wammes-Glavin	755	252		503
	N Pt. Lot 3	20.20	08-002	L. Ryan	755	252		503
	Lot 4	40.50	08-003	W. & M. Jeffrey	1,515	505		1,010
	Pt. Lot 5	1.40	08-004	E. & M. Sorensen	52	17		35
	Pt. Lot 5	39.10	08-004-05	MS Muller Farms Ltd	1,462	487		975
	Lot 6	40.50	08-005	J. & C. Vanhie	1,515	505		1,010
	S Pt. Lot 7	20.20	08-006	JK Gielen Farms Inc	755	252		503
	N Pt. Lot 7	20.20	08-007	D. & M. Lamport	755	252		503
	Pt. Lot 8	19.90	08-009	JK Gielen Farms Inc	744	248		496
	Pt. Lot 8	20.20	08-011	JK Gielen Farms Inc	755	252		503
	Pt. Lot 9	20.60	08-012	JK Gielen Farms Inc	770	257		513
	Pt. Lot 9 & Pt. Lot 10	57.10	08-014	J. Morrissey	2,136	712		1,424
	Lot 11 & Pt. Lot 12	50.10	08-016	G & L Gielen Farms Ltd	1,874	625		1,249
	N Pt. Lot 12	30.40	08-017	C. Mullin	1,137	379		758
	S Pt. Lot 13	20.20	08-018	1000338149 Ontario Limited	755	252		503
	Pt. Lot 13 & Pt. Lot 14	59.60	08-021	S. Finkbeiner	2,229	743		1,486
	Lot 15	40.50	08-022	K. Schwartz	1,515	505		1,010
	Pt. Lot 16	39.30	08-023	R.Yearley	1,470	490		980
	Pt. Lot 17	37.31	08-024	JK Gielen Farms Inc	1,395	465		930
	Pt. Lot 17	3.19	08-024-10	D.Finkbeiner	119	40		79
	Lot 18	40.50	08-025	J & N Morlock Ltd	1,515	505		1,010
	Lot 19 & Pt. Lot 20	59.10	08-026	R. & H. & M. Eisert	2,210	737		1,473
	E Pt. Lot 20	6.90	08-027	G & C Geurts Farms Ltd	258	86		172
	Pt. Lot 21	17.40	08-028	R. & H. & M. Eisert	651	217		434
	Lot 22	13.40	08-030	Rasenber Investments Limited	501	167		334
	Lot 23	6.90	08-031	B.Martene & S.Baker	258	86		172
9	S Pt. Lot 3	27.00	09-001	L.Ryan	1,010	337		673
	Pt. Lot 3 & Pt. Lot 4	27.00	09-002	L.Ryan	1,010	337		673
	Pt. Lot 4	23.50	09-003	R.O'Brien	879	293		586
	Pt. Lot 4 & Pt. Lot 5	23.80	09-004	Ron O'Brien Farms Ltd.	890	297		593
	N Pt. Lot 5	20.20	09-005	R.O'Brien	755	252		503

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Total Assessment (\$)	Estimated Grant (\$)	Allowances (\$)	Estimated Net Assessment (\$)
	Pt. Lot 6	40.50	09-006	D. & M. Lamport	1,515	505		1,010
	Lot 7 & Pt. Lot 8	70.80	09-007	D. & M. Lamport	2,648	883		1,765
	E Pt. Lot 8	10.10	09-009	T.Mellin	378	126		252
	Lot 9	40.50	09-010	JK Gielen Farms Inc	1,515	505		1,010
	Lot 10	39.90	09-011	Ron O'Brien Farms Ltd.	1,492	497		995
	Pt. Lot 11	29.80	09-012	D. & D. Dietrich	1,115	372		743
	Pt. Lot 11	10.10	09-013	G. & L. Gielen	378	126		252
	Pt. Lot 12	15.40	09-013-15	G. Gielen	576	192		384
	Pt. Lot 12	8.10	09-014	S. & P. Schwab	303	101		202
	Pt. Lot 12 & Lot 13	57.50	09-015	1000338149 Ontario Limited	2,150	717		1,433
	S Pt. Lot 14	20.20	09-016	J.Reynen	755	252		503
	Pt. Lot 14 & Lot 15	40.50	09-017	K.Schwartz	1,515	505		1,010
	N Pt. Lot 15	20.20	09-018	K. & M. Schwartz	755	252		503
	Lot 16	40.50	09-019	Van Osch Farms Limited	1,515	505		1,010
	Lot 17	40.50	09-020	Van Osch Farms Limited	1,515	505		1,010
	Lot 18	40.50	09-021	Van Osch Farms Limited	1,515	505		1,010
	Pt. Lot 19 & Lot 20	80.90	09-022	Van Osch Farms Limited	3,026	1,009		2,017
	S Pt. Lot 21	20.20	09-024	Ford Agra Ltd	755	252		503
	Pt. Lot 21 & Lot 22	60.70	09-025	C. & R. Neeb	2,270	757		1,513
	Lot 23	40.50	09-026	E.Martene & 2554996 Ontario Inc	1,515	505		1,010
10	S Pt. Lot 3	20.20	10-001	P. & M. Hall	755	252		503
	Pt. Lot 3 & Pt. Lot 4	20.80	10-002	Goshen Farms Inc	778	259		519
	Pt. Lot 4 & Pt. Lot 5	37.50	10-003	M.Ryan	1,402	467		935
	E Pt. Lot 5	20.20	10-004	D.Lamport	755	252		503
	E Pt. Lot 6	20.20	10-004-01	D. & M. Lamport	755	252		503
	Pt. Lot 6 & Lot 7	60.70	10-005	M.Ryan	2,270	757		1,513
	Lot 8	40.50	10-006	J. & K. Gielen & JK Gielen Farms Inc	1,515	505		1,010
	Lot 9	40.50	10-007	M.Ryan	1,515	505		1,010
	Plan 124 Lot 1 to 3 & E Pt. Lot 4	14.40	10-008	Ron O'Brien Farms Ltd.	539	180		359
	W Pt. Lot 10	25.60	10-010	N.Veri	957	319		638
	E Pt. Lot 11	8.50	10-009	D. & D. Dietrich	318	106		212
	Pt. Lot 11	11.60	10-010-01	M. & B. Dietrich	434	145		289
	Pt. Lot 11	10.70	10-012	D. & K. Smale	400	133		267
	Lot 12	35.60	10-013	1904633 Ontario Inc.	1,331	444		887
	Lot 13	37.20	10-014	M. & B. Dietrich	1,391	464		927
	Pt. Lot 14 & Pt. Lot 15	59.50	10-015	Exeter Produce & Storage Co Limited	2,225	742		1,483
	Lot 16	40.50	10-017	Norman Regier Farms Ltd & Draw Inc.	1,515	505		1,010
	Pt. Lot 17	39.30	10-019	2749873 Ontario Inc.	1,470	490		980
	Lot 18 & Pt. Lot 19	62.30	10-020	Norman Regier Farms Ltd & N.Regier	2,330	777		1,553
	Pt. Lot 19	8.10	10-022	Van Osch Farms Limited	303	101		202
	Pt. Lot 19 & Pt. Lot 20	27.50	10-023	D. Lamport	1,028	343		685
	W Pt. Lot 20	10.10	10-024	C. & R. Neeb	378	126		252
	Pt. Lot 21	30.40	10-025	Ford Agra Ltd & C. & D. Ford	1,137	379		758
	Pt. Lot 22	28.30	10-026	Sam Regier Farms Ltd & Norman Regier	1,058	353		705

