

THE ESSELTINE DRAIN: ADDENDUM REPORT—BOOK 3

SECOND ONSITE MEETING 25 JANUARY 2017
LANDOWNER QUESTIONS AND COMMENTS



RC SPENCER ASSOCIATES INC.
Consulting Engineers

15 May 2017

Project No.: 14-425

LANDOWNER COMMENTS – INDEX

List of Residents Providing Comments – Re: Second On-Site Meeting of January 25, 2017 at Town Hall

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ENTRY NO.	NAME	DATE	LANDOWNER COMMENTS	ENGINEER'S RESPONSE (RC SPENCER ASSOCIATES)
1)	Carolyn Stockwell 1777 Road 3 East Roll No.: 290-27100	January 25, 2017	1) Where is the current location of the Esseltine Drain? 2) We own agricultural land and do not add a lot of flow to this drain. Will future developments pay for their share of this project based on their increased flow? Will we receive a credit payment?	1) We have attached a drawing showing the location of the Esseltine Drain. The drain is shown in the blue dashed line. 2) a) Each property is assessed based on land use, length of the drain being used, and size of your land parcel. b) Properties in the drainage area are only assessed for their current use. - Please see page 10 (Figure 1) for attachment
2)	Debbie Rollier 1519 Brookview Drive Roll No.: 290-09000	January 25, 2017	1) 10 trees have been indicated for my allowance. How do I know how many are being removed or replanted?	1) Appendix 'I' in the drainage report shows the Esseltine Residential Tree Evaluation Program. For your property, ten trees in total will require removal. Six of the trees are classified as Category 1 (less than 25 centimeter Diameter at Breast Height) and four are classified as Category 2 (greater than 25 centimeter Diameter at Breast Height). Category 1 trees will be compensated at a 1:1 ratio and Category 2 trees will be compensated at a 2:1 ratio. Therefore, the total tree compensation will equal fourteen trees (6 Category 1 trees + 4 Category 2 trees x 2 = 14 trees total). Since the trees will need to be planted in a 7.5 metre X 7.5 metre grid, not all properties will have enough space to plant all the replacement trees. For your property there is only enough space to plant four of the fourteen replacement trees described above. The monetary value of the remaining trees will be paid out totalling \$3,590.
3)	Fernanda Gillis 1544 Peach Drive Roll No.: 300-27400	January 25, 2017	1) Are we draining into Esseltine?	1) Yes, drainage limits have been established. Anyone within the drainage area is under the assessment schedule. 2) We have attached a map showing how your property drains into the Esseltine Drain. Your property (1544 Peach Drive) and the path the water takes into the Esseltine Drain has been outlined in red. Flow arrows are also shown in the municipal drains. - Please see page 11 (Figure 2) for attachment
4)	Frank Mastronardi 1666 Regent Street Roll No.: 290-36100	January 25, 2017	1) The storm sewers on Regent Street do not flow into Esseltine, there is water ponding on my property?	1) We have attached a map showing how the water from your property drains into the Esseltine drain through storm sewer systems. Your property is outlined in green and the path the water takes to get to the Esseltine Drain is highlighted in red. - Please see page 12 (Figure 3) for attachment

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5)	George Dekker 1876 Seacliff Drive Roll No.: 290-38700	January 25, 2017	1) More clarification of Section 22 (Benefit)?	<p>1) Benefit as described in the drainage act, means the advantages to any lands, roads, buildings or other structures from the construction, improvement, repair or maintenance of a drainage works, such as will result in a higher market value or increased crop production or improved appearance or better control of surface or subsurface water or any other advantages relating to the betterment of lands, road, buildings or other structures.</p> <p>*Reference: Please visit S. 22 of the Drainage Act, 1990.</p> <p>2) The total value of 'Benefit' for the Esseltine Drain was calculated to be \$1,142,250.00 which was then assessed to all affected lands lying adjacent to the drain at a rate of approximately \$11,089.00 per hectare.</p>
6)	Jennifer Hicks 1525 Brookview Drive Roll No.: 290-08600	January 25, 2017	<p>1) How is the loss of land compensated?</p> <p>2) Why are we assessed benefit?</p> <p>3) Too many people were allowed to connect to the drain which caused the erosion problem.</p>	<p>1) Fuerland Realty has provided appraisal prices for residential and agricultural lands in the area. We developed a methodology for compensating the land taken for the municipal drain. Lands that were compensated for include land used for construction of cable concrete, land used for construction of cable concrete maintenance corridor, and land used for final grading and restoration at 15% of the appraisal value. Also banks where there will be no change but still will be considered as part of the municipal drain will be compensated for at 1% of the appraisal value. The areas will be shown in chart number 1 of the allowance charts.</p> <p>2) Pursuant to section 21 of the Drainage Act, 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. *Reference: Please visit S. 22 of the Drainage Act, 1990</p> <p>3) Any lands that are connected to the drain will be assessed for outlet, or benefit if the lands are situated adjacent to the drain where the construction works are being done. Future developments or greenhouses will have to conform to ERCA and municipal standards regarding the flow and outlet into the Esseltine Drain. The developments will be restricted to pre-developed flows to prevent erosion from occurring.</p>

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ENTRY NO.	NAME	DATE	LANDOWNER COMMENTS	ENGINEER'S RESPONSE (RC SPENCER ASSOCIATES)
7)	Jim Jenson 1523 Brookview Drive Roll No.: 290-08800	January 25, 2017	1) Can limits of the drain be marked out?	1) When the drain goes to construction, the contractor or a survey company will be hired to provide the layout of the proposed drainage works. The layout will show the limits of the drain with the elevation of fill or cut. In the meantime, we provide you with this cross section showing the approximate conditions of your property. As shown in the cross section, the limit of the drain is approximately 16 metres from your house and 2.3 metres below the finished grade of the house. - Please see page 13 (Figure 4) for attachment.
8)	John Fittler 1824 Road 3 E Roll No.: 340-01400	January 25, 2017	1) Have flow meters been established to determine where flow comes from? 2) I have put mitigation measures on my property to limit flow. 3) Will future greenhouses development be assessed for the flow they create?	1) This project has not used flow meters. We have used modelling techniques to define a flow through the drain. 2) Each property is assessed based on land use and where along the drain the property is situated (how much of the drain the property uses). 3) This project is assessing only existing conditions.
9)	Joni Baltzer 1518 Whitewood Road Roll No.: 300-29324	January 25, 2017	1) How much will the drain be raised, how much earth fill? 2) How high is the elevation of the cable concrete going to be relative to my property?	1) a) The bottom of the existing drain will be raised 2-4m along the ravine area. There will be an outlet weir at Lake Erie where the water drops off. b) Attached is a cross-section showing the approximate conditions at your property and proposed height of the cable concrete. (Cross-section at the bottom of the sheet attached) 2) The sheet attached shows the cable concrete relative to your house. The bottom of the drain or the center of the cable concrete will be around 5.6m below the finished grade of your house. - Please see page 14 (Figure 5) for attachment
10)	Tracy Reimer 1618 Road 2 E Roll No.: 300-29316	January 25, 2017	1) Can I get a drainage map showing how my property reaches the Esseltine Drain?	1) We have attached two documents to this email. The first one being a profile of the storm sewer that is fronting your property. The storm sewer is highlighted in red along with your property. As you can see the storm sewer fronting your property is flowing East (towards Queen Blvd.) and connects to Union Avenue Drain at Queen Blvd. The second document shows how Union Avenue Drain connects to the Esseltine Drain. Your property and the path the water takes to get to the Esseltine Drain are highlighted in yellow. - Please see page 15 and 16 (Figure 6 & 7) for attachments

