



November 26, 2021

Our File: 321013-1

The Township of North Huron
274 Josephine Street
Wingham, ON N0G 2W0

Attention: Carson Lamb, Clerk

Re: Whitfield Municipal Drain

Reeve Bailey and Members of Council,

On May 4th, 2021 the Township of North Huron received a request for improvement to the Whitfield Municipal Drain from a landowner in the watershed, Mr. Gary Rutledge owner of Block 3, Rutledge Street, Blyth. The landowner is requesting that a short section of the Whitfield Drain be relocated to allow for a planned residential subdivision. Subsequently, Council appointed GM BluePlan to investigate and provide a recommendation for the requested improvements.

The Whitfield Drain in the location under consideration is currently a tile drain system consisting of 300mm (12") drain tile. The drain was originally installed in 1953 under a report by engineer James A. Howes, and to our knowledge has not been altered since that time.

The relocation will involve moving approximately 62m of drain tile and a catch basin. It is intended to shift the path of the drain east by approximately 12m, removing it from the proposed residential subdivision. The reasoning for this is so that the drain will not impact the building envelopes. All buildings in North Huron must be setback a minimum of 7.5m from a closed municipal drain, as per section 3.32.1 of the consolidated Zoning Bylaw, and the current location would impact the ability to build on 2 of the proposed residential lots.

A site meeting was held at 9:00am on June 30th, 2021 and all affected landowners were notified of such. The Township's Drainage Superintendent attended, however there were no landowners present.

As the landowner, Mr. Rutledge, is the sole beneficiary of the works, all costs for the proposed relocation will be assessed to Block 3, Rutledge Street, Blyth. The relocated section of drain will be placed on property owned by S. Webster and P. & A. Uyl. These property owners will receive appropriate compensation including crop damage allowance and land allowance, which is calculated at 25% of the land value. The land allowance is in respect of future maintenance and creates a "prescriptive easement" on the lands allowing the Township to enter and perform repairs and maintenance in the future, if necessary. The work will include laying 62m of new 300mm diameter concrete drain tile, and the installation of 1 offset catch basin and 250mm diameter catch basin lead.

Contingencies may arise during construction and will be dealt with as determined by the Engineer. The cost of contingencies will be included as part of the cost of the Drain.

I estimate the cost of the Whitfield Drain Relocation as follows:

On-site meeting, plan, profile and Report		\$2,500
Construction		
Supply and install 62m of 300mm diameter concrete drain tile, including topsoil stripping	\$7,500	
Supply and install offset catch basin and 250mm catch basin lead	\$3,500	
Crop Damage and Land Allowance (S. Webster)	\$420	
Crop Damage and Land Allowance (P. & A. Uyl)	\$640	
Total Estimated Construction Cost	\$12,060	
HST (13%)		\$1,900
Total Estimated Cost – Whitfield Drain Relocation		\$16,460

The total cost of the project is estimated at \$16,460 including HST. I assess this as benefit to Block 3, Rutledge Street, Blyth, registered plan 22M-13 (Rutledge) in the Township of North Huron. As this project is to support residential development, no OMAFRA grant is available.

After construction, the Whitfield Drain Relocation shall be maintained by the Township of North Huron at the expense of all the lands and roads assessed, in the proportions set out in the bylaw enacted in all applicable prior drainage reports.

All of which is respectfully submitted.

