

- **Name**  
Curtis MacIntyre, P. Eng.
- **Enter the date of the meeting you wish to present to council**  
August 15th, 2024
- **Which is your preference for attending the meeting.**  
In Person
- **Will there be anyone other than yourself addressing Council?**  
No
- **Use the space below to clearly outline your purpose for presenting to council. Provide a brief outline of your subject matter including your suggested outcome.**

To present the K. Smart Associates Limited Drain Report on the abandonment of the Jackson & Gould Drains within the City of Woodstock, as appointed by the City under the Drainage Act.

I will briefly explain the Drainage Act, what the purpose of these drains were, and why an updated report for the drains was required.

Following my presentation and questions from Council or affected landowners, Council has three options:

1. Accept and provisionally adopt the report by giving 1st and 2nd reading of the bylaw (recommended)
2. Refer the Report back to the Engineer to correct any errors/omissions
3. Stop all proceedings

If the report and bylaw are provisionally adopted, a date for the Court of Revision should be established (see letter provided by myself to Doug Ellis, dated June 27, 2024 for these steps)

- **Will you be providing any additional written information in addition to your summary above? If YES please note it must be provided to the Clerks department no later than 2:00pm on the Tuesday prior to the meeting**  
No
- **Will you be providing any additional electronic information in addition to documents you will be attaching? If YES please note it must be provided to the Clerks department no later than 2:00pm on the Tuesday prior to the meeting**  
Yes
- **Have you appeared before council to discuss the same topic in the past?**  
No

# Jackson & Gould Drains

## Report Consideration



**August 15, 2024**  
**Curtis MacIntyre, P. Eng.**



# The Drainage Act & What is a Drain?

- Ontario Statute that provides a process for the construction and maintenance of communal drainage works on private lands and public roads
- Commonly referred to as “municipal drains”
- Municipal drains can be open ditches or closed tile conduits, like storm sewers
- Most commonly used for rural/agricultural lands uses, but also exist in many urban areas
- What makes a municipal drain a “municipal drain” is the report of an engineer adopted by way of a bylaw by the municipality



# Project Impetus

- **2023**  
Upcoming development north of the City identified two existing municipal drains.
- **Dec 14, 2023**  
Council appointed K. Smart Associates for partial abandonment of the Jackson & Gould Drains under Sec 84(3).





