

August 20, 2025

The Court of Revision

Gentlemen and Mesdames:

**Re: Park Drain Section 76 Report (2025): Recommendation for the Court of Revision**

As a result of a severance on the property with Roll Number 010-439 in Lot 4, Concession 5 the Plan, Schedule of Assessment and Schedule of Maintenance are recommended to be revised, as attached, to include the parcel with Roll Number 010-0439-04.

As a result of an update to the farm tax class of the properties with Roll Numbers 010-117 and 010-119 the Schedule of Assessment and Schedule of Maintenance are recommended to be revised, as attached.

Yours truly,



Josh Warner, P. Eng.  
R. Dobbin Engineering Inc.

LOT 1 LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9 LOT 10

CONC 6

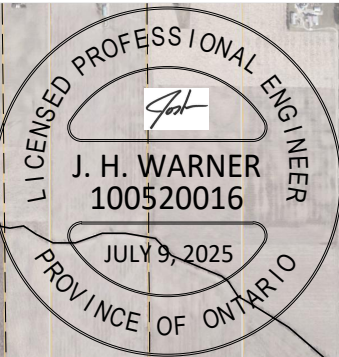
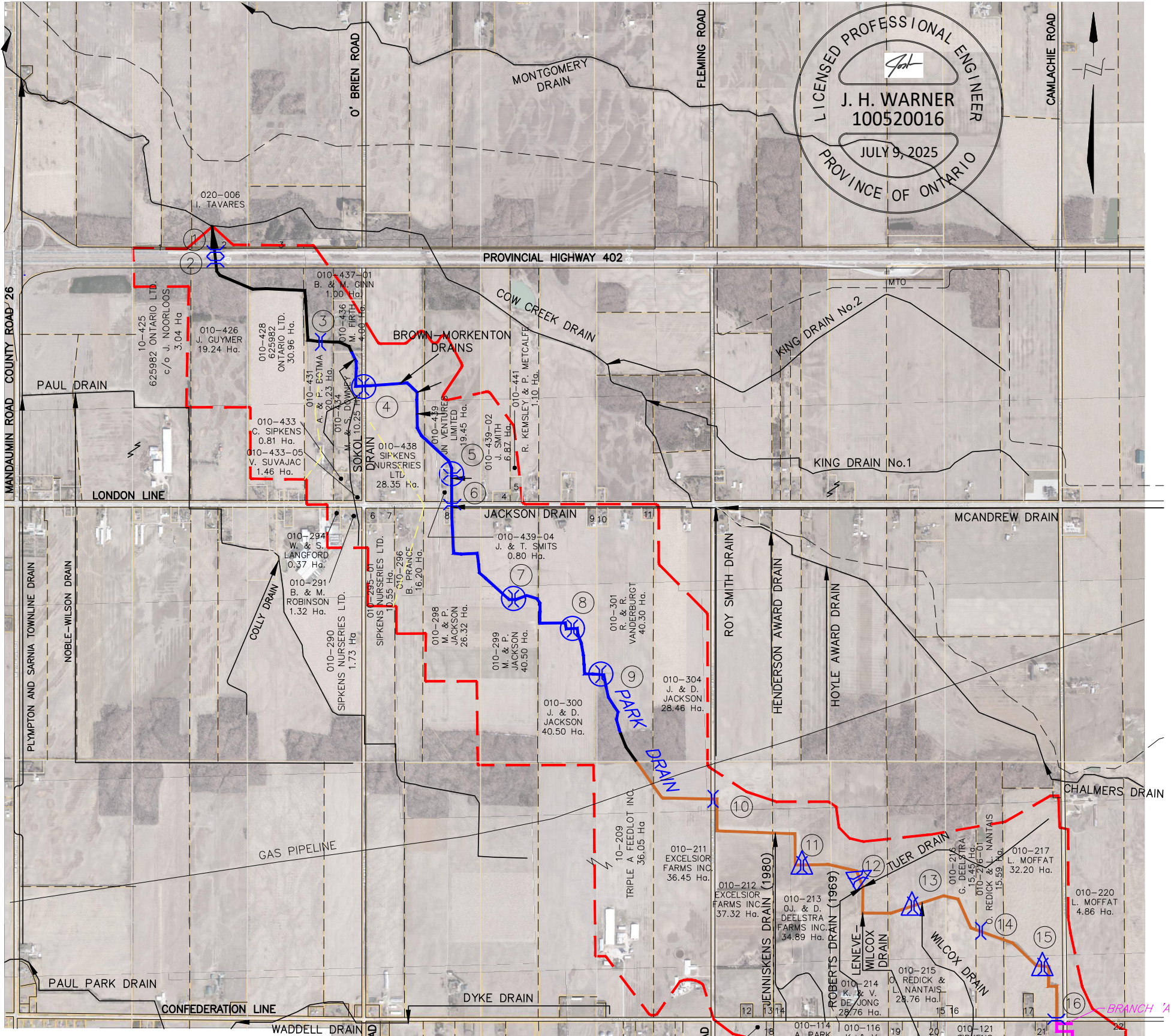
CONC 5

