



REPORT TO: Mayor and Members of Council

PREPARED BY: Joanne Sadler, Drainage Superintendent

DEPARTMENT: Infrastructure & Operations

DIVISION: Drainage

MEETING DATE: May 6, 2026

SUBJECT: Report DIO-37-2026 – Meeting to Consider Engineer’s Report – Brown Drain (2026)

PROPOSED MOTION

THAT Council receives Report DIO-37-2026 regarding “Meeting to Consider Engineer’s Report – Brown Drain (2026)” for information;

AND THAT Council accepts the Final Report for the Brown Drain (2026), prepared by R. Dobbin Engineering Inc., dated April 9, 2026;

AND THAT the first sitting of the Court of Revision on behalf of the Brown Drain (2026) be scheduled to be held on June 3, 2026, at 5:50p.m.

STAFF RECOMMENDATION

THAT Council receives Report DIO-37-2026 regarding “Meeting to Consider Engineer’s Report – Brown Drain (2026)” for information;

AND THAT Council accepts the Final Report for the Brown Drain (2026), prepared by R. Dobbin Engineering Inc., dated April 9, 2026;

AND THAT the first sitting of the Court of Revision on behalf of the Brown Drain (2026) be scheduled to be held on June 3, 2026, at 5:50p.m.

EXECUTIVE SUMMARY

This report presents the Engineer’s Report for the construction and improvement of the Brown Drain (2026) under Section 78 of the *Drainage Act*. A Notice of Request for Drain

Major Improvements was received, and R. Dobbin Engineering Inc. was appointed by Council at their July 16, 2025 meeting.

The total estimated cost of the work is \$239,624.00, which includes engineering, estimate for tendering, inspection and contract administration, daylighting and surveying utilities, allowances, and ABCA fee.

LINK TO STRATEGIC PRIORITIES

Infrastructure By developing and adopting plans to reduce the impacts of climate change

Fiscal Responsibility By seeking fiscal sustainability by balancing service needs, demands, and growth

BACKGROUND

This project was initiated by an improvement request from Triple A Acres to replace the Brown Drain to today's coefficient. An on-site meeting was held August 7, 2025 where landowners discussed improving Branch "A" along with the Main Drain. It was requested that the drain be designed to the 50mm in 24hr coefficient which is above today's grantable coefficient of 38mm in 24hrs. An informal meeting was held to discuss the draft report on April 9, 2026, and at this meeting landowners and members from OCWA (Ontario Clean Water Agency) were in attendance. All landowners agreed with proposed draft report and requested that the drain be installed and completed prior to November 30, 2026. Members of OCWA, reviewed the design and had no concerns with the proposed watermain lowering.

