Robinson Consultants

Engineer's Report for the Subsequent Change in Land Use To the Thomas R. Baxter Municipal Drain S.65(3) – 4186 William McEwen Dr.

Prepared For:



City of Ottawa

Prepared By:

Robinson Consultants Inc.
Consulting Engineers

Our Project No. 26020
June 2026

Jun 2, 2026

Robinson Consultants

Mayor and Members of Council
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Attention: **Mr. Dave Ryan, P.Geo.**
Manager, Municipal Drainage

Reference: **Engineer's Report for the**
Subsequent Change in Land Use to the
Thomas R. Baxter Municipal Drain
S.65(3) – 4186 William McEwen Dr.
Our Project No. 26020

Dear Sir:

This Engineer's Report makes amendments to the existing Engineer's Report of the Thomas R. Baxter Municipal Drain. The Report was initiated by the owner of Pt. Lot 3, Concession 4, Geographic Township of Nepean, to subsequently change the land use within the drainage area of the Thomas R. Baxter Municipal Drain. The purpose of this report, which is completed in accordance with S.65(3) of the Drainage Act, is to make adjustments for the subsequent change in land use, as described in this report.

All costs associated with this Engineer's Report will be assessed against the subject property, as identified on Dwg. No. 26020-A1. If you have any questions, please contact the undersigned at ddumont@rcii.com or 613-290-1859.

Yours very truly,

Robinson Consultants Inc.

DDumont

Dakota Dumont, P.Eng., Project Engineer

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1.0 INTRODUCTION

Robinson Consultants Inc. (RCI) was appointed by the City of Ottawa to prepare an Engineer's Report under S.65(3) of the Drainage Act, R.S.O. 1990, c. D17 (Drainage Act) for the Thomas R. Baxter Municipal Drain. The Report was initiated by the owner of Pt. Lot 3, Concession 4, Geographic Township of Nepean (identified as 4186 William McEwen Dr.), to subsequently change the land use within the drainage area of the Thomas R. Baxter Municipal Drain.

2.0 BACKGROUND REVIEW

The Thomas R. Baxter Municipal Drain was originally constructed by the Township of Nepean, By-Law No. 30-67. and the associated Engineer's Report entitled "Engineer's Report – Township of Nepean – Thomas R. Baxter Municipal Drain" by Graham, Berman & Associates Ltd., dated January 12, 1967, Revised May 18, 1967 (1967 Report).

The subject property located in Pt. Lot 3, Concession 4 of the geographic Township of Nepean (4186 William McEwen Dr.) and is identified as "Subject Property" on Dwg. 26020-A1, provided in **Appendix A**. The consideration of the Drainage Engineer included a review of the "Technical Report Stormwater Management Plan" as prepared by BBA Consultants, completed on January 23, 2026, provided by the subject property owner (BBA Technical Report).

A review of the 1967 Engineer's Report, including the accompanying plans and assessment schedules, was completed in conjunction with the information relating to the subject lands. A site visit and visual inspection of the Municipal Drain was conducted in June 2026 to confirm existing site conditions relevant to this report. Based on observations made during the site visit, the drain appeared to be functioning satisfactorily based on visual observations at the time of inspection, with no visible deficiencies affecting drainage performance within the limits observed. The operational condition of the drain is likely the result of maintenance activities, which were completed by the City of Ottawa in Fall 2025.

3.0 DETERMINATION OF THE ENGINEER

Following review of the *BBA Technical Report* provided by the subject property, the report explicitly states that no stormwater will be drained directly to the Main Drain of the Thomas R. Baxter Municipal Drain from the developed portions of lands during construction or operation. The design ensures that the natural watercourse leading into the Main Drain is maintained and continues to flow downstream without being diverted from its original path. Post construction, the subject property proposes to collect surface runoff generated from the developed portions in a wet pond, eventually outletting to the Dynes Branch of the Thomas R. Baxter Municipal Drain by pumping and installing a 600mm culvert under William McEwen Drive. The design of the wet pond meets the design guidelines and criteria of the MECP, and the subject property is not introducing additional flows to the Dynes Branch of the Thomas R. Baxter Municipal Drain.

Based on the information received and observations made during the site visit it is the determination of the Drainage Engineer that the proposed subsequent change in land use under S.65(3) of the Drainage Act can be accommodated within the existing municipal drainage system without adversely affecting downstream drainage conditions. It is further recommended that the Municipal Drain continue to be maintained in accordance with the standards and specifications prescribed in the 1967 Report and that the existing Schedule of Assessments be amended in accordance with this report.

Dwg. No. **26020-A1,** showing the subject property and relevant drainage features, is included in **Appendix A.** The revised assessments to the subject property, applicable to the original Schedule of Assessment, are identified in Schedule A, which is included in **Appendix A** of this report.