Landowner Questions and Comments Outside 2nd On-Site Meeting for the Esseltine Drain
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ENTRY NO.	NAME	DATE	LANDOWNER COMMENTS	ENGINEER'S RESPONSE (RC SPENCER ASSOCIATES)
11)	Mucci Farms 1876 CR 20 Roll No.: 290-38700	November 1, 2016	1. Expedite construction of replacing deteriorating farm bridge	1. It was decided to make a separate drainage report for the Bert Mucci's bridge in order to expedite construction of the farm bridge. 2. All references to the Bert Mucci bridge from the Esseltine drain were removed including: a) Item (g) on page 2 was modified b) Item (b) on page 17 referring to Mucci culvert was removed c) Benefit, Special Benefit and Outlet totals were modified on page 22 and 23 of the report d) Assessment Schedule was modified to reflect the removal of the Mucci culvert e) Removed reference to the construction of Mucci Bridge from the Construction Items for the Esseltine Drain f) Bert Mucci bridge removed on Page 2 of the Details of Special Benefit g) Statement on installation of Mucci culvert on page SP-4, SP-18 and SP-19 of Specifications were removed h) Drawing sheets 5, 25, 30 and 31 were modified to reflect the removal of the Mucci culvert
12)	Ruthven Towing 1601 CR 34 Roll No.: 300-31600	December 1, 2016	1. Not in the drainage area of the Mucci Bridge or Esseltine Drain Extension	1. L. Zarlenga attended his work shop and discussed the town storm water system situated along County Road 34. 2. Storm sewers ultimately drain to 2 nd Concession Road where they bend East and finally outlet in the 2 nd Concession Branch of the Esseltine Drain.
13)	Peter Bziuk County of Essex	January 13, 2017	1. Unaware of any work happening in the Esseltine Drain 2. When and where will the public meeting be held?	1. Earlier contact for the County of Essex was Richard Fazecash. 2. L. Zarlenga contacted Mr. Bziuk and described scope of work and intent of project 3. The public meeting was held on January 25, 2017 at 7:00pm in the Town of Kingsville Council Chamber
14)	Gregory Mockler 1508 Greenwood Roll No.: 290-12000	January 19, 2017	1. When was the report issued? 2. Report does not address an order of procedure adopted by the town in a 2010 bylaw. 3. How were notices sent out for the 2 nd on-site meeting? 4. How were the multiplier factors determined in assigning land equivalents to agricultural lands?	1. The report was completed on June 17, 2016. Town staff reviewed the report in depth and required substantial time to cover all facets of the report. 2. If referring to the January 25, 2017 on-site meeting, this meeting was an extra step taken by Town staff to allow the affected landowners to provide additional questions to the Engineer. 3. Notices were mailed out by Town staff.

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14) Cont'd	Gregory Mockler 1508 Greenwood Roll No.: 290-12000	January 19, 2017	<ol style="list-style-type: none"> 5. Are greenhouses assessed under a 10x multiplier? 6. How were rates apportioned along the drain? 7. Who decided removal of trees would be compensated? Drainage Act only states that ornamental trees will be compensated. 8. Have you approached the greenhouse owners to see if they would pay for the entire project since the problem has occurred from the excessive discharge of these properties? 9. Was any consideration given to block assessments? 	<ol style="list-style-type: none"> 4. Typical Land use was identified for flow calculations to arrive at assessments. The various standard land uses and typical and approximate runoff factors would be: <ul style="list-style-type: none"> • Agricultural (1) • Residential (3) • Roads (6) • Greenhouses (10) • Bare land (1) 5. For this project all greenhouses were considered to have a factor of 10. 6. For outlet assessments, the lands at the north end of the project have outlet assessments twice as high as lands situated at the drain's outlet at Lake Erie. The outlet rates are evenly reduced from north to south. 7. Section 30 of the Drainage Act requires the Drainage Engineer to determine the value of compensation. The trees situated in the residential area of the ravine south of County Road 20 have been deemed to be of value and may be categorized as ornamental trees. A tree evaluation program was completed by Biologic Inc. to establish tree compensation. 8. Asking landowners to pay additional funds in excess of their assessment is not provided for in the current edition of the Drainage Act. 9. Yes, block assessments were considered but not utilized. Normally this feature is used in heavily populated residential areas and this situation does not currently exist with the affected lands identified in the schedule of assessment.
15)	Sue White 1508 Whitewood Rd Roll No.: 290-09900	January 25, 2017	<ol style="list-style-type: none"> 1. Would we be allowed to construct a deck going out into the ravine after work is complete? 2. Is it our responsibility to maintain the trees that are replanted? 3. Does the Town remove fallen trees at their expense? 4. If there is not enough room to plant trees in the backyard, can we have them planted elsewhere on the property? 5. Who maintains/cuts grass that will be planted? 	<ol style="list-style-type: none"> 1. Yes 2. Yes 3. No, the trees are yours. However, in the event a tree falls or requires maintenance and is situated within the ravine area South of CR. 20, you should call the town drainage superintendent for advice. He can schedule maintenance of the tree, however, costs will be yours. 4. The trees must be on your property 5. You. The side slopes of the ravine would become a part of the municipal drain after council adoption of the drainage report. A low maintenance turf grass has been recommended in the environmental portion of our report.

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16)	John Fittler 1824 Road 3 East Roll No.: 340-01400	January 27, 2017	<ol style="list-style-type: none"> 1. Portion of farmland that should not be incorporated into the drain. 8.2 acres flow northerly, away from the Esseltine Drain. 2. My farm uses a no-till operation and has very high infiltration rate. This means I am not contributing a lot of water into the ditch. Can my assessment be adjusted? 	<ol style="list-style-type: none"> 1. Meeting held at John Fittler's property along with Ken Vegh. A topographic survey was completed on the back portion the Fittler land to confirm direction of storm water run-off. We found that approximately 8.2 acres of the Fittler land situated at the extreme North end of his property drain northerly towards the drain along Highway 3. This will result with a reduction in his outlet assessment. Any assessment changes may be considered at the Court of Revision. The approximate value of reduction is \$9600. 2. We have contacted the OMAFRA director of drainage in regards to flow from no-till farm operations. No study has been made to prove that the runoff coefficient from no-till farming is less than any other type of farming. Accordingly, we are not able to reduce the existing run-off coefficient.
17)	Marc Pinsonneault 1504 Whitewood Roll No.: 290-10100	January 30, 2017	<ol style="list-style-type: none"> 1. Would like a rough indication of which trees will be removed 2. Clarification on the construction of the outlet weir 	<ol style="list-style-type: none"> 1. Meeting held at owner's house along with Ken Vegh and addressed issues and concerns.
18)	Geoffrey Gardner 1516 Whitewood Roll No.: 290-09500	January 30, 2017	<ol style="list-style-type: none"> 1. Approximate location of extent of grading 2. Pond in backyard potentially 3. Shed and coffee tree potentially in the way 	<ol style="list-style-type: none"> 1. Meeting held at owner's house 2. Indicated approximate extent of grading 3. Coffee tree and shed will require being moved
19)	Deborah Rollier 1519 Brookview Roll No.: 290-09000	January 31, 2016	<ol style="list-style-type: none"> 1. Too many trees being removed 2. Negative impact on my property 3. Location of maintenance corridor 4. Property value possibly going down with this project 	<ol style="list-style-type: none"> 1. A meeting was held at owner's property along with Ken Vegh to address the issues and concerns. The landowners were concerned with the trees being removed. Accordingly, we discussed the tree evaluation program compensating landowners.
20)	Kristopher Klassen 1806 Road 3 East Roll No.: 340-01405	February 17, 2017	<ol style="list-style-type: none"> 1. Driveway easement on our property is farmed. Can this be assessed as agricultural land? 	<ol style="list-style-type: none"> 1. The portion of your property that is farmed will be deemed to be similar to agricultural land for the purpose of this report.

