



**Assessment Rationale**

Special Benefit assessments shown in Schedule ‘C’ were derived as follows:

1. We have assessed 80% of the costs for Culverts No. 1 & No. 2 plus engineering cost apportionment to the Ministry of Transportation Ontario.
2. We have assessed 16.67% of the costs for Culverts No. 1 and 20% of the costs for Culvert No. 2 plus engineering cost apportionment to property Roll No. 560-00300 as part of culvert oversizing costs.
3. We have assessed 3.33% of the costs for Culverts No. 1 plus engineering cost apportionment to property Roll No. 560-05405 as part of culvert oversizing costs.
4. The ERCA review and permit fee, as well as the allowances under Section 29 are assessed 100% to the Ministry of Transportation Ontario.

**Future Maintenance (Culvert No. 1)**

Culvert No. 1 shall be maintained by the Town of Kingsville. The future repair and maintenance costs shall be assessed to the lands and the roads for Outlet assessments in the same relative proportions as listed in Schedule ‘E’ herein, subject of course to any variations that may be made under the authority of the Drainage Act. The assessment schedule is based on an arbitrary \$10,000.00 of future maintenance costs for which actual costs would be prorated.

**Future Maintenance (Culvert No. 2 – County Road No. 29)**

Culvert No. 1 shall be maintained by the County of Essex Roads Department for 100% of the costs, subject of course, to any variations that may be made under the authority of the Drainage Act.

**Drawings and Specifications**

Attached to this report is Schedule ‘F’, which are Specifications setting out the details of the recommended works and Schedule ‘G’ which represent the drawings that are attached to this report.

**Page 1 of 3 – Overall Plan**

**Page 2 of 3 – Detail Plan & Profile**

**Page 3 of 3 – Culvert Details**

**Construction Drawings and Specifications**

The work included in this report will be performed under the provincial contract for the Widening of King’s Highway No. 3 starting from 0.8 km west of Cameron Sideroad and continuing easterly to 1.8 km west of County Road No. 31. Bridge drawings have been prepared for the construction complete with associated specifications which shall adhere to the elevations, alignment, sizes, materials, and location and be generally in compliance with this report.

**"SCHEDULE C"**  
**SCHEDULE OF ASSESSMENT (REVISED FOR COURT OF REVISION, 21 JANUARY 2025)**  
**ROAD 29 DRAIN**  
**TOWN OF KINGSVILLE**

**ONTARIO LANDS:**

| Roll No.                    | Lot | Conc. | Area Affected<br>(Acres) (Ha.) |      | Owner                      | Special<br>Benefit | Benefit | Outlet | Total<br>Assessment |
|-----------------------------|-----|-------|--------------------------------|------|----------------------------|--------------------|---------|--------|---------------------|
| King's Highway No. 3        |     |       | 2.47                           | 1.00 | Ministry of Transportation | \$139,236.00       | \$0.00  | \$0.00 | \$139,236.00        |
| Total on Ontario Lands..... |     |       |                                |      |                            | \$139,236.00       | \$0.00  | \$0.00 | \$139,236.00        |

**NON AGRICULTURAL LANDS**

| Roll No.                              | Lot | Conc. | Area Affected<br>(Acres) (Ha.) |      | Owner                                  | Special<br>Benefit | Benefit | Outlet | Total<br>Assessment |
|---------------------------------------|-----|-------|--------------------------------|------|--|--------------------|---------|--------|---------------------|
| 560-05405                             | 265 | STR   | 0.74                           | 0.30 | Neumar Corp. & 1118524<br>Ontario Inc. | \$2,872.00         | \$0.00  | \$0.00 | \$2,872.00          |
| Total on Non Agricultural Lands ..... |     |       |                                |      |  | \$2,872.00         | \$0.00  | \$0.00 | \$2,872.00          |