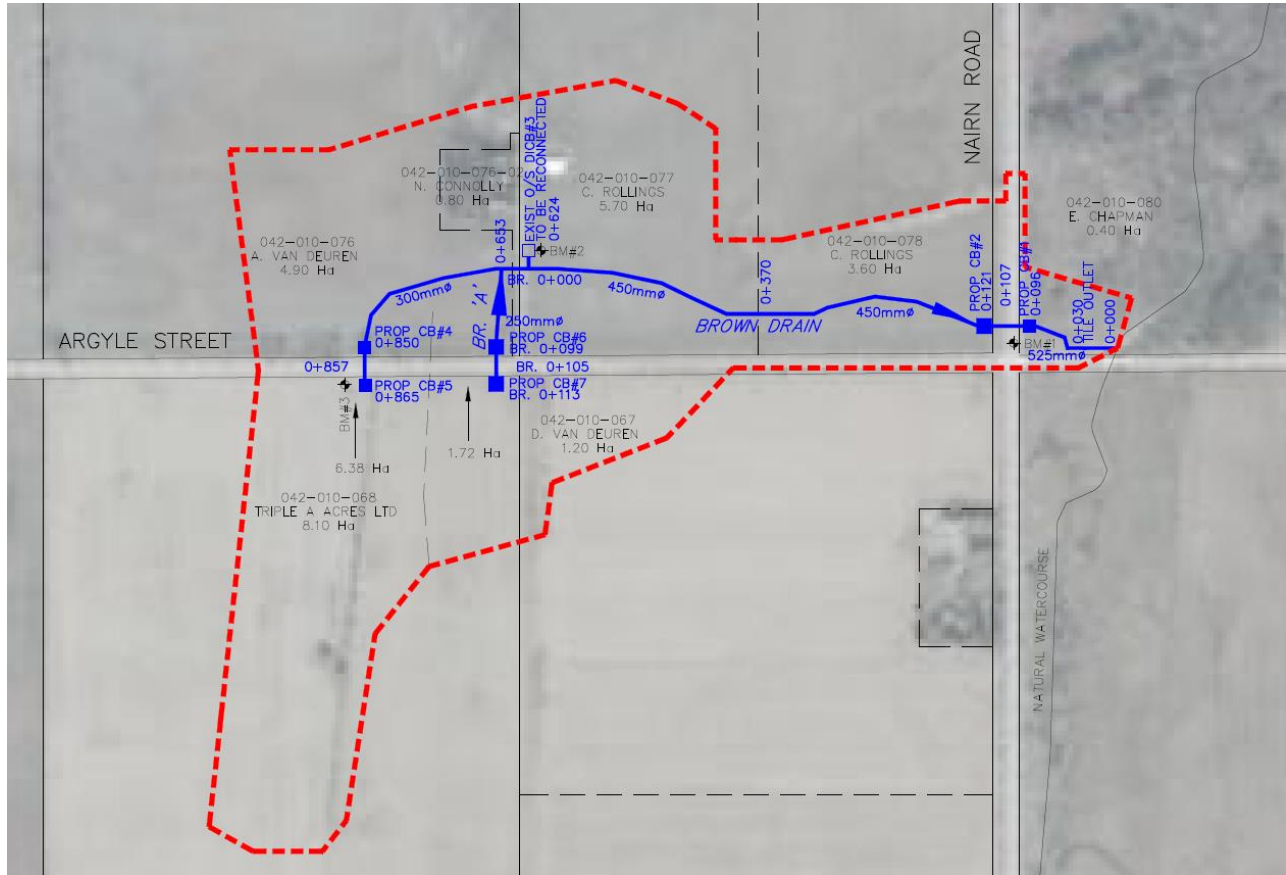
The Brown Drain and Branch "A" are currently not rated according to the Department of Fisheries and Oceans (DFO) classification as presented by the Ontario Ministry of Agriculture, Food and Rural Affairs' Agriculture Information Atlas. The drain will require approval from Ausable Bayfield Conservation Authority and the Department of Fisheries and Oceans prior to construction.

DISCUSSION

This drain serves six (6) agricultural properties and one (1) non-agricultural property in North Middlesex and is located on five (5) agricultural properties and one (1) non-agricultural property on Argyle Street. It crosses over Nairn Road to one (1) agricultural property before entering the natural water course on that property. The proposed drain is designed to accommodate a drainage coefficient of 50mm in 24 hours, and will require two (2) road crossings; one (1) on Argyle Street which will be completed by open cut and

one (1) on Nairn Road that will be completed by jack and boring. OCWA was consulted regarding watermain lowering on Nairn Road and had no concerns.

The location of the Brown Drain is highlighted in the below image:



FINANCIAL

The estimated cost of the project is \$239,624.00, broken down as follows:

- Construction and materials: \$188,624.00
- Allowances: \$5,510.00
- Engineering, tendering, inspection, and contract administration: \$37,700.00
- Daylighting and surveying utilities: \$3,300.00
- ABCA fee: \$450.00
- Net HST: \$4,040.00

Assessments have been allocated to the affected landowners, the Municipality of North Middlesex (roads & watermain), and County of Middlesex in accordance with Section 21-26 of the *Drainage Act*.

- Utilities: \$53,085.00 (North Middlesex Watermain: \$51,202.00)
- Public lands: \$73,531.00 (North Middlesex: Argyle Street \$39,882.00)
- Agricultural landowners: \$107,551.00
- Non-agricultural landowners: \$5,457.00
- Total assessment: \$239,624.00

Grant eligibility for agricultural assessments may apply under OMAFRA's Agricultural Drainage Infrastructure Program (ADIP) for portions of the cost, excluding special benefit assessments related to enhanced design. All costs are subject to final tender and actual construction costs.

ATTACHMENT

- Brown Drain (2026) Report, prepared by R. Dobbin Engineering Inc., dated April 9, 2026.

Prepared By: **Joanne Sadler, Drainage Superintendent**

Reviewed By: Samuel Shannon, Interim Chief Administrative Officer

Reviewed By: Ralph D'Alessandro, Director of Finance /Treasurer

Approved By: Samuel Shannon, Interim Chief Administrative Officer