**Landowner Questions and Comments Outside 2nd On-Site Meeting for the Esseltine Drain
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21)	Jennifer Cope 1520 Whitewood Roll No.: 290-09300	February 21, 2017	<ol style="list-style-type: none"> 1. When is the work on my ravine starting? 2. Why are so many trees being removed? 	<ol style="list-style-type: none"> 1. Project has no timetable as of yet. 2. Sent Jennifer an email to schedule on-site meeting however, no response.
22)	Jim Latam 1517 Brookview Roll No.: 290-09100	February 21, 2017	<ol style="list-style-type: none"> 1. Too many trees being taken out 2. Losing a lot of property 3. Property value will go down after installation of new drain 	<ol style="list-style-type: none"> 1. Meeting held March 1, 2017 at owner's property 2. New trees will be replanted to make up for trees being removed 3. Properties will still remain the same size as they were before 4. The purpose of this project is to stop erosion from occurring. Banks are being washed out and trees are falling over into the drain. This project will help stabilize the banks and homes on the ravine. 5. On May 3, 2017, the engineer attended this site and confirmed with Mr. Latam he could work with the contractor when side slopes are being graded.
23)	Gary Atkinson 1573 CR 34 Roll No.: 300-32700	February 28, 2017	<ol style="list-style-type: none"> 1. Landowner indicated his property at corner of County Road 34 and 3rd Concession East does not drain into the Esseltine Drain. 	<ol style="list-style-type: none"> 1. Inspections are being taken by drainage superintendent to determine if in fact this land parcel is currently assessed into the Esseltine Drain. Present documents fail to provide the outlet drain serving his property. Any changes to assessment may be considered at the Court of Revision.
24)	Scott Shilson 1510 Whitewood Roll No.: 290-09800	February 23, 2017	<ol style="list-style-type: none"> 1. Insufficient compensation has been provided for previous work done to drain 2. Hydro pole relocation 	<ol style="list-style-type: none"> 1. If the allowance for previous work done to the drain is not satisfactory, this can be addressed at the Court of Revision. 2. Hydro pole adjacent to the proposed access lane relocation will be done by Hydro One.
25)	Vince Mastronardi 1670 CR 20 Roll No.: 290-17400	March 1, 2017	<ol style="list-style-type: none"> 1. Does not drain into the Esseltine Drain 	<ol style="list-style-type: none"> 1. You are not in the drainage area; therefore, you were not assessed any portion of the work being done in this project.
26)	Michael Jonathan Del Ciano 1574 CR 34 Roll No.: 290-27400		<ol style="list-style-type: none"> 1. Land owner indicated he was not aware of where his lands were draining to. 	<ol style="list-style-type: none"> 1. Correspondence was provided to Mr. Del Ciano indicating his lands drain to the Esseltine Drain.

**Landowner Questions and Comments Outside 2nd On-Site Meeting for the Esseltine Drain
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ENTRY NO.	NAME	DATE	LANDOWNER COMMENTS	ENGINEER’S RESPONSE (RC SPENCER ASSOCIATES)
27)	Mark McLennan Hydro One – Forester	April 5, 2017	1. Trimming of trees around hydro poles at back of whitewood homes.	1. Engineer recommended that Hydro One should trim/remove trees in proximity to existing hydro poles adjacent to top of West bank of ravine, East of Whitewood Road.

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ADDENDUM REPORT (APPENDIX ‘K’) – 2ND ON-SITE MEETING

ATTACHMENTS SENT TO RESIDENTS

List of Figures		
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Figure 1: Carolyn Stockwell – Drawing Showing Location of the Esseltine Drain

