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Date: February 8, 2017
To: Mayor and Council
Author: Ken Vegh, CRS, Drainage Superintendent
RE: Section 65 (3) Report for Z.D.S Greenhouses
Report No.: MS 2017-10

AIM

To adopt the Engineer's report prepared by Baird AE Engineering dated October 25, 2016, for an adjustment for the Value of Benefit and Outlet Liability for an increase in flow volumes due to greenhouse development for the lands known as 115 County Road 18, Leamington Ontario.

BACKGROUND

Z.D.S Farms Ltd. has previously constructed greenhouses on lands with Roll No.660-01600 and is proposing to construct additional greenhouses on said lands. The existing development has increased flow volumes entering the McDonald Drain. The proposed development will again increase the flow volumes entering the drain. The current drainage report on file for the McDonald Drain is dated May 28, 1965, prepared by C.G.R. Armstrong, P.Eng. A Maintenance Schedule of Assessment dated February 4, 2008 was prepared by Nick Peralta, P.Eng.

DISCUSSION

Based on the increase of flows from the affected parcels owned by Z.D.S. Farms Ltd. the Engineer recommends the Value of Benefit, Value of Outlet and Total Assessment amounts be adjusted to reflect the increased total flow volume that will result from the proposed greenhouse development.

The Engineer has also determined that the increased flow volumes for the lands owned by Z.D.S. Farms Ltd., Roll No. 660-01600, due to the proposed greenhouse development, will not adversely affect the McDonald Drain if the release rate is followed as stated in the proposed storm water management report.

Based on the above information the Engineer has recommended that the Town of Kingsville assess 100% of the costs associated with the preparation of their report to lands owned by Z.D.S. Farms Ltd. Roll No. 660-01600

LINK TO STRATEGIC PLAN

Provide safe, adequate and affordable municipal services and infrastructure

FINANCIAL CONSIDERATIONS

The Engineer has determined the updated Values of Benefit and Outlet to be paid by lands owned by Z.D.S. Farms Ltd., Roll No. 660-01600.

Based on the above information the Engineer has recommended that the Town of Kingsville assess 100% of the costs associated with the preparation of their report to lands owned by Z.D.S. Farms Ltd. Roll No. 660-01600

CONSULTATIONS

I worked exclusively with Baird AE in the preparation of this report.

RECOMMENDATION

It is administrations recommendation that Council adopt the Engineer's Report prepared by Baird AE dated October 25, 2016 for a change in assessment to the lands owned by Z.D.S. Farms Ltd., Roll No. 660-01600 as well as the determination by the Engineer that the increased flow volumes will not negatively impact the Mcdonald Drain.

Ken Vegh

Ken Vegh, CRS
Drainage Superintendent

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