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Total Assessment (\$)	Estimated Grant (\$)	Allowances (\$)	Estimated Net Assessment (\$)
11	Pt. Lot 3	15.20	11-001	H. & D. Ryan	568	189		379
	Pt. Lot 3	19.20	11-001-05	Norman Regier Farms Ltd.	718	239		479
	Lot 4	38.90	11-002	Norman Regier Farms Ltd.	1,455	485		970
	Lot 5	39.30	11-003	F.Heeman & M. Ryan-Allen	1,470	490		980
	Lot 6	22.30	11-004-01	Goshen Farms Inc.	834	278		556
	Lot 7	18.20	11-004	Goshen Farms Inc.	681	227		454
	Lot 8	12.10	11-005	Eilers Farms (Ontario) Incorporated	453	151		302
	Pt. Lot 9	14.10	11-006	2749873 Ontario Inc.	527	176		351
	Pt. Lot 10	15.80	11-007	Norman Regier Farms Ltd & Draw Inc.	591	197		394
	Pt. Lot 11	4.10	11-010	2749876 Ontario Inc.	153	51		102
	Pt. Lot 14	1.30	11-013	J. & M. Veri	49	16		33
	Pt. Lot 14 & Pt. Lot 15	2.00	11-014	Exeter Produce & Storage Co Limited	75	25		50
	Lot 17	2.00	11-016	N. Regier	75	25		50
NB	Pt. Lot 15	7.40	28-019	Ford Agra Ltd.	277	92		185
	Pt. Lot 16	39.40	28-020-01	E. & J. Martene	1,474	491		983
	Pt. Lot 17	39.60	28-021	H. Wagner	1,481	494		987
	Conc. 10 Lot 23 & Pt. Lot 18 & Lot 19	76.90	28-022	Van Raay Farms Ltd.	2,876	959		1,917
SB	E Pt. Lot 12	6.10	27-064	M. Muller	228	76		152
	Pt. Lot 12 & Pt. Lot 13	30.20	27-063	M. & D. Glavin	1,129	376		753
	W Pt. Lot 13 & Pt. Lot 14	59.90	27-062	Vanhie Farms Ltd.	2,240	747		1,493
	S Pt. Lot 15	20.00	27-060	L. Ryan	748	249		499
	N Pt. Lot 15	20.20	27-059	E. Glavin & T. Wammes-Glavin	755	252		503
	W 1/2 Lot 17	41.65	27-057	S. & J. Morrissey	1,558	519		1,039
	E 1/2 Lot 17	40.41	27-057-10	Van Osch Farms Limited	1,511	504		1,007
	Lot 18	40.20	27-056	MS Muller Farms Ltd	1,503	501		1,002
	S Pt. Lot 19	39.70	27-055	S. & T. Regier	1,485	495		990
	Lot 20 & Pt. Lot 21	52.30	27-054	P. & M. Hall	1,956	652		1,304
	W Pt. Lot 21	6.10	27-053	H. Ryan	228	76		152

Municipality of Bluewater (Hay Ward)

Public Lands

MacDonald Road	3.20			Township of Hay	478			478
Babylon Line	1.20			Township of Hay	179			179