All costs associated with this Engineer's Report are to be assessed to the subject property. The total cost associated with the Engineer's Report is $8,050.00. In addition to the report costs, a "buy-in" assessment in the amount of $950.00, has been calculated in accordance with the provisions of the Drainage Act and shall be assessed to the subject property. The "buy-in" is intended to contribute toward the future maintenance and improvement costs of the Thomas R. Baxter Municipal Drain and is separate from any costs incurred for maintenance activities that was completed prior to this report. In total, the subject property is assessed for $9,000.00. A summary of the Factors Affecting Assessment and "buy-in" calculation are provided in **Appendix B** of this report. This report is not eligible for funding under the Agricultural Drainage Infrastructure Program (ADIP) Grant.

4.0 CONCLUSIONS AND DIRECTION

Following the adoption of this report, it is recommended that the Thomas R. Baxter Municipal Drain be inspected and maintained on a regular basis to ensure that the drainage system continues to provide an adequate outlet for all lands within the drainage basin. Future maintenance of the Thomas R. Baxter Municipal Drain shall remain the responsibility of the City of Ottawa, in accordance with the 1967 Report. Assessments for future maintenance are to be completed in proportion to the Schedules of Assessment from the 1967 Report, as modified by Schedule A, included in **Appendix B** of this report.

All assessments affecting other properties identified in the 1967 Report are not modified or adjusted by this report. For all other matters respecting the Municipal Drain, reference should be made to the 1967 Report, and the associated By-Law.

All of which is respectfully submitted,

Robinson Consultants Inc.



A.J. Robinson, P. Eng.
Principal Drainage Engineer



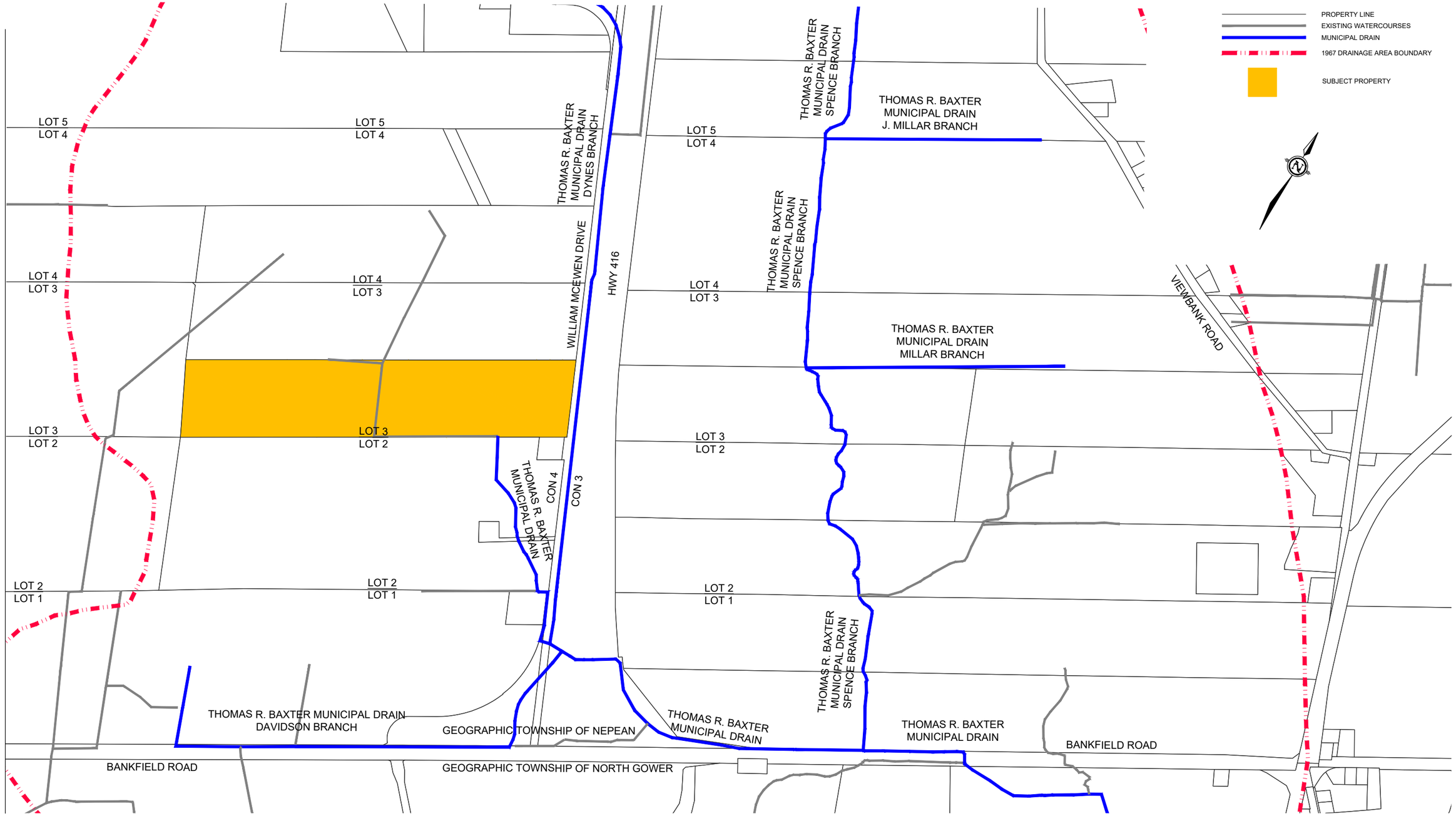
Dakota Dumont, P. Eng.
Project Engineer



Ivan Dzeparoski, P. Eng.
Senior Water Resources Engineer For Hydrology and Hydraulics