CONC 4

CONC 3

CONC 2

CONC 1

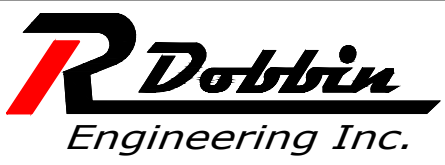


**OWNER INDEX NUMBER**

1. 010-425-01 MINISTRY OF TRANSPORTATION 0.22 Ha.
2. 010-426-01 MINISTRY OF TRANSPORTATION 0.19 Ha.
3. 010-428-01 MINISTRY OF TRANSPORTATION 0.16 Ha.
4. 010-440 B. & M. DIMURRO 0.52 Ha.
5. 010-440-02 I. & C. CAMPBELL 0.81 Ha.
6. 010-295 D. DUTTON 0.50 Ha.
7. 010-294-10 D. DUTTON 0.66 Ha.
8. 010-297 S. & M. ALEXANDER 0.21 Ha.
9. 010-300-01 W. & B. JACKSON 0.52 Ha.
10. 010-300-05 K. & J. NICKLES 0.58 Ha.
11. 010-303 R. & M. ALLISON 0.37 Ha.
12. 010-212-05 D. YOUNG 0.49 Ha.
13. 010-212-01 P. JACKSON & D. MITCHELL 0.35 Ha.
14. 010-212-02 R. JACKSON 0.35 Ha.
15. 010-215-01 R. NOLAN 0.40 Ha.
16. 010-215-02 E. ALLEN 0.14 Ha.
17. 010-217-03 M. & D. DEBOER 0.63 Ha.
18. 010-113-02 K. & H. STEWART 0.28 Ha.
19. 010-117-01 C. & K. MITCHELL 0.83 Ha.
20. 010-118 K. & K. MACDONALD 0.17 Ha.
21. 010-122-01 R. & B. MCLELLAN 0.81 Ha.
22. 010-123-01 B. & L. SIPKENS 0.16 Ha.
23. 030-715 CANADIAN NATIONAL RAILWAY 1.90 Ha.

**LEGEND**

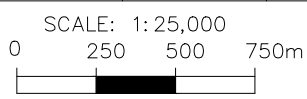
- DRAINAGE AREA
- PARK DRAIN (1994)
- PARK DRAIN (1985)
- PARK DRAIN (1976)
- PARK DRAIN (1962)
- PARK DRAIN (1948)
- MUNICIPAL DRAIN
- EXISTING CULVERT
- CULVERT NUMBERING
- 1994 REPORT
- 1985 REPORT
- 1976 REPORT



4218 Oil Heritage Road  
Petrolia Ontario, N0N 1R0  
Phone: (519) 882-0032 Fax: (519) 882-2233

DRAWING NAME: Park Drain Plan PROJECT No. 2025-1722

APPROVED	NO.	REVISIONS	DATE	BY
J. WARNER	2	FOR COFR	JULY 31, 2025	CS
CHECKED	1	FINAL REPORT	JULY 9, 2025	CS
B. VAN RUITENBURG				
DRAWN				
C. SAUNDERS				