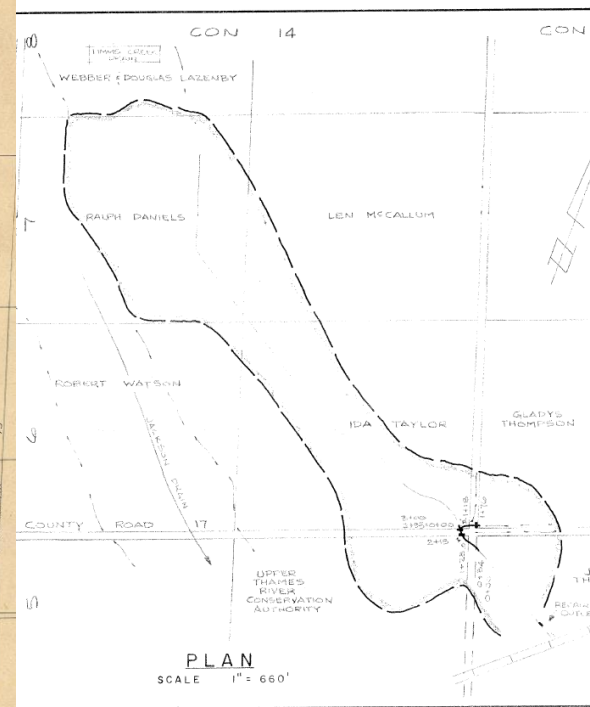
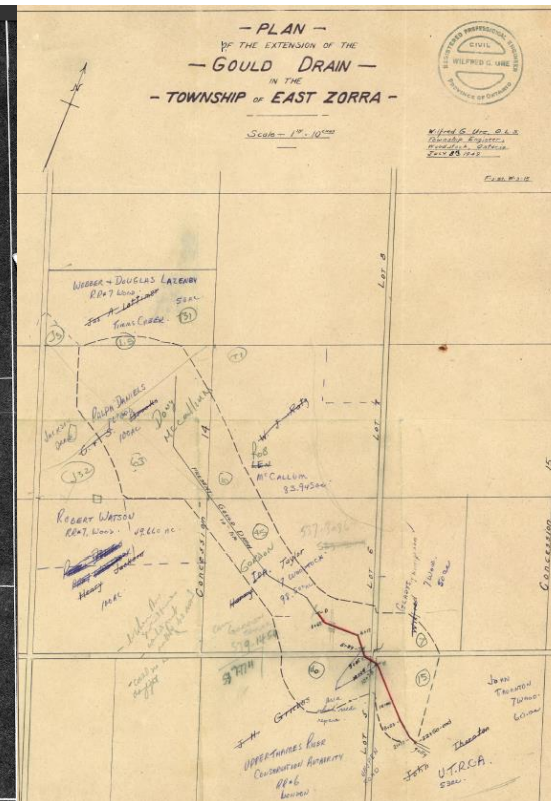
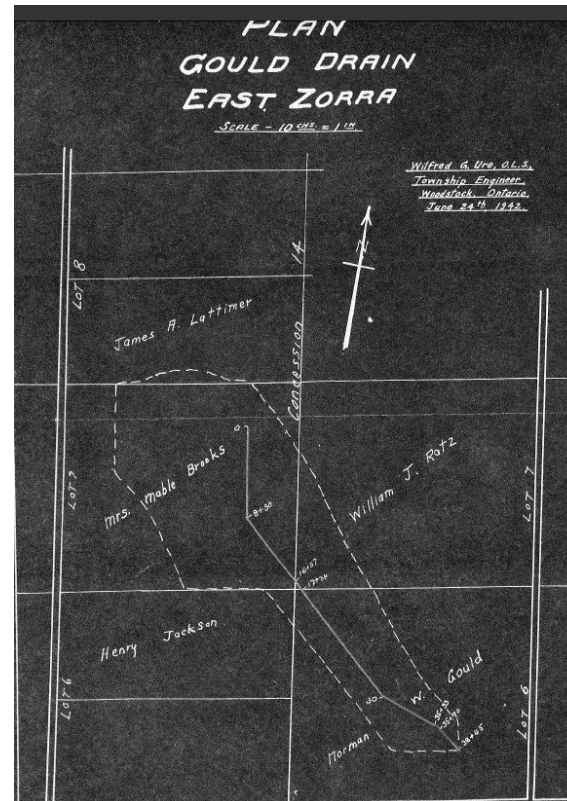
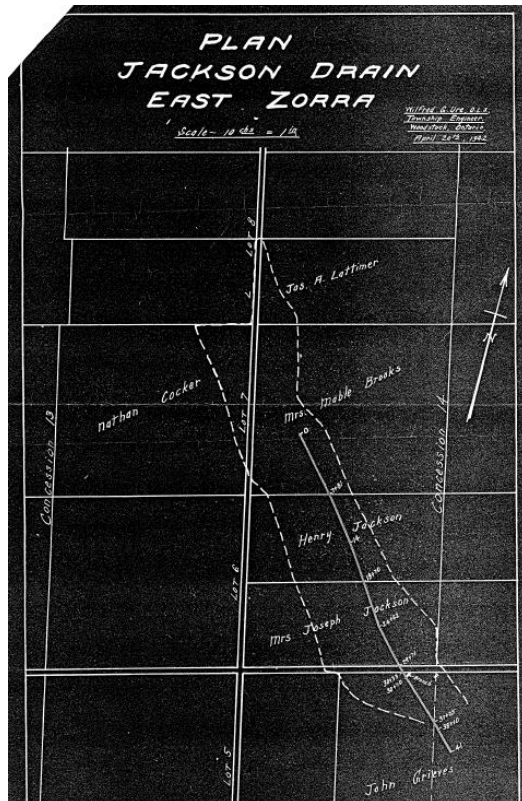
# Existing Drain Overview