Non-Agricultural Lands

South Boundary	Pt. Lot 16	0.55	19-023-02	G. Glenn	41			41
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Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Total Assessment (\$)	Estimated Grant (\$)	Allowances (\$)	Estimated Net Assessment (\$)
Agricultural Lands								
9	Lot 3	32.40	09-035	1904633 Ontario Inc.	1,212	404		808
	Lot 4	32.40	09-034	822732 Ontario Inc.	1,212	404		808
	Lot 5	28.30	09-033	F. Hartman	1,058	353		705
	W Pt. Lot 6	10.10	09-032	2666002 Ontario Inc.	378	126		252
	Pt. Lot 6	0.70	09-029	M. Kester	26	9		17
10	Pt. Lot 3 & Pt. Lot 4	59.50	10-058	Sam Regier Farms Ltd.	2,225	742		1,483
	Pt. Lot 5	31.20	10-057	F. Hartman	1,167	389		778
	Pt. Lot 6	35.20	10-056	2666002 Ontario Inc.	1,316	439		877
	Pt. Lot 7	23.10	10-055	R. Regier	864	288		576
	Pt. Lot 8	8.10	10-054-05	N. Regier	303	101		202
SB	Pt. Lot 15	10.10	19-022	Ford Agra Ltd	378	126		252
	Pt. Lot 16	32.40	19-023	Ford Agra Ltd	1,212	404		808
	E Pt. Lot 17	20.10	19-024	G. Douglas	752	251		501
	W Pt. Lot 17	20.10	19-025	P. McFadden	752	251		501
	Pt. Lot 18	40.20	19-026	D. Bender	1,503	501		1,002
	Pt. Lot 19	10.10	19-027-05	Sam Regier Farms Ltd.	378	126		252
Municipality of North Middlesex								
Public Lands								
	Mount Carmel Drive (County Road #5)	6.10		County of Middlesex	912			912
	Adare Drive	10.50		Municipality of North Middlesex	1,570			1,570
	Mooresville Drive	1.60		Municipality of North Middlesex	238			238
	Cassidy Road	6.50		Municipality of North Middlesex	971			971
	Creamery Road	8.50		Municipality of North Middlesex	1,271			1,271

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Total Assessment (\$)	Estimated Grant (\$)	Allowances (\$)	Estimated Net Assessment (\$)
Non-Agricultural Lands								
NB	Pt. Lot 14	0.20	000-030-049-02	M. Schefter	15			15
12	Pt. Lot 5	0.20	000-030-093-01	A. Tokarewicz & S. Pickering	15			15
13	Pt. Lot 6	0.20	000-030-102-02	R. Forrest	15			15
Agricultural Lands								
NB	Lot 12	6.10	000-030-047	C. McCarthy	228	76		152
	E 3/4 Lot 13	28.30	000-030-048	H. Ryan	1,058	353		705
	W 1/4 Lot 13 & E 1/4 Lot 14	20.20	000-030-048-10	G. Vanhie	755	252		503
	Pt. Lot 14 & Pt. Lot 15	50.00	00-030-049	J. Stephan	1,870	623		1,247
	W Pt. Lot 15	20.20	00-030-050	L. Ryan	755	252		503
	Lot 16	40.50	000-030-096	C. Glavin	1,515	505		1,010
	Pt. Lot 17 & Pt. Lot 3 Conc 13	30.40	000-030-097	C. Glavin	1,137	379		758
	W Pt. Lot 17 & Lot 18	60.70	000-050-160	2729015 Ontario Ltd	2,270	757		1,513
	Lot 19	36.40	000-050-159	JVO Farms Ltd	1,361	454		907
	Lot 20	25.68	000-050-111-02	Van Osch Farms Limited	51,432	17,144	300	33,988
	Lot 21	5.93	000-050-111	J. Boland	222	74		148
	Pt. Lot 22	4.90	000-050-110	J A McCann and Sons Ltd	183	61		122
11	Lot 3	14.16	000-030-051	L. Ryan	530	177		353
	Lot 4	12.14	000-030-052	J A McCann and Sons Ltd	454	151		303
	Lot 5	14.16	000-030-053	Grace Farms Limited	530	177		353
	Lot 6 & Lot 7	30.35	000-030-054	G. Vanhie	1,135	378		757
	Lot 8	8.10	000-030-057	N. Lewis	303	101		202
12	Lot 3	40.50	000-030-095	R. Hodgins	1,515	505		1,010
	Lot 4	40.50	000-030-094	D. McCann	1,515	505		1,010
	Pt. Lot 5	40.30	000-030-093	D. Lewis	1,507	502		1,005
	Lot 6	40.50	000-030-092	G. Vanhie	1,515	505		1,010
	Lot 7	38.45	000-030-091	Cuillerier Farms Ltd	1,438	479		959
	N Pt. Lot 8	18.20	000-030-090	Cuillerier Farms Ltd	681	227		454
	S Pt. Lot 8 & Lot 9	30.35	000-030-089	J. Scott	1,135	378		757
13	N Pt. Lot 3	11.00	000-030-099	T. Hodgins	411	137		274
	S Pt. Lot 3 & N Pt. Lot 4	39.30	000-030-100	T. Hodgins	1,470	490		980
	S Pt. Lot 4 & Lot 5	53.82	000-030-101	Van Osch Farms Limited	2,013	671		1,342
	Lot 6	32.17	000-030-102	Van Osch Farms Limited	1,203	401		802
	Lot 7	10.12	000-030-103	R. Scott	378	126		252
14	Lot 3	28.33	000-050-158	K & L Farms Ltd	1,060	353		707
	Lot 4	12.14	000-050-157	L. Van Osch	454	151		303
					252,290	76,668	300	175,232

Mud Creek (2026)
Municipality of North Middlesex
May 13, 2026

SPECIFICATION OF WORK

1. Location

The work in this specification is located in Lot 20, North Boundary in The Municipality of North Middlesex.