**TOWN of PLYMPTON-WYOMING**  
**PARK DRAIN PLAN**

**1 OF 1**

**SCHEDULE OF ASSESSMENT**  
Engineering for Preperation of Section 76 Report  
*As Recommended for the Court of Revision*

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
<b>Agricultural Lands</b>							
1	W 1/2 Lot 10	6.75	010-024	Just Beginning Inc.	-	136	136
2	W 1/2 Lot 7	4.05	010-113	R. Park	-	13	13
	E 1/2 Lot 7	7.01	010-114	A. Park	-	22	22
	W 1/2 Lot 8	8.89	010-116	K. & V. DeJong	-	33	33
	W 1/2 E 1/2 Lot 8	4.86	010-117	L. Anderson	-	22	22
	E 1/4 Lot 8	7.35	010-119	L. Anderson	-	33	33
	W 1/2 Lot 9	11.75	010-121	Sipkens Nurseries Ltd.	-	75	75
	E 1/2 Lot 9	33.74	010-122	Core Brothers (Plympton) Inc.	286	342	628
	W 1/2 Lot 10	28.20	010-123	A. Sjaarda	340	233	573
3	E 1/2 Lot 5 & W 1/2 Lot 6	36.05	010-209	Triple A Feedlot Inc.	89	82	171
	E 1/2 Lot 6	36.45	010-211	Excelsior Farms Inc.	156	89	245
	W 1/2 Lot 7	37.32	010-212	Excelsior Farms Inc.	235	101	336
	E 1/2 Lot 7	34.89	010-213	OJ. & D. Deelstra Farms Inc.	495	111	606
	W 1/2 Lot 8	28.76	010-214	K. & V. DeJong	511	109	620
	E 1/2 Lot 8	28.76	010-215	O. Redick & L. Nantais	412	129	541
	W 1/4 Lot 9	15.45	010-216	G. Deelstra	130	78	208
	E 1/2 W 1/2 Lot 9	15.59	010-216-01	O. Redick & L. Nantais	84	86	170
	E 1/2 Lot 9	32.20	010-217	L. Moffat	531	190	721
	W 1/2 Lot 10	4.86	010-220	L. Moffat	-	36	36
4	Lot 3	1.73	010-290	Sipkens Nurseries Ltd.	-	1	1
	W 1/4 Lot 4	10.55	010-295-01	Sipkens Nurseries Ltd.	-	6	6
	E 1/4 W 1/2 Lot 4	16.20	010-296	B. Prange	-	13	13
	E 1/2 Lot 4	26.32	010-298	M. & P. Jackson	202	28	230
	W 1/2 Lot 5	40.50	010-299	M. & P. Jackson	438	50	488
	E 1/2 Lot 5	40.50	010-300	J. & D. Jackson	537	62	599

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
	W 1/2 Lot 6	40.30	010-301	R. & R. Vanderburgt	511	70	581
	E 1/2 Lot 6	28.46	010-304	J. & D. Jackson	-	50	50
5	W 1/2 Lot 2	3.04	010-425	625982 Ontario Ltd. c/o J. Noorloos	-	1	1
	E 1/2 Lot 2	19.24	010-426	J. Guymer	111	1	112
	W 1/2 Lot 3	30.96	010-428	625982 Ontario Ltd.	156	4	160
	W 1/4 E 1/2 Lot 3	20.23	010-431	A. & P. Botma	182	5	187
	Pt. E 1/4 Lot 3	10.25	010-434	M. & S. Downey	104	5	109
	W 1/2 Lot 4	28.35	010-438	Sipkens Nurseries Ltd.	261	17	278
	E 1/2 Lot 4	19.45	010-439	JN Ventures Limited	452	17	469
	W 1/4 Lot 5	6.87	010-439-02	J. Smith	-	7	7
	E 1/4 W 1/2 Lot 5	1.10	010-441	R. Kemsley & P. Metcalfe	-	1	1
6	E 1/2 Lot 2	0.00	020-006	I. Tavares	64	-	64
					6,287	2,258	8,545