## Jackson Drain

- Built in **1942**, no documented improvement since
- Watershed area **42.3** hectares (105 acres)

## Gould Drain

- Built in **1942**, extended in **1949**, improved and constructed Branch A in **1973**
- Watershed area **77.2** hectares (191 acres)



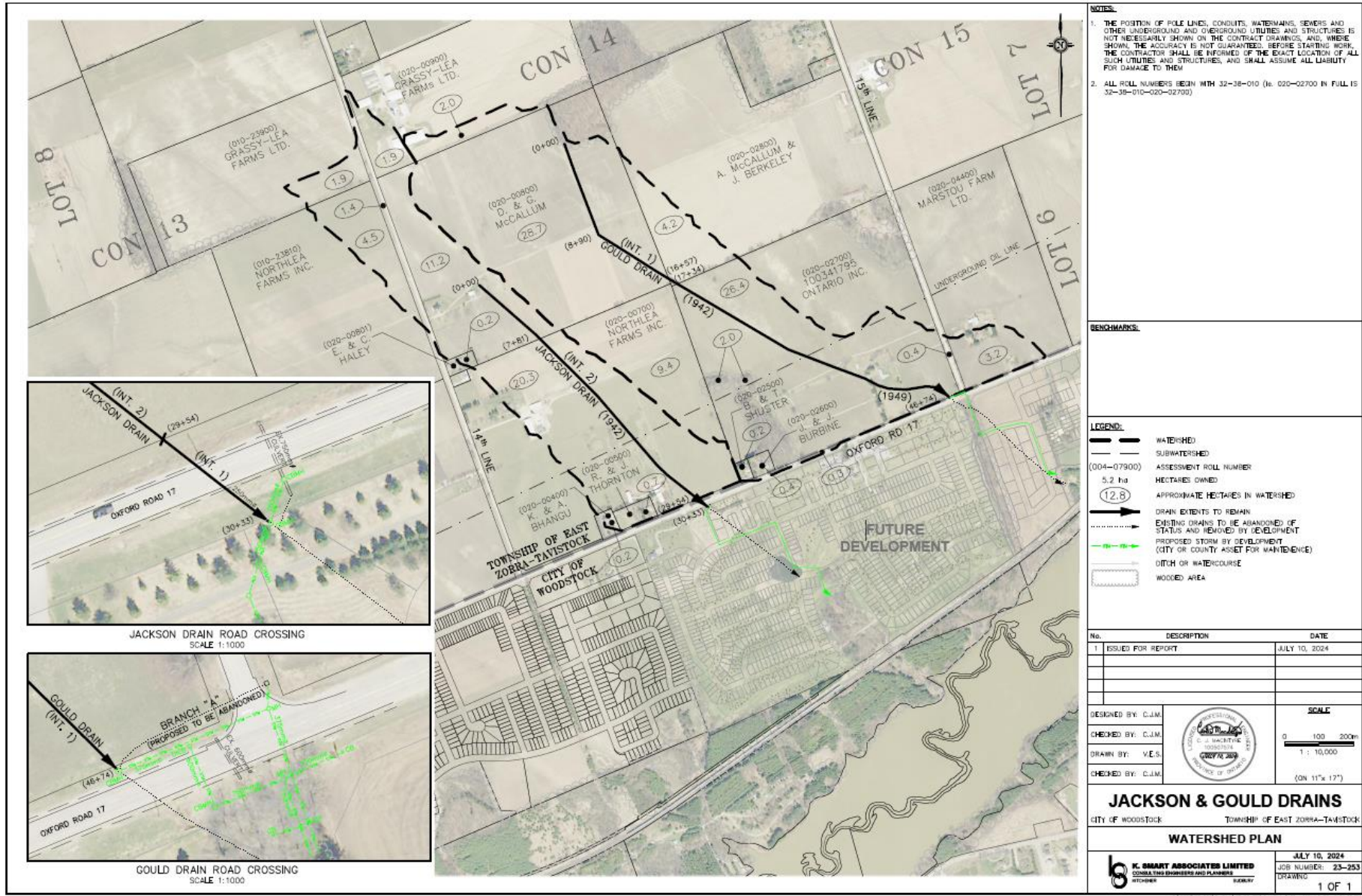
# Objectives of the Appointed Drain Engineer (KSAL) & this Report

1. Abandon portions of the drains within the City of Woodstock limits.
2. Prepare up to date Maintenance Schedule for the Township of East Zorra-Tavistock.
3. To ensure adequate outlet is provided in the proposed subdivisions for the upstream farm drainage.