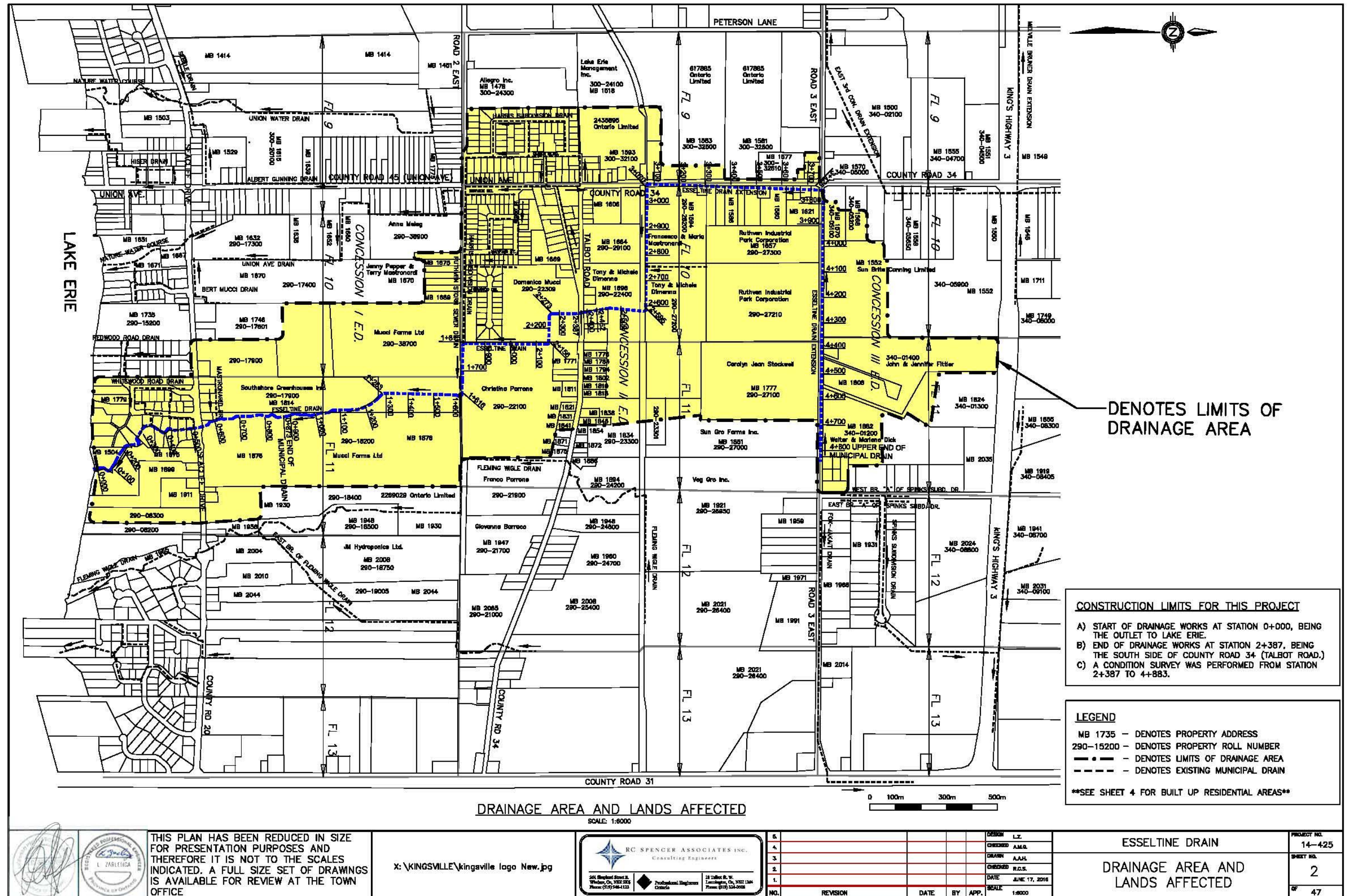


Figure 2: Fernanda Gillis – Property Drainage Route

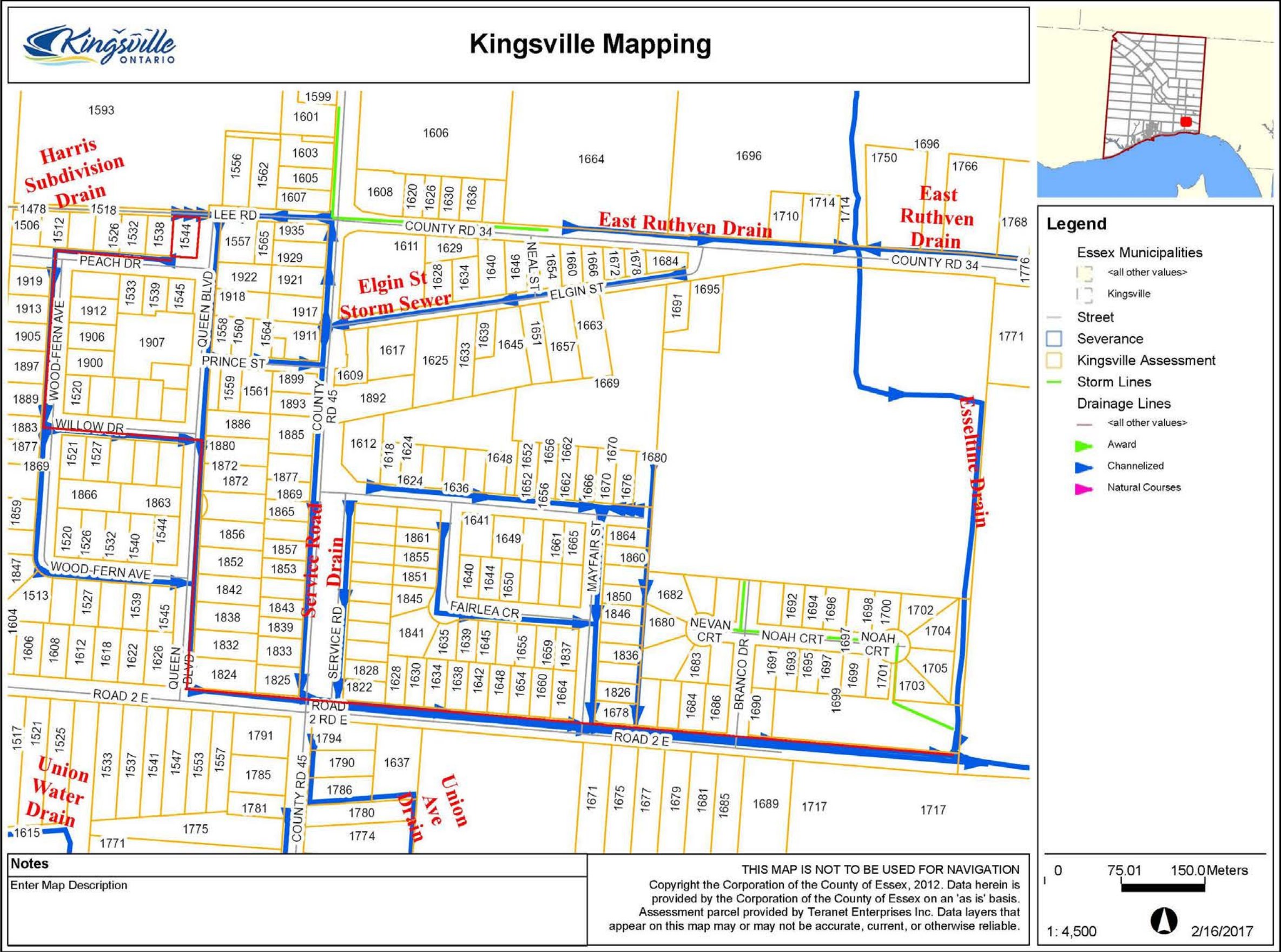


Figure 3: Frank Mastronardi – Property Drainage Route

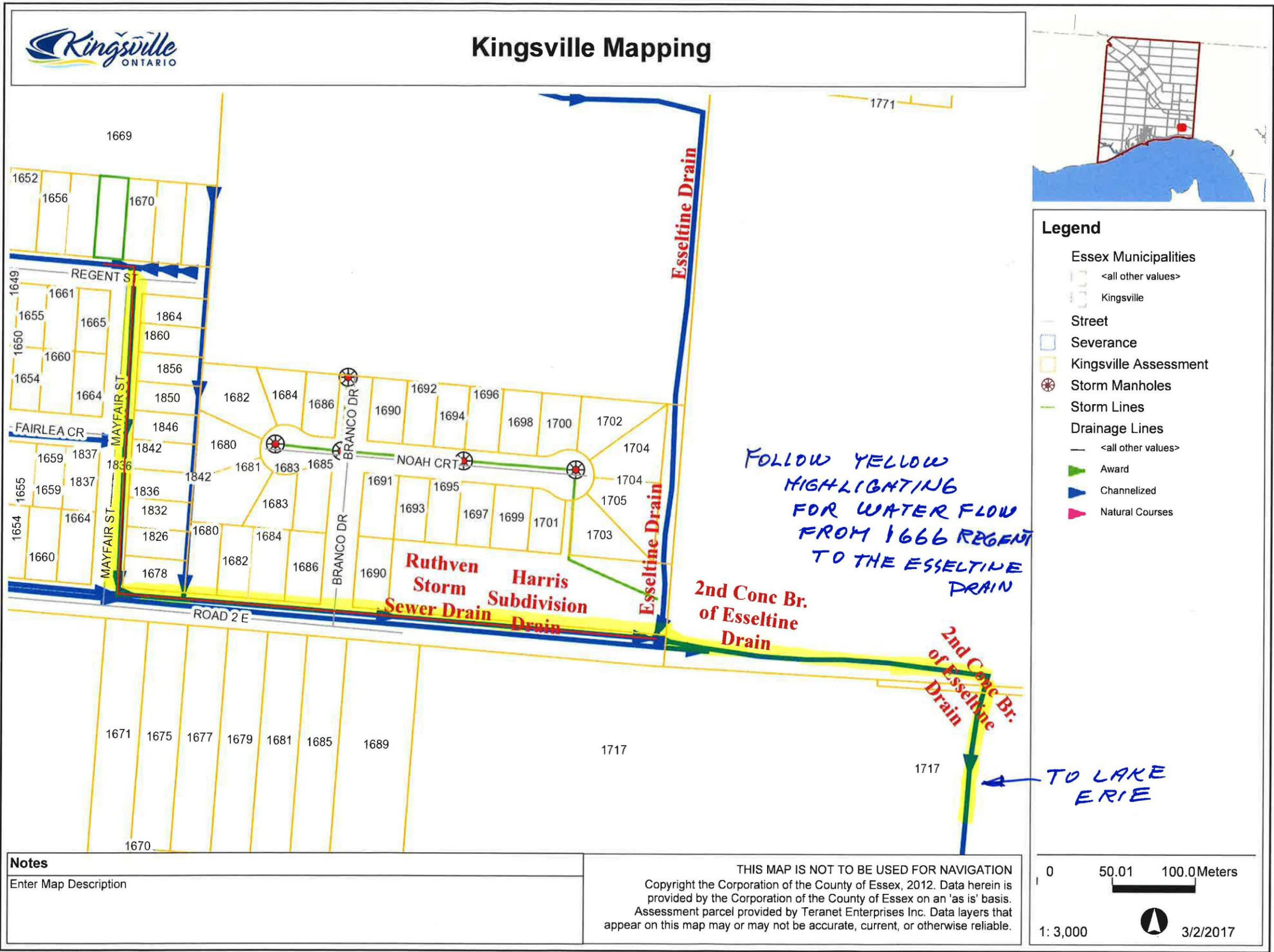


Figure 4: Jim Jensen – Ravine Cross Section

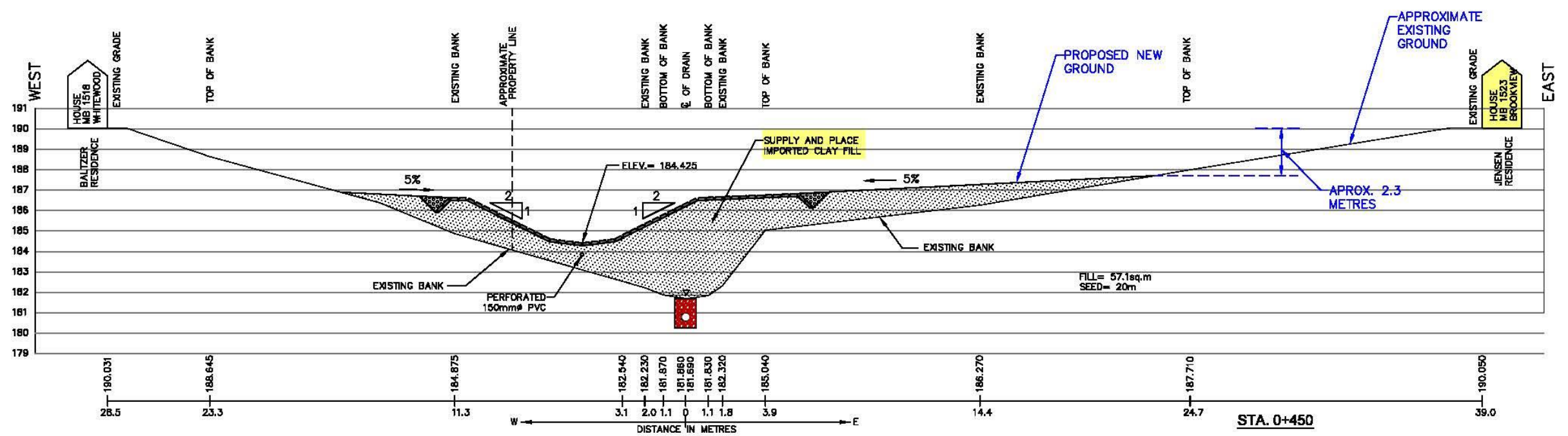
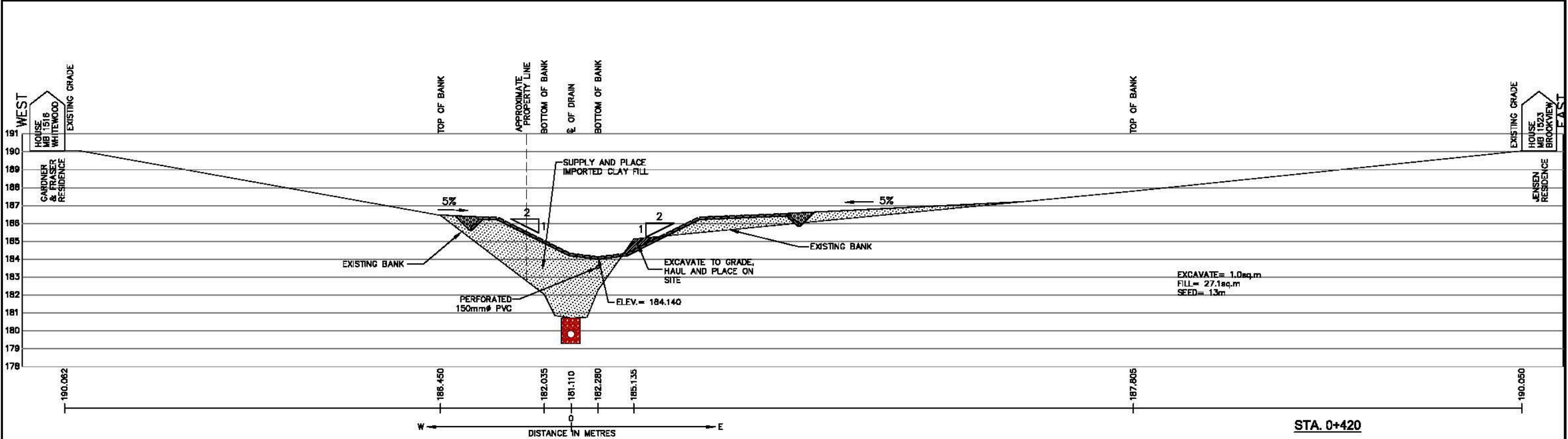


Figure 5: Joni Baltzer – Ravine Cross Section

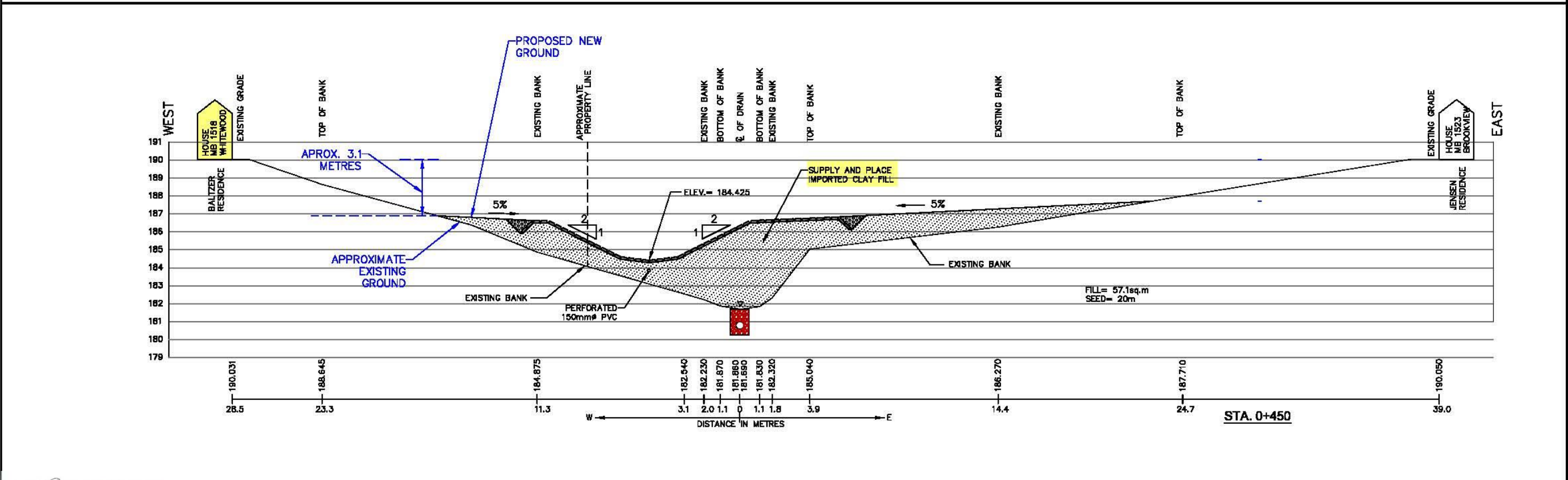
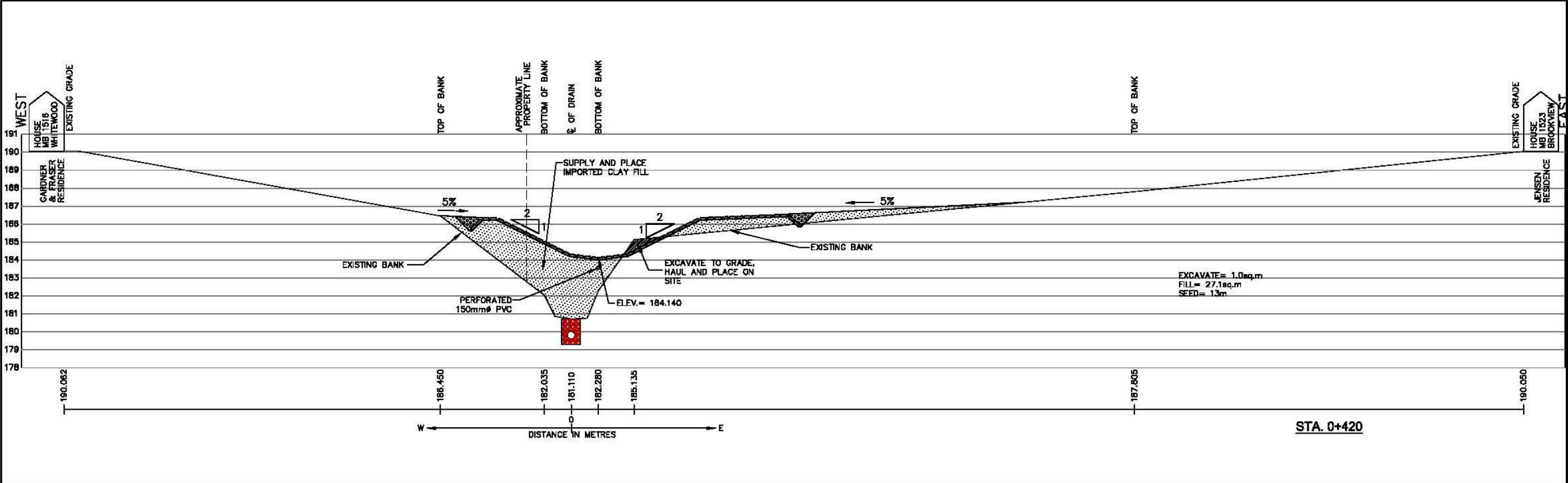