## Non Agricultural Lands

2	Pt. W 1/2 Lot 7	0.28	010-113-02	K. & H. Stewart	-	2	2
	Pt. E 1/2 Lot 8	0.83	010-117-01	C. & K. Mitchell	-	7	7
	Pt. E 1/2 Lot 8	0.17	010-118	K. & K. MacDonald	-	1	1
	Pt. E 1/2 Lot 9	0.81	010-122-01	R. & B. McLellan	-	12	12
	Pt. W 1/2 Lot 10	0.16	010-123-01	B. & L. Sipkens	-	3	3
3	Pt. W 1/2 Lot 7	0.49	010-212-05	D. Young	-	3	3
	Pt. W 1/2 Lot 7	0.35	010-212-01	P. Jackson & D. Mitchell	-	2	2
	Pt. E 1/2 Lot 7	0.35	010-212-02	R. Jackson	-	2	2
	Pt. E 1/2 Lot 8	0.40	010-215-01	R. Nolan	-	4	4
	Pt. W 1/2 Lot 9	0.14	010-215-02	E. Allen	-	1	1
	Pt. E 1/2 Lot 9	0.63	010-217-03	M. & D. DeBoer	-	7	7
4	Pt. NE Pt. Lot 3	0.37	010-294	W. & S. Langford	-	1	1
	Pt. NE Pt. Lot 3	1.32	010-291	B. & M. Robinson	-	2	2
	Pt. W 1/2 Lot 4	0.50	010-295	D. Dutton	-	1	1
	Pt. W 1/2 Lot 4	0.66	010-294-10	D. Dutton	-	1	1
	Pt. E 1/2 Lot 4	0.21	010-297	S. & M. Alexander	-	1	1

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total
	Pt. E 1/2 Lot 5	0.52	010-300-01	W. & B. Jackson	-	1	1
	Pt. W 1/2 Lot 6	0.58	010-300-05	K. & J. Nickles	-	1	1
	Pt. W 1/2 Lot 6	0.37	010-303	R. & M. Allison	-	1	1
5	Pt. E 1/2 Lot 3	0.81	010-433	C. Sipkens	-	1	1
	Pt. E 1/2 Lot 3	1.46	010-433-05	V. Suvajac	-	1	1
	Pt. NE 1/4 Lot 3	4.00	010-436	M. Firth	-	4	4
	Pt. NE 1/4 Lot 3	1.00	010-437-01	B. & M. Ginn	-	1	1
	Pt. E 1/2 Lot 4	0.80	010-439-04	J. & T. Smits	-	2	2
	Pt. W 1/2 Lot 5	0.52	010-440	B. & M. DiMurro	-	1	1
	Pt. W 1/2 Lot 5	0.81	010-440-02	I. & C. Campbell	-	2	2
					-	65	65
Public Lands: Roads							
6	Pt. Lot 2	0.22	Ministry of Transportation		-	-	-
	Pt. Lot 2	0.19	Ministry of Transportation		-	1	1
	Pt. Lot 3	0.16	Ministry of Transportation		-	1	1
	Camlachie Road	5.27	Town of Plympton-Wyoming		113	216	329
	Plowing Match Road	2.63	Town of Plympton-Wyoming		-	29	29
	Fairweather Road	1.01	Town of Plympton-Wyoming		250	2	252
	Confederation Line	4.46	Town of Plympton-Wyoming		-	131	131
	London Line	3.44	County of Lambton		-	15	15
	Highway 402	0.93	Province of Ontario		-	1	1
	Railway Tracks	1.90	Canadian National Railway		-	82	82
	<b>Total Area (Ha)</b>	765.73			363	478	841
			Total - Public Lands: Roads		841		
			Total Non Agricultural Lands		65		
			Total Agricultural Lands		8,545		
			Total Assessment		\$9,451		

**SCHEDULE OF MAINTENANCE - OPEN DRAIN**  
To Maintain the Open Channel Portion of the Park Drain (Excluding within 402 Highway Corridor)  
**As Recommended for the Court of Revision**