Appendix A

Drawings



NOT FOR CONSTRUCTION

No.	DATE dd.mm.yy	REVISION	BY
1	02.06.26	ISSUED FOR DISTRIBUTION	AJR

REGISTERED PROFESSIONAL ENGINEER
A. J. ROBINSON
26/06/02
PROVINCE OF ONTARIO

LICENSED PROFESSIONAL ENGINEER
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26/06/02
PROVINCE OF ONTARIO

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DRAWN DD
CHECKED ID
APPROVED AJR

CITY OF OTTAWA

THOMAS R. BAXTER MUNICIPAL DRAIN

DRAINAGE AREA PLAN

PROJECT No. 26020
CONTRACT No.
DATED JUN 2026
DWG. No: 26020-A1

Appendix B

Schedule of Assessment for the Affected Properties
Factors Affecting Assessment – Land Use Factor

SCHEDULE A
THOMAS R. BAXTER MUNICIPAL DRAIN

Robinson Consultants

Project No. 26020
Date: 2-Jun-26

ORIGINAL PROPERTIES							
OWNER/INFO	*AREA (ha)*	*LUF*	*ASSESSMENT MAIN DRAIN*		*ASSESSMENT DYNES BRANCH*		*Total*
			BENEFIT	*OUTLET*	*BENEFIT*	*OUTLET*	
W. John Stoneburner SE 1/4 Lot 3, Con 4	*20.03*	*1.0*	*$ 34.85*	*$ 125.23*	*$ -*	*$ -*	*$ 160.08*
TOTAL	***20.03***		***$ 34.85***	***$ 125.23***	***$ -***	***$ -***	***$ 160.08***

REVISED PROPERTIES							
ROLL/BLOCK	**AREA (ha)**	**LUF**	**ASSESSMENT MAIN DRAIN**		**ASSESSMENT DYNES BRANCH**		**TOTAL**
			BENEFIT	**OUTLET**	**BENEFIT**	**OUTLET**	
208 252 22000 0000	15.66	1.0	$ 27.24	$ 97.88	$ -	$ -	$ 125.12
208 252 22000 0000	4.37	4.0	$ -	$ -	$ 30.44	$ 109.40	$ 139.84
TOTAL	**15.66**		**$ 27.24**	**$ 97.88**	**$ 30.44**	**$ 109.40**	**$ 264.96**

The difference between the original and the revised assessments is ~$100.00.
Using the Bank of Canada Inflation Calculator, $100.00 in 1967 is equivalent to ~$950.00 in 2026. This value of $950.00 is used as the "Buy-In" amount
(https://www.bankofcanada.ca/rates/related/inflation-calculator/)

Factors Affecting Assessment – Land Use Factor

A land use factor (LUF) is included in the assessment calculation to account for the volume of runoff from lands used for different purposes. A numeric value of 1.0 is assigned to all agricultural, rural use, large lot residential (greater than 2.0ha) and vacant lands, or any land where an alternative factor is not otherwise specified. A numerical value of 0.7 is assigned to unprotected forest lands (not subject to a registered management agreement). A value of 2.0 is assigned to small lots of 2.0ha (5.0 acres) or less. A value of 4.0 is assigned to land classified as higher density residential, institutional, and commercial or is a road Right-of-Way. A value of 2.0 is assigned for a Hydro Right-of-Way. A value of 0.5 is assigned to all lands designated as Provincially Significant Wetland (PSW) and subsequently protected by legislation. A value of 0.5 may be applied to forested land where the Drainage Engineer has been provided with documentation confirming that the forested land is subject to a registered Forest Management Agreement and subsequently protected from modification by the agreement.

The area of each parcel of land within the drainage basin is multiplied by the land use factor to arrive at a factored area, which is used to determine the final benefit and outlet assessment. For example, one hectare of road right-of-way is assessed at four times the rate applied to one hectare of agricultural land.

For the purposes of this report, the existing subject property (noted as Original Properties) has been assigned a LUF of 1.0 for rural use/vacant lands. As a result of the change in land use, the subject property (noted as Revised Properties) has been assigned a LUF of 1.0 for lands that will remain as rural use/vacant lands and a LUF of 4.0 for the lands that will become commercial lands.