2. Scope of Work

The work included in this specification includes, but is not limited to, the following:

- Concrete Box Culvert Installation

3. General

Each tenderer must inspect the site prior to submitting their tender and satisfy themselves by personal examination as to the local conditions that may be encountered during this project. The Contractor shall make allowance in their tender for any difficulties which they may encounter. Quantities or any information supplied by the Engineer is not guaranteed and is for reference only.

All work and materials shall be to the satisfaction of the Drainage Superintendent and Engineer who may vary these specifications as to minor details but in no way decrease the proposed capacity of the drain.

4. Plans and Specifications

This Specification of Work shall take precedence over all plans and general conditions pertaining to the Contract. The Contractor shall provide all labour, equipment, and supervision necessary to complete the work as shown in the Plans and described in these specifications. Any work not described in these specifications shall be completed according to the Ontario Provincial Standard Specifications and Standard Drawings.

5. Health and Safety

The Contractor at all times shall be responsible for health and safety on the worksite including ensuring that all employees wear suitable personal protective equipment including safety boots and hard hats.

When applicable the Contractor shall be responsible for traffic control as per the Ontario Traffic Manual Book 7 – Temporary Conditions (latest revision).

The Contractor shall be responsible to ensure that all procedures are followed under the Occupational Health and Safety Act to ensure that work sites are safe and that accidents are prevented. In the event of a serious or recurring problem, a notice of non-compliance will be issued. The Contractor will be responsible for reacting immediately to any deficiency and correcting any potential health and safety risk. Continuous disregard for any requirement of the Occupational Health and Safety Act could be cause for the issuance of a stop work order or even termination of the Contract.

The Contractor shall also ensure that only competent workers are employed onsite and that appropriate training and certification is supplied to all employees.

6. Utilities

The Contractor is responsible for organizing locates and exposing all the utilities along the length of the drainage works. The utilities shall be located prior to the installation of any tile. If any utilities interfere with the proposed drainage works in a manner not shown on the accompanying Estimate of Cost or profile the Contractor shall notify the Drainage Superintendent and Engineer.

The Contractor is responsible for coordinating the replacement of additional utilities with the utility company if they interfere with the proposed drain. All costs for the utility to replace their services will be outside of this report and shall be borne by the utility as per Section 26 of the Drainage Act.

All additional costs to work around and organize replacement of the utilities not included in the estimate shall be tracked separately and the cost plus a portion of the engineering (20% of the cost) shall be borne by that utility.

7. Traffic Control

Access and driveways to private properties shall not be obstructed longer than the minimum time necessary for the work and shall be reinstated as soon as possible all to the satisfaction of the Engineer. The contractor shall schedule any obstruction of existing driveways with the owners at least two full working days in advance. The Traffic Plan must be approved by the Municipality and County prior to the commencement of any road closures.

- a) The Contractor shall supply, erect and maintain all detour signs and special signs necessary for detours to divert traffic from the area under construction as directed by the Road Superintendent or Engineer. All this work shall be at the Contractor's expense.

- b) The Contractor shall be responsible for supplying, erecting and maintaining all signs, supports, barricades, flashers, cones, etc. in the construction area and at the boundaries of the work as part of the above detours, all to the satisfaction of the Engineer or Drainage Superintendent. All this work shall be done by the Contractor at their own expense.
- c) The Contractor shall not be allowed to proceed with construction activities unless proper signage and flagmen are present. Flagging procedures, signage and detours shall conform to the recommendations of Book 7, Temporary Conditions, Ontario Traffic Manual, issued by the Ministry of Transportation. Conformance shall be enforced by the Ministry of Labour Inspector.
- d) If work is being completed on a Road and or Road Allowance in North Middlesex, the Contractor is required to complete a Road Allowance Work Permit Application available on their website: <https://www.northmiddlesex.on.ca/media/591>. No fees are required.

8. Pre-Construction Meeting

There is a requirement for a pre-construction meeting to be held prior to any construction taking place. The meeting shall be scheduled by the Contractor. The Landowner, Engineer, and the Municipality of North Middlesex shall be notified of the pre-construction meeting at least 48 hours prior.

9. Access and Working Area

Access to the work site for construction shall be from Creamery Road. Access shall be restricted to a width of 15m. The working area at the culvert shall extend 20 metres from the bank on both sides and for 10 metres along the channel on either side of the culvert.

10. Benchmarks

Prior to construction, R. Dobbin Engineering will provide the Contractor with multiple benchmarks.

11. Removals (Future)

Future culverts, and unsuitable excavated material shall be removed in their entirety and shall be disposed offsite at the expense of the Contractor.

12. Brushing and Tree Removal

For construction and future maintenance all brush, trees, woody vegetation, stumps etc. shall be removed within the channel cross-section and within the working area in order to facilitate construction as determined by the Drainage Superintendent or Engineer.

A mechanical grinder attached to an excavator shall be used for the removal of brush and trees. Any brush and trees too large to grind shall be close cut. The Contractor shall stockpile the trees and brush in a single pile on the property in which they were removed or dispose of the trees and brush offsite. The Contractor is responsible for the burning of the trees and brush. The Contractor is responsible for obtaining all necessary permits for any disposal sites. Burning of the trees and brush is subject to local bylaws and guidelines of the Ministry of the Environment Conservation and Parks.

Certain trees may be left in place at the discretion of the Drainage Superintendent or Engineer.