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total	Equivalent Ha.
<b>Agricultural Lands</b>								
1	W 1/2 Lot 10	6.75	010-024	Just Beginning Inc.	-	82	82	6.75
2	W 1/2 Lot 7	4.05	010-113	R. Park	-	21	21	4.05
	E 1/2 Lot 7	7.01	010-114	A. Park	-	36	36	7.01
	W 1/2 Lot 8	8.89	010-116	K. & V. DeJong	-	54	54	8.89
	W 1/2 E 1/2 Lot 8	4.86	010-117	L. Anderson	-	35	35	4.86
	E 1/4 Lot 8	7.35	010-119	L. Anderson	-	53	53	7.35
	W 1/2 Lot 9	11.75	010-121	Sipkens Nurseries Ltd.	-	111	111	11.75
	E 1/2 Lot 9	33.74	010-122	Core Brothers (Plympton) Inc.	42	404	446	33.09
	W 1/2 Lot 10	28.20	010-123	A. Sjaarda	-	344	344	28.20
3	E 1/2 Lot 5 & W 1/2 Lot 6	36.05	010-209	Triple A Feedlot Inc.	143	133	276	36.05
	E 1/2 Lot 6	36.45	010-211	Excelsior Farms Inc.	252	143	395	36.45
	W 1/2 Lot 7	37.32	010-212	Excelsior Farms Inc.	379	163	542	37.32
	E 1/2 Lot 7	34.89	010-213	OJ. & D. Deelstra Farms Inc.	395	179	574	34.89
	W 1/2 Lot 8	28.76	010-214	K. & V. DeJong	421	175	596	28.76
	E 1/2 Lot 8	28.76	010-215	O. Redick & L. Nantais	261	208	469	28.76
	W 1/4 Lot 9	15.45	010-216	G. Deelstra	210	125	335	15.45
	E 1/2 W 1/2 Lot 9	15.59	010-216-01	O. Redick & L. Nantais	135	139	274	15.59
	E 1/2 Lot 9	32.20	010-217	L. Moffat	454	306	760	32.20
	W 1/2 Lot 10	4.86	010-220	L. Moffat	-	58	58	4.86
4	Lot 3	1.73	010-290	Sipkens Nurseries Ltd.	-	1	1	1.73
	W 1/4 Lot 4	10.55	010-295-01	Sipkens Nurseries Ltd.	-	9	9	10.55
	E 1/4 W 1/2 Lot 4	16.20	010-296	B. Prange	-	21	21	16.20
	E 1/2 Lot 4	26.32	010-298	M. & P. Jackson	325	45	370	26.32
	W 1/2 Lot 5	40.50	010-299	M. & P. Jackson	303	80	383	38.15
	E 1/2 Lot 5	40.50	010-300	J. & D. Jackson	463	100	563	40.50

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total	Equivalent Ha.
	W 1/2 Lot 6	40.30	010-301	R. & R. Vanderburgt	421	113	534	37.05
	E 1/2 Lot 6	28.46	010-304	J. & D. Jackson	-	80	80	26.01
5	W 1/2 Lot 2	3.04	010-425	625982 Ontario Ltd. c/o J. Noorloos	-	1	1	1.52
	E 1/2 Lot 2	19.24	010-426	J. Guymer	179	1	180	15.14
	W 1/2 Lot 3	30.96	010-428	625982 Ontario Ltd.	252	7	259	29.11
	W 1/4 E 1/2 Lot 3	20.23	010-431	A. & P. Botma	294	8	302	18.23
	Pt. E 1/4 Lot 3	10.25	010-434	M. & S. Downey	168	8	176	10.25
	W 1/2 Lot 4	28.35	010-438	Sipkens Nurseries Ltd.	421	28	449	28.35
	E 1/2 Lot 4	19.45	010-439	JN Ventures Limited	325	27	352	19.45
	W 1/4 Lot 5	6.87	010-439-02	J. Smith	-	12	12	6.87
	E 1/4 W 1/2 Lot 5	1.10	010-441	R. Kemsley & P. Metcalfe	-	2	2	1.10
6	E 1/2 Lot 2	0.00	020-006	I. Tavares	104	-	104	0.00
					5,947	3,312	9,259	