# This Report



- NOTES:**
1. THE POSITION OF POLE LINES, CONDUITS, WATERMANS, SEWERS AND OTHER UNDERGROUND AND OVERGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS AND, WHERE SHOWN, THE ACCURACY IS NOT GUARANTEED, BEFORE STARTING WORK, THE CONTRACTOR SHALL BE INFORMED OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM.
  2. ALL ROLL NUMBERS BEGIN WITH 32-38-010 (i.e. 020-02700 IN FULL IS 32-38-010-020-02700)

**BENCHMARKS:**

- LEGEND:**
- WATERSHED
  - SUBWATERSHED
  - (004-07900) ASSESSMENT ROLL NUMBER
  - 5.2 ha HECTARES OWNED
  - (12.8) APPROXIMATE HECTARES IN WATERSHED
  - DRAIN EXTENTS TO REMAIN
  - EXISTING DRAINS TO BE ABANDONED OF STATUS AND REMOVED BY DEVELOPMENT
  - PROPOSED STORM BY DEVELOPMENT (CITY OR COUNTY ASSET FOR MAINTENANCE)
  - DITCH OR WATERCOURSE
  - WOODED AREA

No.	DESCRIPTION	DATE
1	ISSUED FOR REPORT	JULY 10, 2024

DESIGNED BY: C.J.M.  
 CHECKED BY: C.J.M.  
 DRAWN BY: V.E.S.  
 CHECKED BY: C.J.M.

**SCALE**  
 0 100 200m  
 1 : 10,000  
 (ON 11"x 17")

**JACKSON & GOULD DRAINS**  
 CITY OF WOODSTOCK TOWNSHIP OF EAST ZORRA-TAVISTOCK

**WATERSHED PLAN**

**K. SMART ASSOCIATES LIMITED**  
 CONSULTING ENGINEERS AND PLANNERS  
 1000 SHEPPARD AVENUE EAST, SUITE 200, WILLOWDALE, ONTARIO M2W 1K7

JULY 10, 2024  
 JOB NUMBER: 23-253  
 DRAWING: 1 OF 1



# Future Maintenance Schedules (Schedule B)

July 10, 2024

**SCHEDULE B1 - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE  
JACKSON DRAIN  
CITY OF WOODSTOCK / TOWNSHIP OF EAST ZORRA-TAVISTOCK**

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**SCHEDULE B2 - SCHEDULE OF ASSESSMENTS FOR FUTURE MAINTENANCE  
GOULD DRAIN  
CITY OF WOODSTOCK / TOWNSHIP OF EAST ZORRA-TAVISTOCK**

Con	Lot	Roll No. (Owner)	MAIN DRAIN				TOTAL	
			Interval 1		Interval 2		30+33 to 0+00	
			30+33 to 29+54	29+54 to 0+00	30+33 to 0+00			
			\$	%	\$	%	\$	%
<b>County of Oxford (Roll No. 32-38-010-)</b>								
13	E1/2 Lot 6	010-23810 (Northlea Farms Inc)	77	5.13	3,548	7.88	3,625	7.80
13	S Pt Lot 8	010-23900 (M. & K. Van Wely)	33	2.20	1,498	3.33	1,531	3.29
14	S Pt Lot 8	020-00400 (K. & A. Bhangu)	3	0.20	0	0.00	3	0.01
14	Pt Lot 6	020-00500 (R. & J. Thornton)	12	0.80	0	0.00	12	0.03
14	Pt Lot 6	020-00700 (Northlea Farms Inc.)	348	23.20	24,298	54.00	24,646	53.00
14	W Pt Lot 7	020-00800 (D. & G. McCallum)	192	12.80	11,792	26.20	11,984	25.77
14	W Pt Lot 7	020-00801 (E. & C. Haley)	3	0.20	158	0.35	161	0.35
14	S Pt Lot 8	020-00900 (Grassy-Lea Farms Ltd.)	33	2.20	1,498	3.33	1,531	3.29
Total Assessments on Lands:			701	46.73	42,792	95.09	43,493	93.54
14th Line (Township of East Zorra-Tavistock)			49	3.27	2,208	4.91	2,257	4.85
Oxford Road 17 (City of Woodstock)			750	50.00	0	0.00	750	1.61
Total Assessments on Roads:			799	53.27	2,208	4.91	3,007	6.46
<b>TOTAL ASSESSMENTS JACKSON DRAIN (For Maintenance):</b>			<b>1,500</b>	<b>100.00</b>	<b>45,000</b>	<b>100.00</b>	<b>46,500</b>	<b>100.00</b>