Figure 6: Tracy Reimer – Property Drainage Route

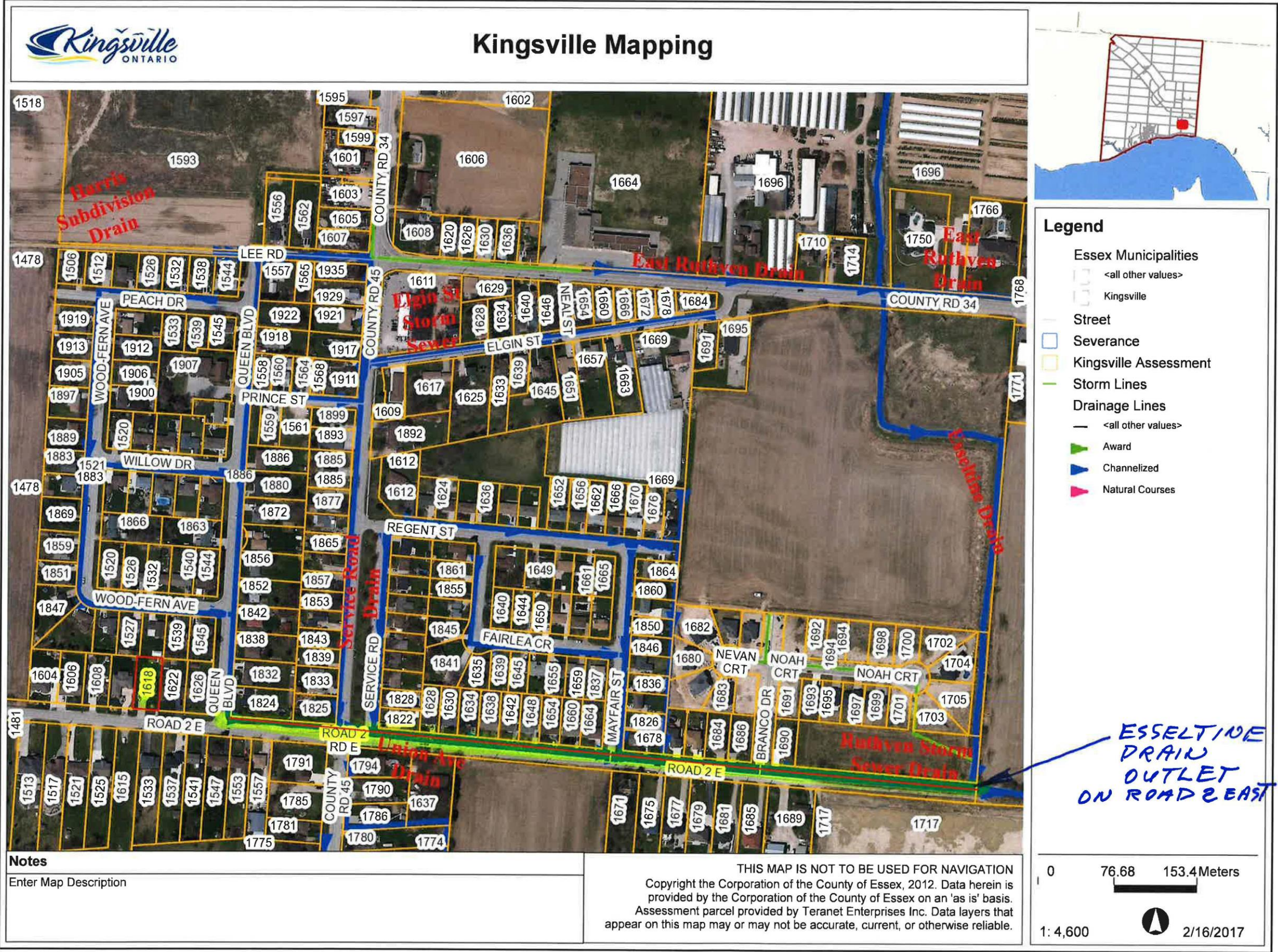
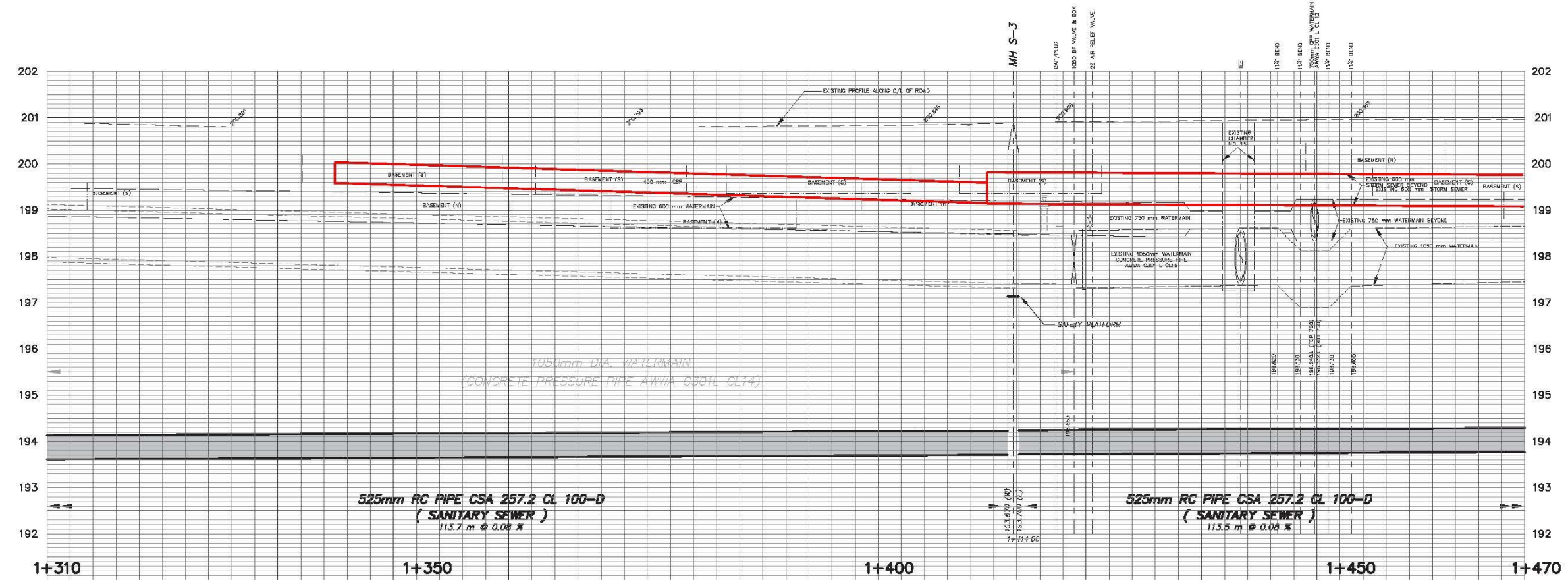
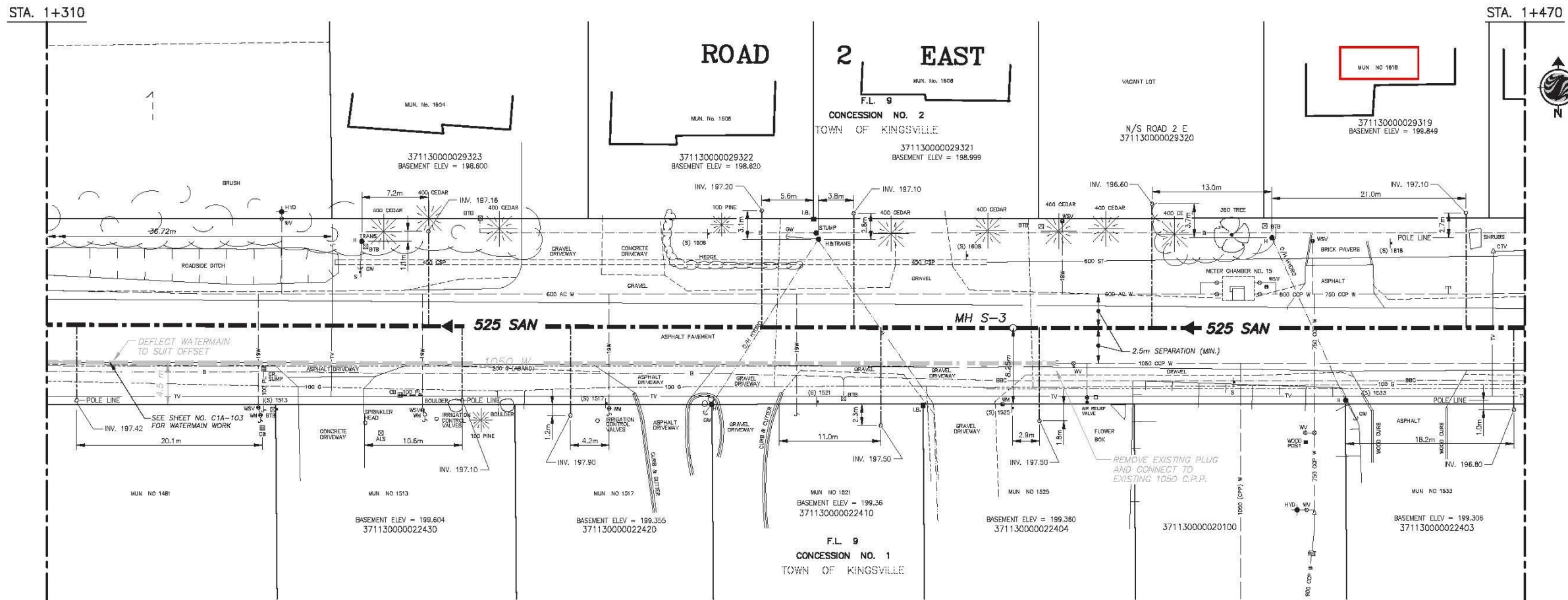