13. Strip and Spread Topsoil for Entrance off Creamery Road

The topsoil shall be stripped along the proposed access route for a width of 10m. The topsoil shall be placed at the limit of the working area and levelled once construction is completed.

14. Installation of Culvert

It is the Contractors responsibility to ensure that the minimum covers are met at the completion of construction. The box culvert shall have a minimum earth cover of 600mm at the completion of construction. The concrete box culvert shall be precast and shall be installed as per OPSS 422. The contractor shall submit shop drawings to the engineer prior to ordering. In the event of a conflict between these specifications and those of the structural designer, the more stringent shall apply. The joints between precast sections shall have connection plates, butyl tape and shall be wrapped with a minimum 600mm width of geotextile to prevent the migration of soil between the joints. Connection plates shall be installed at the joint of each box culvert. The plates shall be 25mm thick on the top slab and 19mm thick on the side walls. The plates shall be placed at an 800mm spacing. The plates and any holes shall be sealed with CS 102 sealant tape, Sikaflex concrete fix sealant or approved equivalent.

The culvert shall be installed with the invert 10% (minimum 150mm) below the original channel bottom elevation unless otherwise shown in order to achieve the minimum cover.

The pipes that shall be extended upstream or downstream of the proposed culvert shall be done with non-perforated HDPE agricultural tubing with a manufactured coupling, elbow and rodent grate.

The bottom of the excavation shall be excavated to a minimum of 200mm below the bottom of the proposed culvert. From the bottom of the excavation to the bottom of the proposed box culvert the Contractor shall backfill with ¾" clear stone, this shall be considered bedding. From the bottom of the box culvert to within 150mm of finished grade the pipe shall be backfilled with granular "B". The top 150mm shall be backfilled with compacted granular "A" material to finished grade.

The concrete block end walls shall consist of concrete blocks with dimensions of approx. 600mm x 600mm x 1200mm, 600mm x 600mm x 2400mm or 300mm x 600mm x 1200mm as required. 600mm x 600mm x 2400mm concrete blocks will be paid at twice the unit price established per block, all others will be at a unit of 1. The top of the culvert shall govern block elevation. The correct block shall be set with the top of the block equal to the top of the culvert. 2400mm wide concrete blocks shall be used as the top block on arch and larger round pipes in order to span between the culvert top and the supporting block. The blocks shall be set at each end of the culvert so that each row of blocks will be offset approx. 100mm from the row below. The bottom row shall consist of one block placed parallel to the culvert. The blocks shall be imbedded a minimum of 300mm into each bank and shall extend into the drain bottom to match the pipe invert or below. Erosion protection shall be placed on the banks next to the end walls. The erosion protection shall consist of 150mm x 300mm quarry stone over filter fabric (Terrafix 270R or approved equal). It shall extend 500mm upstream or downstream and from top of bank to top of bank at each end wall.

The blocks shall be placed over a layer of filter fabric (Terrafix 270R or approved equal). The culvert shall be backfilled in conjunction with the placement of the blocks. The gaps between the culvert and the blocks shall be filled with concrete cinder blocks/bricks and mortar to give the end wall a finished appearance.

The bottom of the concrete box culvert shall be filled to the channel grade line with excavated material. The excavated material shall be placed to form a v-shaped cross-section in the center of the box culvert.

15. Seeding/Restoration

All areas disturbed by construction shall be restored to their pre-construction state.

All grass areas disturbed by construction, shall be restored with 50mm of screened topsoil and seeded. The side slopes of the open channel shall be restored with double straw matting and seed. The timing of the seeding shall be approved by the Drainage Superintendent or Engineer.

16. Rip Rap

Erosion protection made up of rip rap and filter fabric shall be installed adjacent the concrete block end walls from top of bank to the toe of slope on all sides. The rip rap shall extend a minimum of 0.50m from the end walls.

All rip rap shall consist of 150mm x 300mm quarry stone or approved equal. The area to receive the rip rap shall be graded to a depth of 400mm below finished grade. After grading, a layer of filter fabric (Terrafix 270 R or approved equal) is to be placed with any joints overlapped a minimum of 600mm. Rip rap shall then be placed with the smaller pieces placed in the gaps and voids to give it a uniform appearance.