GM BLUEPLAN ENGINEERING

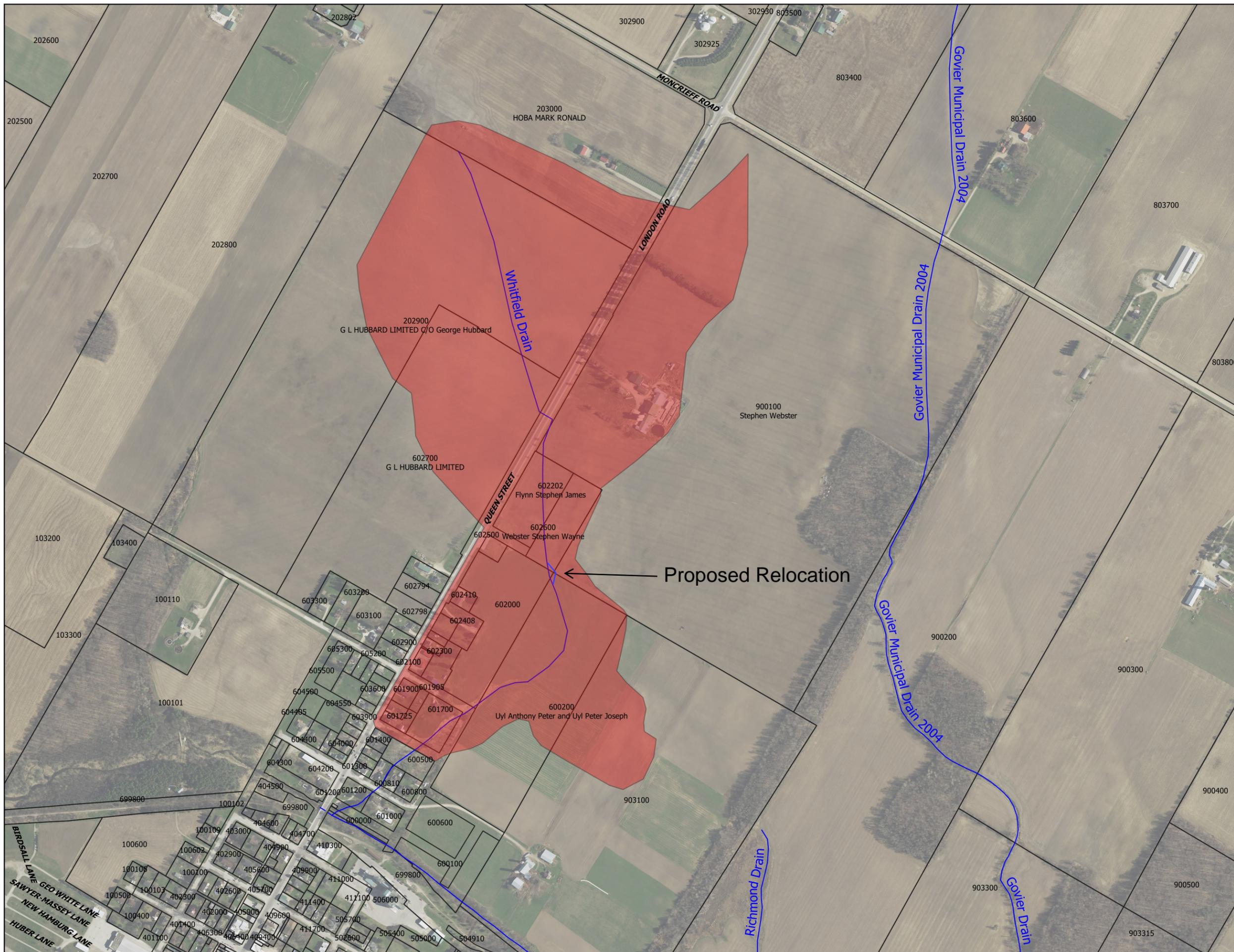
Per:



Ben Gowing, P. Eng.

Encl.





- Municipal Drain
- Whitfield Watershed

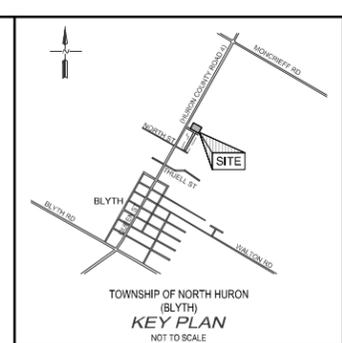
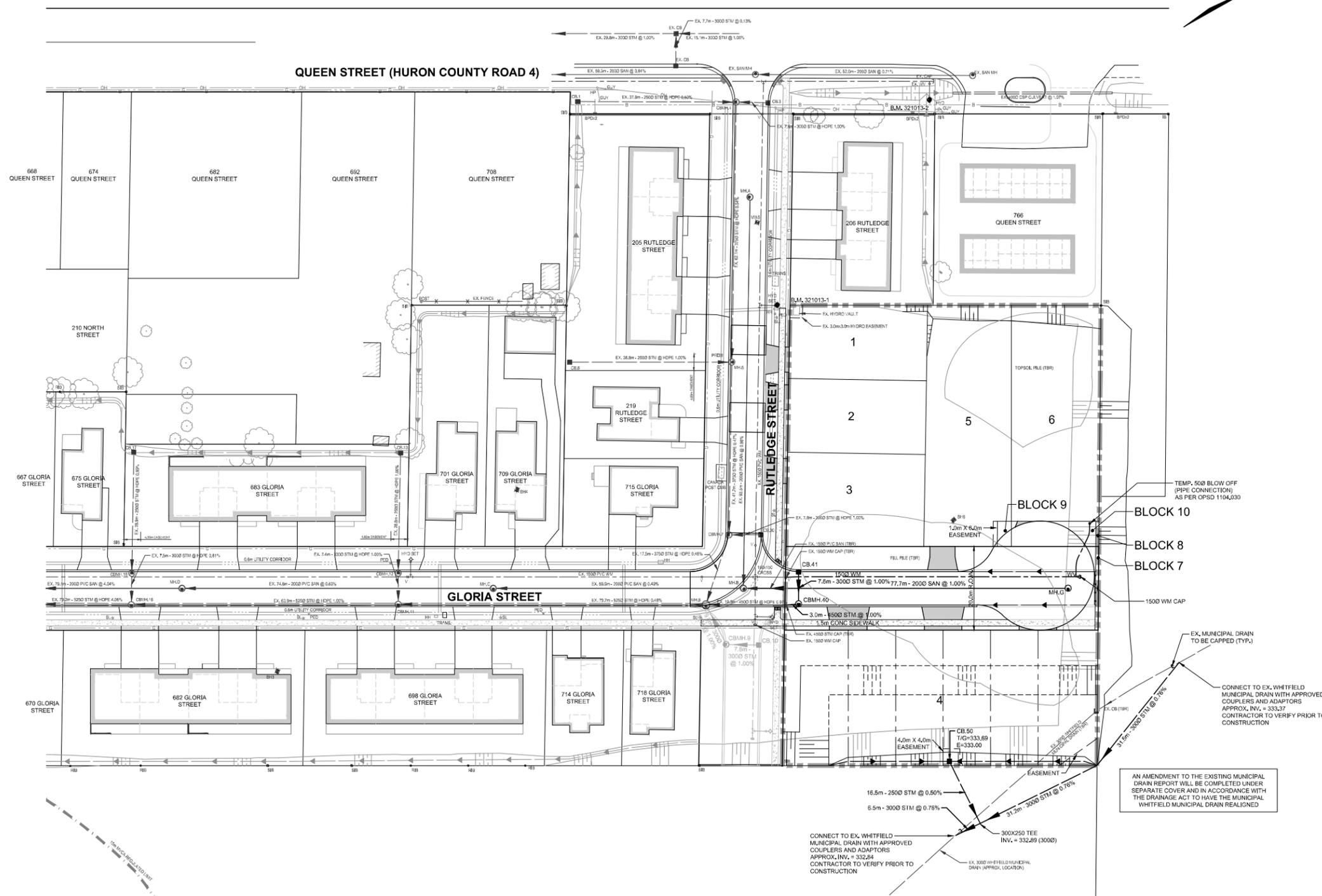