**AGRICULTURAL LANDS**

| Roll No.                         | Lot | Conc. | Area Affected<br>(Acres) (Ha.) |      | Owner                   | Special<br>Benefit | Benefit | Outlet | Total<br>Assessment |
|----------------------------------|-----|-------|--------------------------------|------|-------------------------|--------------------|---------|--------|---------------------|
| 560-00300                        | 265 | STR   | 3.58                           | 1.45 | Domric Enterprises Inc. | \$31,592.00        | \$0.00  | \$0.00 | \$31,592.00         |
| Total on Agricultural Lands..... |     |       |                                |      |                         | \$31,592.00        | \$0.00  | \$0.00 | \$31,592.00         |

|                               |  |  |             |             |  |                     |               |               |                     |
|-------------------------------|--|--|-------------|-------------|--|---------------------|---------------|---------------|---------------------|
| <b>TOTAL ASSESSMENT .....</b> |  |  |             |             |  | <b>\$173,700.00</b> | <b>\$0.00</b> | <b>\$0.00</b> | <b>\$173,700.00</b> |
|                               |  |  | (Acres)     | (Ha.)       |  |                     |               |               |                     |
| <b>Total Area:</b>            |  |  | <b>6.79</b> | <b>2.75</b> |  |                     |               |               |                     |

**"SCHEDULE D"**  
**DETAILS OF SPECIAL BENEFIT (REVISED FOR COURT OF REVISION, 21 JANUARY 2025)**  
**ROAD 29 DRAIN**  
**TOWN OF KINGSVILLE**

**SPECIAL BENEFIT ASSESSMENT**  
**(ONTARIO LANDS)**

| Roll No.   | Owner                              | Item Description                  | Estimated Cost      | Cost of Report     | Special Benefit     |
|--|------------------------------------|-----------------------------------|---------------------|--------------------|---------------------|
|  | Ministry of Transportation Ontario | Culverts No. 1 & 2 (80%)          | \$120,000.00        | \$17,857.00        | \$137,857.00        |
|  |                                    | ERCA review and permit fee (100%) | \$800.00            | \$119.00           | \$919.00            |
|  |                                    | Allowances (100%)                 | \$400.00            | \$60.00            | \$460.00            |
| <b>Total Special Benefit Assessment (Ontario Lands).....</b> |                                    |                                   | <b>\$121,200.00</b> | <b>\$18,036.00</b> | <b>\$139,236.00</b> |

**SPECIAL BENEFIT ASSESSMENT**  
**(NON - AGRICULTURAL LANDS)**

| Roll No.  | Owner                               | Item Description       | Estimated Cost    | Cost of Report  | Special Benefit   |
|---|-------------------------------------|------------------------|-------------------|-----------------|-------------------|
| 560-05405   | Neumar Corp. & 1118524 Ontario Inc. | Culverts No. 1 (3.33%) | \$2,500.00        | \$372.00        | \$2,872.00        |
| <b>Total Special Benefit Assessment (Non - Agricultural Lands).....</b> |                                     |                        | <b>\$2,500.00</b> | <b>\$372.00</b> | <b>\$2,872.00</b> |

**SPECIAL BENEFIT ASSESSMENT**  
**(AGRICULTURAL LANDS)**

| Roll No.  | Owner                   | Item Description        | Estimated Cost     | Cost of Report    | Special Benefit    |
|---|-------------------------|-------------------------|--------------------|-------------------|--------------------|
| 560-00300   | Domric Enterprises Inc. | Culverts No. 1 (16.67%) | \$12,700.00        | \$1,890.00        | \$14,590.00        |
| 560-00300   | Domric Enterprises Inc. | Culverts No. 2 (20%)    | \$14,800.00        | \$2,202.00        | \$17,002.00        |
| <b>Total Special Benefit Assessment (Agricultural Lands Grantable).....</b> |                         |                         | <b>\$27,500.00</b> | <b>\$4,092.00</b> | <b>\$31,592.00</b> |

**OVERALL TOTAL SPECIAL BENEFIT ASSESSMENT . . . . . \$173,700.00**