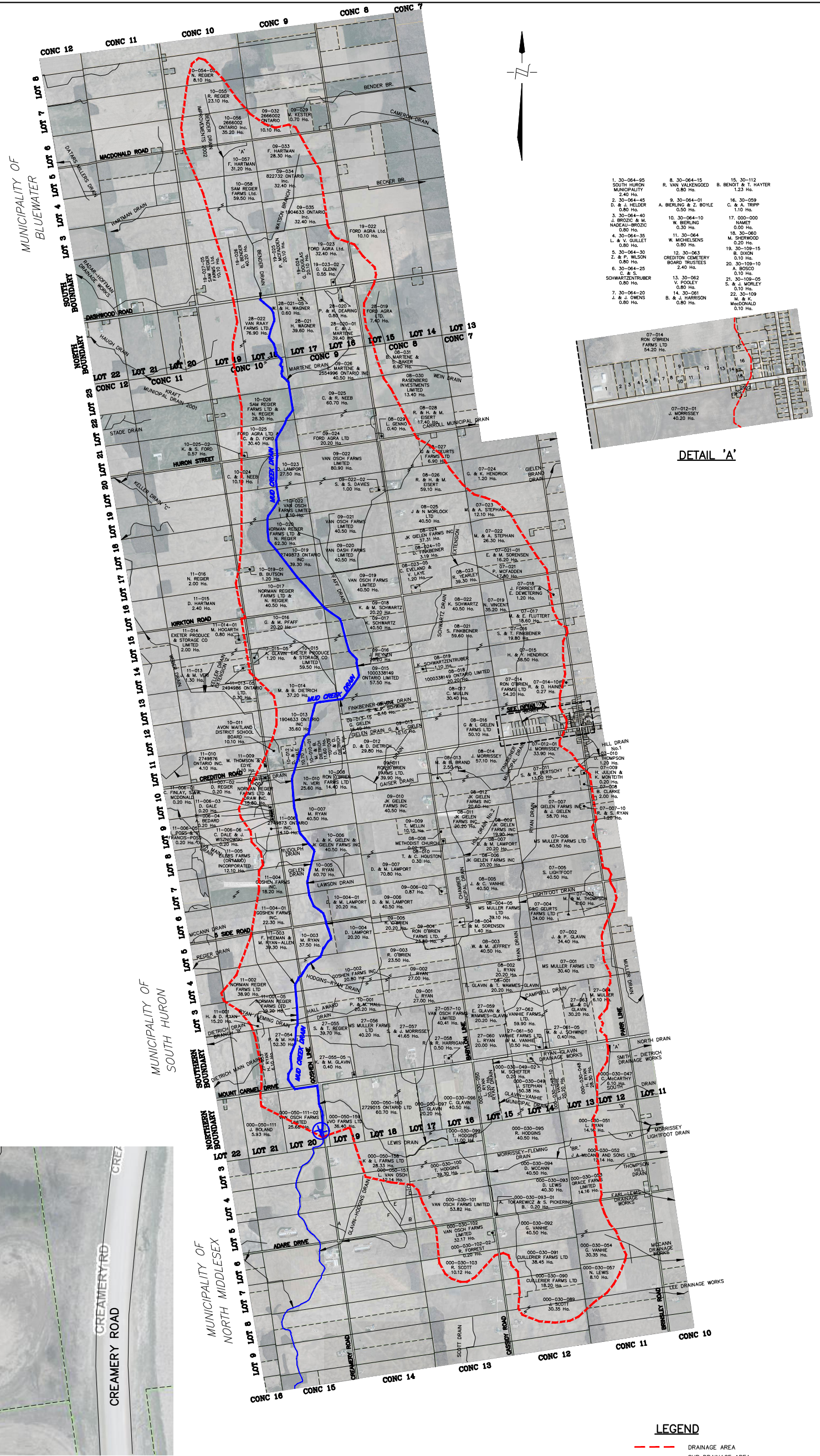
17. Environmental Considerations

The Contractor shall take care to adhere to the following considerations.

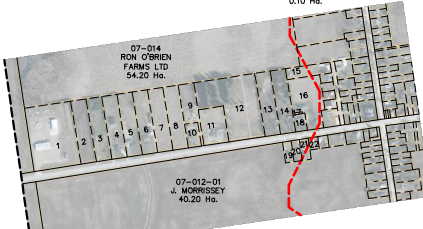
- Operate machinery in a manner that minimizes disturbance to the banks of the watercourse.
- Erosion and sediment control measures must be installed prior to construction to prevent sediment from entering the water body.
- Material shall not be in areas regulated by the Conservation Authority or Ministry of Natural Resources.
- All granular and erosion control materials shall be stockpiled a minimum of 3.0m from the top of the bank or excavation. Material shall not be placed in surface water runs or open inlets that enter the channel.
- All activities, including maintenance procedures, shall be controlled to prevent the entry of petroleum products, debris, rubble, concrete, or other deleterious substances into the water. Vehicle and equipment refuelling and maintenance shall be conducted away from the channel, any surface water runs, or open inlets. All waste materials shall be stockpiled well back from the top of the bank and all surface water runs and open inlets that enter the drain.
- When possible, all construction within the open channel shall be carried out during periods of low flow or in dry conditions.
- The Contractor shall conduct regular inspections and maintain erosion and sediment control measures and structures during the course of construction.
- The Contractor shall repair erosion and sediment control measures and structures if damage occurs.
- The Contractor shall remove non-biodegradable erosion and sediment control materials once site is stabilized.
- Remove all construction materials from site upon project completion.

A light duty silt fencing shall be installed down-gradient of the work for the duration of construction.

The light duty silt fencing shall be supplied and installed in accordance with OPSS 577 and OPSD 219.110. The light duty silt fencing shall be removed once construction is complete.



- 1. 30-064-05 SOUTH HURON MUNICIPALITY 2.40 Ha.
- 2. 30-064-45 D. & J. HELDER 0.80 Ha.
- 3. 30-064-40 J. BROZIC & M. MADEJ-BROZIC 0.80 Ha.
- 4. 30-064-35 L. & V. GUILLET 0.80 Ha.
- 5. 30-064-30 Z. & R. WILSON 0.80 Ha.
- 6. 30-064-25 C. & S. SCHWARTZTRUBER 0.80 Ha.
- 7. 30-064-20 J. & J. OWENS 0.80 Ha.
- 8. 30-064-15 R. VAN VALKENBOED 0.80 Ha.
- 9. 30-064-01 A. BERLING & Z. BOYLE 0.80 Ha.
- 10. 30-064-10 W. BERLING 0.80 Ha.
- 11. 30-064 W. MICHELENS 0.80 Ha.
- 12. 30-063 CREDITON CEMETERY BONES TRUSTEES 2.40 Ha.
- 13. 30-062 V. DOOLEY 0.80 Ha.
- 14. 30-061 B. & J. HARRISON 0.80 Ha.
- 15. 30-112 B. BENNETT & T. HAYTER 1.23 Ha.
- 16. 30-059 C. & A. TRIPP 1.10 Ha.
- 17. 30-000 NAME? 0.50 Ha.
- 18. 30-060 M. SHERWOOD 0.20 Ha.
- 19. 30-109-15 S. DIXON 0.10 Ha.
- 20. 30-109-10 A. BOSCO 0.10 Ha.
- 21. 30-109-05 S. & J. WURLEY 0.10 Ha.
- 22. 30-109 M. & K. McDONALD 4.10 Ha.