Con	Lot	Roll No. (Owner)	MAIN DRAIN	
			Total	
			46+74 to 0+00	
			\$	%
<b>County of Oxford (Roll No. 32-38-010-)</b>				
14	Pt Lot 6	020-00700 (Northlea Farms Inc.)	6,814	9.09
14	W Pt Lot 7	020-00800 (D. & G. McCallum)	27,454	36.61
14	S Pt Lot 8	020-00900 (Grassy-Lea Farms Ltd.)	1,450	1.93
14	Pt Lot 6	020-02500 (B. & T. Shuster)	145	0.19
14	E Pt Lot 6	020-02600 (J. & J. Burbine)	290	0.39
14	Pt Lot 6	020-02700 (100341795 Ontario Inc.)	31,662	42.22
14	E Pt Lot 7	020-02800 (A. McCallum & J. Berkeley)	3,344	4.46
15	W Pt Lot 6	020-04400 (Marstou Farms Ltd.)	2,320	3.09
Total Assessments on Lands:			73,479	97.98
15th Line (Township of East Zorra-Tavistock)			870	1.16
Oxford Road 17 (City of Woodstock)			651	0.86
Total Assessments on Roads:			1,521	2.02
<b>TOTAL ASSESSMENTS GOULD DRAIN (For Maintenance):</b>			<b>75,000</b>	<b>100.00</b>





# Report Costs & Assessments (Schedule A)

**8.4 Estimated Cost Summary**  
Table 8-1 - Estimated Cost Summary

<b>ENGINEERING</b>	
Report Preparation	\$15,554.29
Public Meeting Room Rental	134.39
Consideration of Report Meeting	\$1,000
Court of Revision	\$1,000
Net HST (1.76%)	\$311.32
<b>TOTAL ENGINEERING COSTS:</b>	<b>\$18,000</b>
<b>SECTION 73 COSTS</b>	
<b>TOTAL SECTION 73 COSTS:</b>	<b>\$0</b>
<b>TOTAL ESTIMATED COST: \$18,000</b>	

July 10, 2024

**SCHEDULE A - SCHEDULE OF ASSESSMENTS FOR REPORT  
 JACKSON AND GOULD DRAINS  
 CITY OF WOODSTOCK / TOWNSHIP OF EAST ZORRA-TAVISTOCK**

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Con	Lot	Roll No. (Owner)	Special Benefit (Section 24) (\$)
<i>City of Woodstock (Roll No. 32-42-020-)</i>			
14	Pt Lot 5	087-02410 (WOODSTOCK MEADOWS DEVELOPMENTS INC.)	9,000
15	Pt Lot 5	087-04200 (THAMES DEVELOPMENTS (VI) INC.)	9,000
<b>TOTAL ASSESSMENTS JACKSON &amp; GOULD DRAINS (For Report):</b>			<b>18,000</b>



# COUNCIL ACTIONS

- Council can accept and provisionally adopt the report by giving first and second reading to the by-law, and set a date for the Court of Revision (**Recommended**)

or

- Council can refer the report back to the engineer to make changes

or

- Stop all proceedings (**Not recommended**)



**Thank You,  
Questions**