Figure 7: Tracy Reimer – Storm Sewer on Road 2 East

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Notes

1. SAVANNU PAVEMENT PRIOR TO EXCAVATION, REFER TO DRAWING NO. C-303 FOR BULKHEAD AND RESTORATION DETAILS.
2. PROVIDE TEMPORARY SUPPORT TO TELEPHONE AND HYDRO PILES WHEN REQUIRED. IF THE SAVANNU BEHIND THE EXCAVATION IS TO BE REMOVED, THE CONTRACTOR TO HYDRO PILE QTY WIRE AND ANCHOR. CONTRACTOR TELEPHONE COMPANY OR HYDRO PILE SERVICE COMPANY TO BE DETERMINED. CONTRACTOR TO PROVIDE PROTECTION. NO EXTRA PAYMENT WILL BE MADE FOR THE QTY WIRE AND ANCHOR RELOCATION.
3. PROTECT TREES AND PLANTS TO THE CORRESPONDING CLAUSE OF THE SPECIAL PROVISIONS, TUNNEL UNDER OR AROUND ROADS BY HAND DIGGING WITHOUT DAMAGING ROOTS OF TREES PLANTS AND PLANTS. THE CONTRACTOR TO BE RESPONSIBLE ON THE DRAWINGS, WITHOUT THE WRITTEN AUTHORIZATION OF THE ENGINEER.
4. ALL GRAZED AREAS INCLUDING PRIVATE PROPERTY DISTURBED BY CONSTRUCTION SHALL REQUIRE SEEDING, TUNNEL (MULCH) THICKNESS TOPSOIL AND HYDRO SEEDING PER SPECIFICATIONS.
5. RESTORE ROAD SIGNS, MAIL BOXES, DITCHES, CULVERTS, DRAINAGE PILES AND CATCH DRAINAGE IMMEDIATELY AFTER THE COMPLETION OF THE WORK.
6. LIMIT OF GROUNDWATER AND SEWERAGE REMOVAL SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
7. MAINTAIN EMERGENCY LOCAL AND LOCAL TRAFFIC AT ALL TIMES. THE CONTRACTOR MAY CLOSE ROADS IN STAGES FOR CONSTRUCTION PURPOSES BUT MUST KEEP THE DURATION OF THE ROAD TO A MINIMUM. THE CONTRACTOR SHALL MAINTAIN ROAD CLOSURES WITH THE TOWN OF KINGSVILLE AND LOCAL EMERGENCY SERVICES.
8. COORDINATE WORK HERE AT GASSAINS WITH UNION GAS AT PHONE NO. 396-3032. CONTRACTOR SHALL EXERCISE DUE DILIGENCE WHEN MOVING AROUND TO GASSAINS. PROVIDE TEMPORARY SUPPORT AS REQUIRED.
9. THE LOCATION AND QUANTITY OF SANITARY SERVICE CONNECTIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO EXCAVATION.
10. THE CONTRACTOR TO REVIEW ALL AVAILABLE GEOLOGICAL INVESTIGATION REPORTS AND CONDUCT HIS OWN SOIL INVESTIGATION, IF REQUIRED, TO SATISFY HIMSELF AS TO THE CONDITION OF THE SOIL. GEO DATA SHOWN ARE UNOFFICIAL FOR THE CONSTRUCTION OF UNDERGROUND STRUCTURES, SEWERS, WATERWAYS AND UTILITIES. THE CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR SHALL IN ALL CASES REFER TO THE GEOLOGICAL REPORTS PREPARED FOR THIS PROJECT AS THE OFFICIAL SOURCE OF INFORMATION.
11. UNLESS OTHERWISE INDICATED ON DRAWINGS, SUPPLY AND CONSTRUCT TRENCH AND EXCAVATION MATERIALS TO BE USED SHALL BE OF THE BEST AVAILABLE SANDY SOILS FOR THE CONSTRUCTION OF UNDERGROUND STRUCTURES, SEWERS, WATERWAYS AND UTILITIES. THE PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AND DESIGNED BY A LICENSED PROFESSIONAL ENGINEER IN ONTARIO.
12. KEEP EXCAVATION REASONABLY DRY. CONTRACTOR IS ADVISED THAT SEWER INSTALLATION SHALL BE TAKEN PLACE IN DRY CONDITIONS. CONTRACTOR SHALL PROVIDE MATERIALS THAT WILL NECESSITATE THE USE OF WELL POINT DEWATERING SCHEMES AND/OR BRACED EXCAVATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE APPROPRIATE FIRM IN THE FORM OF TENDER. IN ALL CASES, THE METHODS OF CONSTRUCTION MUST BE REVIEWED AND APPROVED BY THE ENGINEER PRIOR TO THE CONSTRUCTION OF SLOPES.

THIS RECORD DRAWING HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS, WHILE THE INFORMATION IS BELIEVED TO BE RELIABLE, STANTEC CANNOT ASSURE ITS ACCURACY, AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS RECORD DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.

2. CONSTRUCTION RECORD	C.R.G.J.	C.R.G.J.	2008.05.16
1. PER OWNER & OCWA COMMENTS	C.R.G.J.	C.R.G.J.	2008.06.05
Revision	By	Appd.	YY.MM.DD

4. CONSTRUCTION	T.B.	T.B.	2006.09.28
8. TENDER	C.R.G.J.	C.R.G.J.	2006.07.04
2. MOE APPROVAL	C.R.G.J.	C.R.G.J.	2006.07.04
1. OWNER'S REVIEW	C.R.G.J.	C.R.G.J.	2006.06.01

File Name: 65600561-C1-101-108	K.F.F.	C.R.G.J.	C.R.G.J.	2006.06.0
	Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

ORIGINAL CONSTRUCTION DRAWING
DATED JUNE 30, 2006
STAMPED AND SIGNED BY
C.R.G. JUBENVILLE

Client/Project	
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Project No. 64-8027
Contract No. 1

TOWN OF KINGSVILLE
HAMLET OF RUTHVEN SEWAGE WORKS
COLLECTION SYSTEM

Town of Kingsville, ON Canada

Title
**ROAD 2 EAST
STA. 1+310 TO STA. 1+470**

Project No. 65600584

Scale 1:250H

0 2.5 7.5 12.5m

Drawing No.	Sheet	Revision
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C1-103 2

**2nd On-Site Meeting for the Esseltine Drain
Meeting Minutes**

Date: January 25, 2017

Location: Town of Kingsville Council Chambers

**Please Note the Questions Received at the
January 25, 2017 2nd On-Site Meeting Are
Answered in the Proceeding Pages No. 17 to 25**

Meeting start at 7:05 p.m.

John Fittler – 1824 Road 3 E:

Question:

Can you explain the run-off coefficients from 1 to 10?

Answer:

Outlet is assessed as a function of runoff coefficient. Sand will be assessed a factor of 1 (meaning 90% of the storm water seeps into the ground. If you were to pave an area, the runoff would increase, and therefore the assessment will increase. If you have a greenhouse, 100% of the storm water will become runoff and this will result in a higher number of equivalent hectares.

Jennifer Hicks – 1525 Brookview Dr:

1) Question:

How can I find a copy of this report?

Answer:

The full report is available on the Town of Kingsville website.

2) Question:

Is there only one construction access near Brookview?

Answer:

There are 3 construction access locations: Anna's Greenhouse, Richard Hicks, Scott Shilson

3) Question:

How is the loss of land compensated? Why are we assessed benefit? Too many people were allowed to connect to the drain which caused the erosion problem.

Answer:

* Answer to be provided by RC Spencer.

Vicki Calcott – 1521 Brookview Dr:

Question:

Will the land being used be up to the limits of erosion or will further land be taken?

Answer:

Allowance provided for land taken based on a portion of Fuerland appraisal. If no work is completed, erosion of the bank will continue and cause further damage.