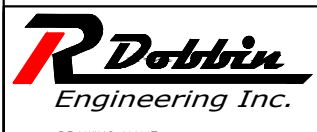
DETAIL 'A'



CONCRETE BOX CULVERT
DETAIL PLAN
NTS

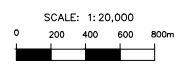
- LEGEND**
- DRAINAGE AREA
 - SUB DRAINAGE AREA
 - MUD CREEK DRAIN
 - MUNICIPAL DRAIN
 - ⊗ CULVERT TO BE INSTALLED

FULL SIZE IS "D" SIZE
24x36 @ 1:25,000 SCALE



4218 Oil Heritage Road
Petrolia Ontario, N0N 1R0
Phone: (519) 882-0032 Fax: (519) 882-2233

APPROVED	NO.	REVISIONS	DATE	BY
J. WARNER				
CHECKED	1	FINAL REPORT	MAY 13, 2026	CS
B. VAN RUITENBURG				
DRAWN				
C. SAUNDERS				

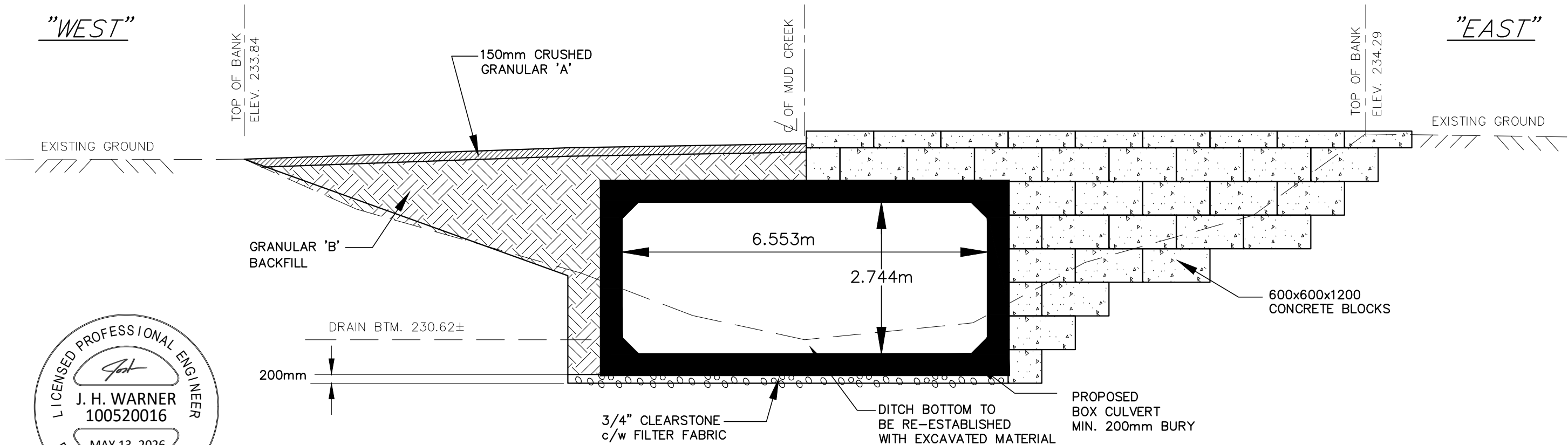


MUNICIPALITY of NORTH MIDDLESEX
MUD CREEK DRAIN
PLAN

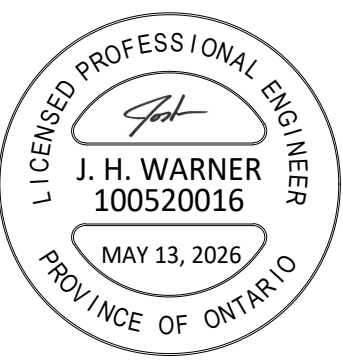
Last Updated: October 2, 2025

"WEST"

"EAST"