## Non Agricultural Lands

2	Pt. W 1/2 Lot 7	0.28	010-113-02	K. & H. Stewart	-	3	3	0.56
	Pt. E 1/2 Lot 8	0.83	010-117-01	C. & K. Mitchell	-	12	12	1.66
	Pt. E 1/2 Lot 8	0.17	010-118	K. & K. MacDonald	-	2	2	0.34
	Pt. E 1/2 Lot 9	0.81	010-122-01	R. & B. McLellan	-	20	20	1.62
	Pt. W 1/2 Lot 10	0.16	010-123-01	B. & L. Sipkens	-	4	4	0.32
3	Pt. W 1/2 Lot 7	0.49	010-212-05	D. Young	-	5	5	0.98
	Pt. W 1/2 Lot 7	0.35	010-212-01	P. Jackson & D. Mitchell	-	4	4	0.70
	Pt. E 1/2 Lot 7	0.35	010-212-02	R. Jackson	-	4	4	0.70
	Pt. E 1/2 Lot 8	0.40	010-215-01	R. Nolan	-	6	6	0.80
	Pt. W 1/2 Lot 9	0.14	010-215-02	E. Allen	-	2	2	0.28
	Pt. E 1/2 Lot 9	0.63	010-217-03	M. & D. DeBoer	-	12	12	1.26
4	Pt. NE Pt. Lot 3	0.37	010-294	W. & S. Langford	-	1	1	0.74
	Pt. NE Pt. Lot 3	1.32	010-291	B. & M. Robinson	-	3	3	2.64
	Pt. W 1/2 Lot 4	0.50	010-295	D. Dutton	-	1	1	1.00
	Pt. W 1/2 Lot 4	0.66	010-294-10	D. Dutton	-	1	1	1.32
	Pt. E 1/2 Lot 4	0.21	010-297	S. & M. Alexander	-	1	1	0.42
	Pt. E 1/2 Lot 5	0.52	010-300-01	W. & B. Jackson	-	2	2	1.04
	Pt. W 1/2 Lot 6	0.58	010-300-05	K. & J. Nickles	-	2	2	1.16

Conc.	Lot or Part	Affected Hect.	Roll No.	Owner	Benefit	Outlet	Total	Equivalent Ha.
	Pt. W 1/2 Lot 6	0.37	010-303	R. & M. Allison	-	1	1	0.74
5	Pt. E 1/2 Lot 3	0.81	010-433	C. Sipkens	-	1	1	1.62
	Pt. E 1/2 Lot 3	1.46	010-433-05	V. Suvajac	-	2	2	2.92
	Pt. NE 1/4 Lot 3	4.00	010-436	M. Firth	-	6	6	8.00
	Pt. NE 1/4 Lot 3	1.00	010-437-01	B. & M. Ginn	-	1	1	1.50
	Pt. E 1/2 Lot 4	0.80	010-439-04	J. & T. Smits	-	3	3	1.60
	Pt. W 1/2 Lot 5	0.52	010-440	B. & M. DiMurro	-	2	2	1.04
	Pt. W 1/2 Lot 5	0.81	010-440-02	I. & C. Campbell	-	3	3	1.62
					-	104	104	
Public Lands: Roads								
6	Pt. Lot 2	0.22		Ministry of Transportation	-	1	1	0.00
	Pt. Lot 2	0.19		Ministry of Transportation	-	1	1	0.76
	Pt. Lot 3	0.16		Ministry of Transportation	-	1	1	0.64
	Camlachie Road	5.27		Town of Plympton-Wyoming	-	254	254	21.08
	Plowing Match Road	2.63		Town of Plympton-Wyoming	-	46	46	10.52
	Fairweather Road	1.01		Town of Plympton-Wyoming	-	4	4	4.04
	Confederation Line	4.46		Town of Plympton-Wyoming	-	212	212	17.84
	London Line	3.44		County of Lambton	-	24	24	13.76
	Highway 402	0.93		Province of Ontario	-	1	1	3.72
	Railway Tracks	1.90		Canadian National Railway	-	93	93	7.60
					-	637	637	
				Total - Public Lands: Roads	637			
				Total Non Agricultural Lands	104			
				Total Agricultural Lands	9,259			
				Total Assessment	10,000			