Garry Penner – 1523 Brookview Dr:

Question:

How large are the cable concrete units?

Answer:

Dave Talan: Each cable concrete mat will span the width of drain, approximately 16m wide (11m flow channel & 5m access corridor)

Jim Stevenson – 1519 Whitewood Rd:

Question:

We are remediating a problem created from unnatural development. Why is the retention of stormwater for existing sites/greenhouses not considered? Fix the problem at the source.

Answer:

The town is aware of a problem south of CR 20 and they do not have the option to neglect this and not move forward with the project.

* ERCA will provide further information as to why the greenhouses are not restricted at their site.

Felicia Rico – 1506 Whitewood Rd:

1) Question:

It was mentioned that vibratory equipment will not be allowed. Will construction create more bank stability problems?

Answer:

Golder provided borehole testing and conducted stability analysis of the existing banks. The reason we specified non-vibratory equipment is to prevent further erosion and disturbance of soil materials.

2) Question:

What about animals such as deer and fox, will they be affected by construction?

Answer:

BioLogic provided 28 recommendations to preserve species. Mitigation Plans to include protection measures for species at risk.

Jim Jenson – 1523 Brookview Dr:

Question:

Can limits of the drain be marked out?

Answer:

* Answer to be provided by RC Spencer.

Sue White – 1508 Whitewood Rd:

Question:

What are the calipers of the trees?

Answer:

BioLogic conducted a Tree Valuation Report. Trees to be removed have been given a value, or replanted. Some parcels were not large enough to compensate for the room needed for new trees. For the trees that will be planted, the nursery classifies them in calipers, which is the diameter of the tree at 12" above the ground.

Dave Gulyas – 1502 Whitewood Rd:

1) Question:

Is the land used for cable concrete being expropriated? Who owns it?

Answer:

It is still your land and becomes a part of Municipal Drain, which will be maintained by the Municipality with this cost assessed to landowners.

2) Question:

Can these landowners along the drain have people who are trespassing removed?

Answer:

Maintenance corridor will have a barricade and sign that says “No trespassing”. Only municipal staff or contractors assigned to perform drainage works will be permitted on the drain.

Mark Pinsonneault – 1504 Whitewood Rd:

Question:

Will trees be marked before removal?

Answer:

Yes, they will all be marked prior to construction/removals.

Felicia Rico – 1506 Whitewood Rd:

Question:

Will our property limits be marked out so we know how much to maintain?

Answer:

We can provide stakes to indicate limits.

Debbie Rollier – 1519 Brookview Dr:

1) Question:

10 trees indicated for my allowance. How do I know how many are being removed/replanted?

Answer:

* Answer to be provided by RC Spencer.

2) Question:

When is the town hoping to commence the project/next step?

Answer:

Ken Vegh: When we feel all of the questions are answered and we are confident about the drainage report, we will send notices for the meeting to consider the report in front of council. We will try to complete this in 6 weeks.

Dave Lopez – 1836 Mayfair St:

Question:

Is the assessment a one-time fee?

Answer:

Ken Vegh: One-time fee for the project; however, it can be paid over 10 years.

Sandra: Grants will be removed from total project cost, therefore it benefits everyone equally. Agricultural grants will be assessed separately.

John Fittler – 1824 Road 3 E:

1) Question:

If we spend this money now, will future owners have to buy in? If future developments occur, are they assessed additionally based on this project cost?

Answer:

Contact CAO to discuss flow control measures for future developments.

2) Question:

Have flow meters been established to determine where flow comes from? I have put mitigation measures on my property to limit flow. Will future greenhouses development be assessed for the flow they create?

Answer:

Lou will respond and contact with you to explain the rationale of your assessment. We will have methods to ensure any future land modifications are assessed for additional flow.

Carolyn Stockwell – 1777 Road 3 E:

1) Question:

Where is the current location of Esseltine Drain?

Answer:

* Drawing will be sent to you indicating where the Esseltine drain is located.

2) Question:

We own agricultural land and do not add a lot of flow to this drain. Will future developments pay for their share of this project based on their increased flow? Will we receive a credit payment?

Answer:

* Answer to be provided by RC Spencer.

Harry Keller – 1810 Talbot Rd:

1) Question:

Is this officially currently a Municipal Drain?

Answer:

The portion of the Esseltine drain extending about 870m north of the outlet at Lake Erie is a natural watercourse. The remaining length of the Esseltine drain is a municipal drain. The whole length is still the Town's responsibility.

2) Question:

How can two equal sized properties have different assessments?

Answer:

* Answer to be provided by RC Spencer.

Fernanda Gillis – 1544 Peach Dr:

Question:

Are we draining into Esseltine?

Answer:

Drainage limits have been established. Anyone within the drainage area is under the assessment schedule.

* RC Spencer to provide a more detailed response and provide a drawing.

Isabella Pinsonneault – 1504 Whitewood Rd:

Question:

Please note that on the notice, the mailing labels were cut-off and returned to sender.

Joni Baltzer – 1518 Whitewood Rd:

Question:

How much will the drain be raised, how much earth fill?

Answer:

The bottom of the existing drain will be raised 2-4m along the ravine area. There will be a Weir at Lake Erie where the water drops off.

* RC Spencer to send more detail.

George Decker – 1876 Seacliff Dr:

Question:

More clarification of Section 22 (Benefit)?

Answer:

* Answer to be provided by RC Spencer.

Dave Powell – 1506 Greenwood Rd:

Question:

Will traffic increase?

Answer:

We will provide traffic plan for affected area in Greenwood/Whitewood area.

Jim Stevenson – 1519 Whitewood Rd:

Question:

Whitewood road is a tar and chip road. The construction traffic will likely tear up the road. What will be done about this?

Answer:

The Town will repair the road if it is damaged during construction.

John Fittler – 1824 Road 3E:

Question:

Will the light industrial development be assessed into the drain?

Answer:

Existing property pays for their existing land. When it is developed it will be re-assessed for future improvements. In accordance with the Drainage Act we can only assess based on current conditions.

Anne Evers – 1906 Road 3E:

Question:

How are the light industrial lots being assessed?

Answer:

Industrial lands are assessed based on current use with the appropriate runoff coefficients. They are included in the Schedule of Assessment.

Carolyn Stockwell – 1777 Road 3E:

1) Question:

Has the report considered future development and increased flows?

Answer:

Future runoff is restricted to pre-developed rate.

2) Question:

Can other greenhouses develop?

Answer:

When new developments proceed, they will only be allowed if it is determined that the drain has capacity. ERCA has certain criteria which must be met before approval.

Steve Marchand – 1506 Whitewood Rd:

Question:

What is the volume of water going to be after construction?

Answer:

The flow channel is sized for back-to-back 100 year storms.

Tracy Reimer – 1618 Road 2 E:

Question:

Can I get a drainage map showing how my property reaches the Esseltine Drain?

Answer:

* Answer to be provided by RC Spencer.

Vicki Calcott – 1521 Brookview Dr:

Question:

Which side is the maintenance corridor located on? What are the dimensions?

Answer:

The maintenance corridor is located on the East side. The drawings are posted on the Town of Kingsville website.

Dave Gulyas – 1502 Whitewood Rd:

Question:

Do most appeals have to do with the assessment rather than the design of the project. Will the project be held up until the referee process is complete?

Answer:

Appeals can be made on assessments as well as the design of the project. Yes, the construction will not begin unless all appeals are addressed.

Garry Penner – 1523 Brookview Dr:

Question:

Will the drop still exist at County Road 20?

Answer:

Yes, the drop will still exist; however, it is reduced by approximately 1.5 metres.

Joni Baltzer – 1518 Whitewood Rd:

Question:

How high is the elevation of the cable concrete going to be relative to my property?

Answer:

* We will visit your property to discuss construction and design.

Frank Mastronardi – 1666 Regent St:

Question:

The storm sewers on Regent Street do not flow into Esseltine, water ponding on their property?

Answer:

* Provide inspection and respond: frankfm@mnsi.net

Vince Mastronardi – 1670 County Road 20:

Question:

Am I in the drainage area?

Answer:

* RC Spencer will provide a response. 519-999-5402.

Nick Mastronardi – 1875 C.R. 20, Seacliff Dr:

Question:

Where are the accesses to the site?

Answer:

* RC Spencer will respond and provide a drawing. 519-796-1154.