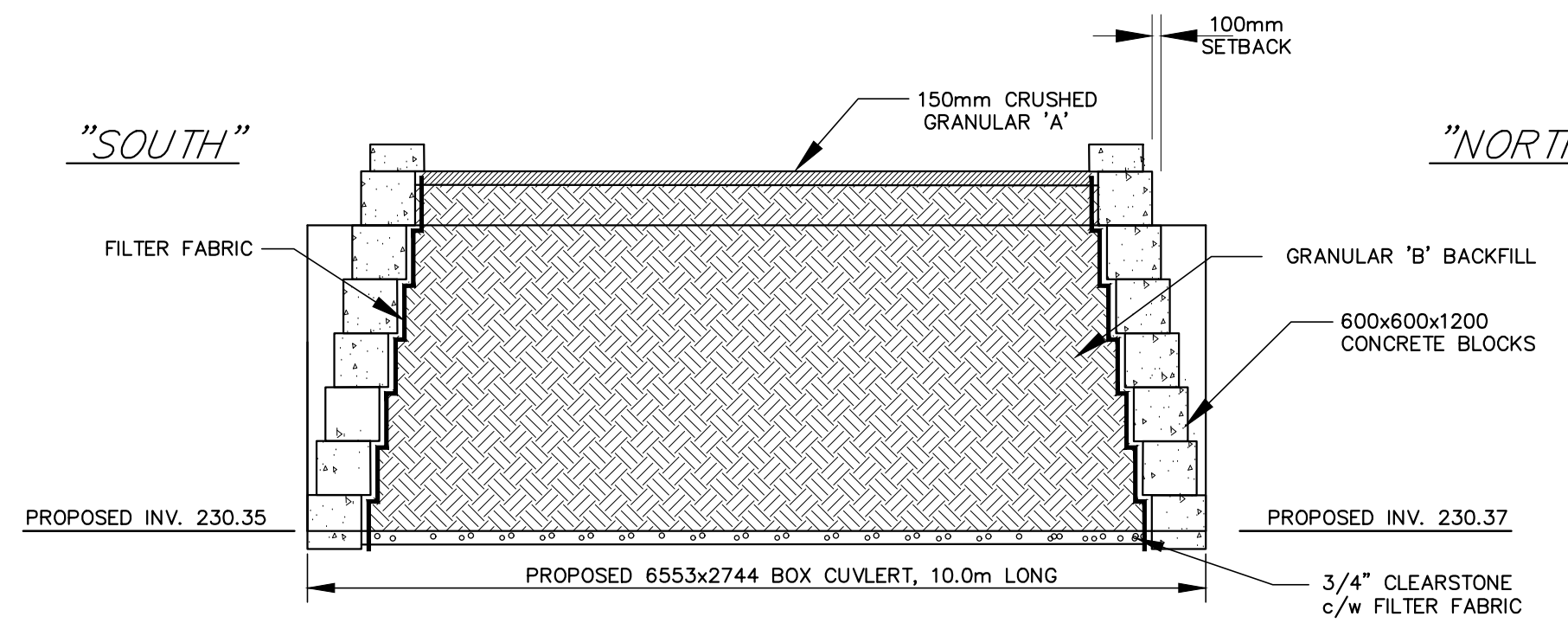


PROPOSED BOX CULVERT END SECTION

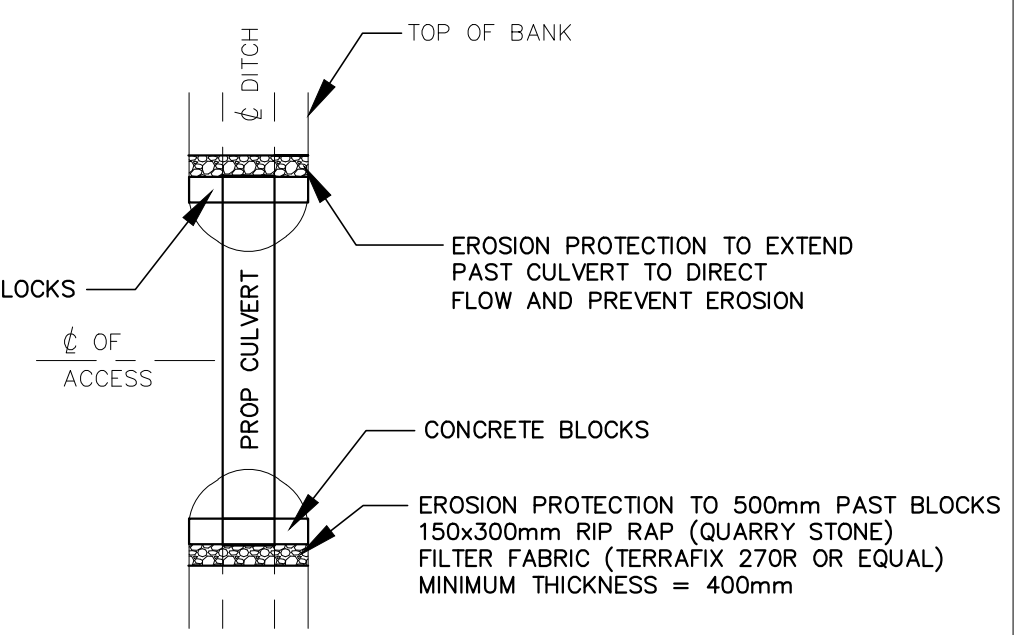


"SOUTH"

"NORTH"

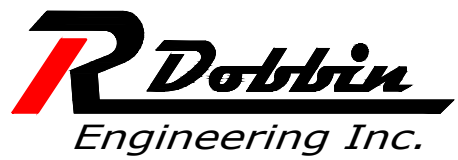


PROPOSED CROSS-SECTION



TYPICAL CULVERT PLAN

NTS



4218 Oil Heritage Road
 Petrolia Ontario, N0N 1R0
 Phone: (519) 882-0032 Fax: (519) 882-2233

PROJECT No.
 2024-1702

APPROVED	NO.	REVISIONS	DATE	BY
J. WARNER				
CHECKED	1	FINAL REPORT	MAY 13, 2026	CS
B. VAN RUITENBURG				
DRAWN				
C. SAUNDERS				

SCALE 1:75

MUNICIPALITY of NORTH MIDDLESEX

MUD CREEK DRAIN
CONCRETE BOX CULVERT DETAIL

2
OF 2

Last Updated: October 2, 2025

DRAWING NAME:
 Mud Creek Drain Concrete Box Culvert Detail