NO.	MMDDYYYY	REVISION DESCRIPTION	CHKD
1			

BluePlan
ENGINEERING

GUELPH | OWEN SOUND | LISTOWEL | KITCHENER | LONDON | HAMILTON | GTA
975 WALLACE AVENUE NORTH, LISTOWEL, ON N4W 1M6
TEL: 519-291-9339 www.gmbplan.ca

WHITFIELD MUNICIPAL DRAIN			
TOWNSHIP OF NORTH HURON			
WATERSHED			
DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
DESIGNED BY:	DATE: JUNE 2021	SCALE: 1:7,500	1



- NOTES:**
- FOR GENERAL NOTES AND A TYPICAL ROAD CROSS SECTION REFER TO DRAWING No. 1.
 - TOPOGRAPHIC AND EXISTING FEATURES SURVEY COMPLETED BY D. CULBERT LTD., DATED DECEMBER 2017, JANUARY 2019 AND JUNE 24, 2021 AND GM BLUEPLAN ENGINEERING LIMITED, DATED OCTOBER 2017.
 - PHASE 1 SUBDIVISION FEATURES TAKEN FROM AS RECORDED DRAWINGS BY GM BLUEPLAN ENGINEERING DATED SEPTEMBER 2019.
 - LEGAL SURVEY PLAN COMPLETED BY D. CULBERT LTD., DATED DECEMBER 2017 AND SEPTEMBER 30, 2021.
- LEGEND:**
- BENCH-MARK
 - SUBDIVISION BOUNDARY
 - GEOTECHNICAL BOREHOLE BY CMT DRILLING INC., DATED FEBRUARY 2, 2018
 - EX. SANITARY SEWER
 - EX. STORM SEWER
 - EX. WATERMAIN
 - PR. SANITARY SEWER
 - PR. STORM SEWER
 - PR. WATERMAIN

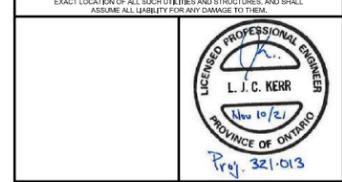
BENCH MARKS:

B.M. 321013-1 ELEV. = 337.600
TOP NUT OF EXISTING FIRE HYDRANT, LOCATED ON THE NORTH SIDE OF RUTLEDGE STREET, AT THE SOUTHWEST CORNER OF THE SITE.

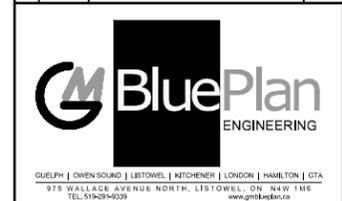
B.M. 321013-2 ELEV. = 337.695
TOP NUT OF EXISTING FIRE HYDRANT, LOCATED ON THE EAST SIDE OF QUEEN STREET (HURON COUNTY ROAD 4) BETWEEN 206 RUTLEDGE STREET AND 766 QUEEN STREET.

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 OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

BEFORE STARTING WORK, THE CONTRACTOR SHALL INFORM HIMSELF OF THE EXACT LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR ANY DAMAGE TO THEM.



0	11/10/21	ISSUED FOR APPROVAL	J.K.
NO.	MM/DD/YY	REVISION DESCRIPTION	CHKD



RUTLEDGE SUBDIVISION, BLYTH PHASE II

RUTLING HOLDINGS LTD.

TOWNSHIP OF NORTH HURON

GENERAL PLAN OF SERVICES

DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
T.R.	-	321013	2
DESIGNED BY:	DATE:	SCALE:	
S.M.	AUGUST 2021	1:500	

PLS. BE AWARE THAT THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY THE ENGINEER. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL EXISTING CONDITIONS. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN.