

October 2, 2025

The Court of Revision

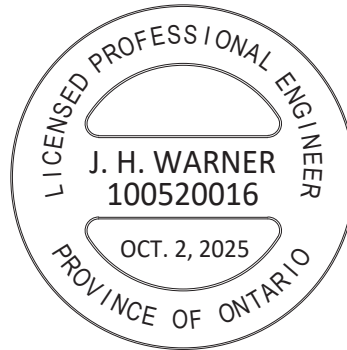
Gentlemen and Mesdames:

Re: Bannister Drain Report (2025): Recommendation for the Court of Revision

As a result of a review of the drainage on the property with Roll Number 030-097, including tile maps, the property is recommended to be removed from the Bannister Drain watershed and added to the Falconer-Ramsey Drain watershed as outlined in the attached Plan, Schedule of Assessment, Schedule of Maintenances and Estimated Net Assessment. Should the Court accept the recommendation, Section 65 reports have been prepared and are attached as a result of the revision to the watersheds. An engineering fee of \$320 plus HST shall be applied to the property for the preparation of the required Section 65 reports.

Yours truly,

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



SCHEDULE OF ASSESSMENT
Recommended for the Court of Revision (October 2025)

Conc.	Lot or Part	Affected Hecatares	Roll No.	Owner	Special Benefit (\$)	Benefit (\$)	Outlet (\$)	Total (\$)
Utilities								
	Telecom Utility			Eastlink	1,600	-	-	1,600
						-	-	1,600
Public Lands								
	Aberader Line	1.82		County of Lambton		1,500	290	1,790
	Fisher Line	1.24		Town of Plympton-Wyoming		6,191	1,359	7,550
	Wright Line	1.31		Town of Plympton-Wyoming		-	429	429
	Hillsboro Road	1.78		Town of Plympton-Wyoming	2,799	1,501	583	4,883
	Blue Heron Road	2.35		Town of Plympton-Wyoming	81,688	6,554	2,640	90,882
					84,487	15,746	5,301	105,534
Agricultural Lands								
8	E 1/2 Lot 20	0.80	030-087	Verhoeven Poultry Farms Ltd		-	292	292
	W 1/2 Lot 21	20.23	030-087-01	J. Verhoeven		-	7,390	7,390
	SE 1/4 Lot 21	14.16	030-088	G. Campbell		-	5,183	5,183
	SW 1/4 Lot 22	16.59	030-090	G. Campbell		-	6,212	6,212
	Pt. Lot 22	35.12	030-091	Leystra Farms Limited		154	12,643	12,797
	NE 1/4 Lot 23	13.70	030-095	D. & C. Kearns		-	5,167	5,167
	W 1/2 Lot 24	0.00	030-097	A. & H. Degroot		-	-	-
	E 1/2 Lot 24	0.00	030-098	C. Leystra	320	-	-	320
9	Lot 17	16.18	030-118	D. Burnley		-	1,721	1,721
	W 1/2 & E 1/4 Lot 18	24.90	030-120	E. Van Moorsel		-	2,713	2,713

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Special Benefit (\$)	Benefit (\$)	Outlet (\$)	Total (\$)
	N 3/4 Lot 19	54.63	030-123	J. Wright		17,573	6,058	23,631
	S 1/2 Lot 20 & S 1/4 Lot 19	20.23	030-122	B. Hoekstra		46	3,989	4,035
	N 1/2 Lot 20 & W 1/4 Lot 21	48.51	030-124	J. & B. Wright		34,797	9,268	44,065
	E 3/4 Lot 21	29.73	030-125	Weber Zoca Farms Ltd		151,183	9,037	160,220
10	E 1/2 Lot 16 & W 1/2 Lot 17	67.99	030-152	J. Westendorp	4,226	1,197	3,646	9,069
	E 1/2 Lot 17	38.05	030-153	R. Nauta		17,382	3,074	20,456
	W 1/2 Lot 18 & NE 1/4 Lot 18	18.04	030-154	D. Sutton		941	1,924	2,865
	SE 1/4 Lot 18	10.01	030-155	E. Van Moorsel		191	1,089	1,280
	S 1/2 Lot 19	10.84	030-157	L. Stones		-	1,183	1,183
11	E 1/2 Lot 16	24.51	030-189	J. & F. Ploeg		17,580	1,120	18,700
	W 1/2 Lot 17	15.53	030-190	Lake Breeze Farms Inc		-	5,784	5,784
	Pt. W 1/2 Lot 17	0.80	030-190-05	Lake Breeze Farms Inc		-	298	298
	E 1/2 Lot 17	6.07	030-191	T. & J. Soepboer		-	2,261	2,261
					4,546	241,044	90,052	335,642
Non Agricultural Lands								
8	NE 1/4 Lot 21	20.23	030-089	R. Stonehouse		882	4,935	5,817
	N 1/2 E 1/4 Lot 22	8.94	030-092	L. Mitchell & Z. Klingsiek		-	2,247	2,247
	S 1/2 E 1/4 Lot 22	2.43	030-093	A. Warren		-	610	610
	NW 1/4 Lot 23	16.20	030-094	J. & M. Ellenor		-	4,072	4,072
9	Pt. Lot 18	1.00	030-120-05	E. Van Moorsel		-	164	164
10	Pt. E 1/2 Lot 17	0.80	030-153-05	J. Darisi		-	65	65
Total Area (Ha)					-	882	12,093	12,975
Total Utilities					1,600			
Total Public Lands					105,534			
Total Agricultural Lands					335,642			
Total Non Agricultural Lands					12,975			
Total Assessment					\$455,751			

Estimated Net Assessment

Net assessment subject to OMAFRA ADIP Policy and actual construction costs.

Recommended for the Court of Revision (October 2025)

Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Total Assessment (\$)	Estimated Non-Grantable (\$)	Estimated Grant (\$)	Allowances (\$)	Estimated Net Assessment (\$)
Utilities									
	Telecom Utility			Eastlink	1,600				1,600
Public Lands									
	Aberader Line	1.82		County of Lambton	1,790				1,790
	Fisher Line	1.24		Town of Plympton-Wyoming	7,550				7,550
	Wright Line	1.31		Town of Plympton-Wyoming	429				429
	Hillsboro Road	1.78		Town of Plympton-Wyoming	4,883				4,883
	Blue Heron Road	2.35		Town of Plympton-Wyoming	90,882				90,882
Agricultural Lands									
8	E 1/2 Lot 20	0.80	030-087	Verhoeven Poultry Farms Ltd	292		97		195
	W 1/2 Lot 21	20.23	030-087-01	J. Verhoeven	7,390		2,463		4,927
	SE 1/4 Lot 21	14.16	030-088	G. Campbell	5,183		1,728		3,455
	SW 1/4 Lot 22	16.59	030-090	G. Campbell	6,212		2,071		4,141
	Pt. Lot 22	35.12	030-091	Leystra Farms Limited	12,797		4,266	250	8,281
	NE 1/4 Lot 23	13.70	030-095	D. & C. Kearns	5,167		1,722		3,445
	W 1/2 Lot 24	0.00	030-097	A. & H. Degroot	-		-		-
	E 1/2 Lot 24	0.00	030-098	C. Leystra	320	320	-		320
9	Lot 17	16.18	030-118	D. Burnley	1,721		574		1,147
	W 1/2 & E 1/4 Lot 18	24.90	030-120	E. Van Moorsel	2,713		904		1,809
	N 3/4 Lot 19	54.63	030-123	J. Wright	23,631		7,877	360	15,394
	S 1/2 Lot 20 & S 1/4 Lot 19	20.23	030-122	B. Hoekstra	4,035		1,345		2,690
	N 1/2 Lot 20 & W 1/4 Lot 21	48.51	030-124	J. & B. Wright	44,065		14,688	1,620	27,757
	E 3/4 Lot 21	29.73	030-125	Weber Zoca Farms Ltd	160,220		53,407	9,450	97,363

Recommended for the Court of Revision (October 2025)									
Conc.	Lot or Part	Affected Hectares	Roll No.	Owner	Total Assessment (\$)	Estimated Non-Grantable (\$)	Estimated Grant (\$)	Allowances (\$)	Estimated Net Assessment (\$)
10	E 1/2 Lot 16 & W 1/2 Lot 17	67.99	030-152	J. Westendorp	9,069	4,226	1,614	1,170	6,285
	E 1/2 Lot 17	38.05	030-153	R. Nauta	20,456		6,819	1,400	12,237
	W 1/2 Lot 18 & NE 1/4 Lot 18	18.04	030-154	D. Sutton	2,865		955		1,910
	SE 1/4 Lot 18	10.01	030-155	E. Van Moorsel	1,280		427		853
	S 1/2 Lot 19	10.84	030-157	L. Stones	1,183		394		789
11	E 1/2 Lot 16	24.51	030-189	J. & F. Ploeg	18,700		6,233	250	12,217
	W 1/2 Lot 17	15.53	030-190	Lake Breeze Farms Inc	5,784		1,928		3,856
	Pt. W 1/2 Lot 17	0.80	030-190-05	Lake Breeze Farms Inc	298		99		199
	E 1/2 Lot 17	6.07	030-191	T. & J. Soepboer	2,261		754		1,507
Non Agricultural Lands									
8	NE 1/4 Lot 21	20.23	030-089	R. Stonehouse	5,817				5,817
	N 1/2 E 1/4 Lot 22	8.94	030-092	L. Mitchell & Z. Klingsiek	2,247				2,247
	S 1/2 E 1/4 Lot 22	2.43	030-093	A. Warren	610				610
	NW 1/4 Lot 23	16.20	030-094	J. & M. Ellenor	4,072				4,072
9	Pt. Lot 18	1.00	030-120-05	E. Van Moorsel	164				164
10	Pt. E 1/2 Lot 17	0.80	030-153-05	J. Darisi	65				65
Totals					455,751	4,546	110,365	14,500	330,886

SCHEDULE OF MAINTENANCE - OPEN DRAIN
To Maintain the Open Channel Portion of the Bannister Drain
Recommended for the Court of Revision (October 2025)

Conc.	Lot or Part	Affected Hecatares	Roll No.	Owner	Benefit (\$)	Outlet (\$)	Total (\$)	Equivalent Hectares
Public Lands								
	Aberader Line	1.82		County of Lambton	-	6	6	1.64
	Fisher Line	1.24		Town of Plympton-Wyoming	-	51	51	1.12
	Wright Line	1.31		Town of Plympton-Wyoming	-	19	19	1.18
	Hillsboro Road	1.78		Town of Plympton-Wyoming	-	26	26	1.60
	Blue Heron Road	2.35		Town of Plympton-Wyoming	-	108	108	2.12
					-	210	210	
Agricultural Lands								
8	E 1/2 Lot 20	0.80	030-087	Verhoeven Poultry Farms Ltd	-	11	11	0.24
	W 1/2 Lot 21	20.23	030-087-01	J. Verhoeven	-	277	277	6.07
	SE 1/4 Lot 21	14.16	030-088	G. Campbell	-	216	216	4.25
	SW 1/4 Lot 22	16.59	030-090	G. Campbell	-	253	253	4.98
	Pt. Lot 22	35.12	030-091	Leystra Farms Limited	-	516	516	10.16
	NE 1/4 Lot 23	13.70	030-095	D. & C. Kearns	-	209	209	4.11
	W 1/2 Lot 24	0.00	030-097	A. & H. Degroot	-	-	-	0.00
	E 1/2 Lot 24	0.00	030-098	C. Leystra	-	-	-	0.00
9	Lot 17	16.18	030-118	D. Burnley	-	54	54	4.85
	W 1/2 & E 1/4 Lot 18	24.90	030-120	E. Van Moorsel	-	112	112	7.47
	N 3/4 Lot 19	54.63	030-123	J. Wright	840	256	1,096	15.69
	S 1/2 Lot 20 & S 1/4 Lot 19	20.23	030-122	B. Hoekstra	101	125	226	5.29
	N 1/2 Lot 20 & W 1/4 Lot 21	48.51	030-124	J. & B. Wright	910	329	1,239	13.92
	E 3/4 Lot 21	29.73	030-125	Weber Zoca Farms Ltd	759	288	1,047	8.14
10	E 1/2 Lot 16 & W 1/2 Lot 17	67.99	030-152	J. Westendorp	985	76	1,061	20.40
	E 1/2 Lot 17	38.05	030-153	R. Nauta	420	99	519	11.42

Recommended for the Court of Revision (October 2025)

Conc.	Lot or Part	Affected Hecatares	Roll No.	Owner	Benefit (\$)	Outlet (\$)	Total (\$)	Equivalent Hectares
11	W 1/2 Lot 18 & NE 1/4 Lot 18	18.04	030-154	D. Sutton	420	60	480	5.41
	SE 1/4 Lot 18	10.01	030-155	E. Van Moorsel	420	41	461	3.00
	S 1/2 Lot 19	10.84	030-157	L. Stones	-	53	53	3.25
	E 1/2 Lot 16	24.51	030-189	J. & F. Ploeg	854	-	854	7.35
	W 1/2 Lot 17	15.53	030-190	Lake Breeze Farms Inc	-	237	237	4.66
	Pt. W 1/2 Lot 17	0.80	030-190-05	Lake Breeze Farms Inc	-	12	12	0.24
	E 1/2 Lot 17	6.07	030-191	T. & J. Soepboer	-	92	92	1.82
					5,709	3,316	9,025	
Non Agricultural Lands								
8	NE 1/4 Lot 21	20.23	030-089	R. Stonehouse	290	185	475	4.05
	N 1/2 E 1/4 Lot 22	8.94	030-092	L. Mitchell & Z. Klingsiek	-	91	91	1.79
	S 1/2 E 1/4 Lot 22	2.43	030-093	A. Warren	-	25	25	0.49
	NW 1/4 Lot 23	16.20	030-094	J. & M. Ellenor	-	164	164	3.24
9	Pt. Lot 18	1.00	030-120-05	E. Van Moorsel	-	7	7	0.45
10	Pt. E 1/2 Lot 17	0.80	030-153-05	J. Darisi	-	3	3	0.36
Total Area (Ha)					290	475	765	
Total Public Lands					210			
Total Agricultural Lands					9,025			
Total Non Agricultural Lands					765			
Total Assessment					\$10,000			

SCHEDULE OF MAINTENANCE - TILE DRAIN

To Maintain the Tile Drain Channel Portion of the Bannister Drain (Excluding Branch Drain)

Recommended for the Court of Revision (October 2025)

Conc.	Lot or Part	Affected Hecatares	Roll No.	Owner	Benefit (\$)	Outlet (\$)	Total (\$)
Public Lands							
	Blue Heron Road	1.18		Town of Plympton-Wyoming	156	31	187
					156	31	187
Agricultural Lands							
8	SW 1/4 Lot 22	16.59	030-090	G. Campbell	-	72	72
	Pt. Lot 22	35.12	030-091	Leystra Farms Limited	338	73	411
	NE 1/4 Lot 23	13.70	030-095	D. & C. Kearns	-	141	141
	W 1/2 Lot 24	0.00	030-097	A. & H. Degroot	-	-	-
	E 1/2 Lot 24	0.00	030-098	C. Leystra	-	-	-
					338	286	624
Non Agricultural Lands							
8	N 1/2 E 1/4 Lot 22	8.94	030-092	L. Mitchell & Z. Klingsiek	-	61	61
	S 1/2 E 1/4 Lot 22	2.43	030-093	A. Warren	-	17	17
	NW 1/4 Lot 23	16.20	030-094	J. & M. Ellenor	-	111	111
	Total Area (Ha)	94.16			-	189	189
				Total Public Lands	187		
				Total Agricultural Lands	624		
				Total Non Agricultural Lands	189		
				Total Assessment	\$1,000		

As a result of the alteration of Drainage on the Property with Roll Number 030-097 a Section 65 Report is Required. The Bannister Drain change has been included in the recommendation to the Court of Revision report and below outlines the alterations to the schedules on the Falconer-Ramsey Drain, Lower Aberarder Creek, and Watson Drains

Falconer-Ramsey Drain and Lower Aberarder Creek dated August 22, 2023

As per Section 65 of the Drainage Act, I recommend that the Schedule of Assessment be apportioned as follows:

Conc.	Lot or Part Affected	Affected Hectares	Roll No.	Owner	Benefit (\$)	Outlet (\$)	Total (\$)
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Existing Assessment

8	W 1/2 Lot 24	18.62	030-097	A. & H. Degroot	\$ 189.00	\$ 5,378.00	\$ 5,567.00
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Proposed Assessment

8	W 1/2 Lot 24	30.76	030-097	A. & H. Degroot	\$ 189.00	\$ 8,884.00	\$ 9,073.00
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Revised Total for Schedule of Assessment: \$ 1,242,319

As per Section 65 of the Drainage Act, I recommend that the Schedule of Maintenance be apportioned as follows:

Conc.	Lot or Part Affected	Affected Hectares	Roll No.	Owner	Benefit (\$)	Outlet (\$)	Total (\$)	Equivalent Hectares
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Existing Assessment

8	W 1/2 Lot 24	18.62	030-097	A. & H. Degroot	\$ 963.00	\$ 749.00	\$ 1,712.00	6.52
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Proposed Assessment

8	W 1/2 Lot 24	30.76	030-097	A. & H. Degroot	\$ 963.00	\$ 1,237.00	\$ 2,200.00	10.77
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Revised Total for Schedule of Maintenance: \$ 201,070

Watson Drain dated July 27, 1972

As per Section 65 of the Drainage Act, I recommend that the Schedule of Assessment be apportioned as follows:

Conc.	Lot or Part Affected	Affected Acres	Roll No.	Owner	Benefit (\$)	Outlet (\$)	Total (\$)
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Existing Assessment

8	W 1/2 Lot 24	30.00	030-097	F. Bowman		23	23
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Proposed Assessment

8	W 1/2 Lot 24	0.00	030-097	C. Leystra		0	0
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Revised Total for Schedule of Assessment: \$ 26,531