

AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
REPORT 21  
MAY 12, 2021

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COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
RAPPORT 21  
LE 12 MAI 2021

EXTRACT OF DRAFT MINUTES 22  
AGRICULTURE AND RURAL  
AFFAIRS COMMITTEE  
MAY 6, 2021

EXTRAIT DE L'ÉBAUCHE  
DU PROCÈS-VERBAL 22  
COMITÉ DE L'AGRICULTURE ET  
DES AFFAIRES RURALES  
LE 6 MAI 2021

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AMENDMENT TO THE ENGINEER'S REPORT FOR THE FAULKNER  
MUNICIPAL DRAIN

ACS2021-PWE-PFS-0001

RIDEAU-GOULBOURN (21)  
STITTSVILLE (6)

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**That the Agriculture and Rural Affairs Committee recommend that Council adopt the Engineer's Report prepared by Robinson Consultants Inc., entitled Amendment to the Engineer's Report for the Faulkner Municipal Drain dated December 2020, and Addendum No. 1 dated March 2021 and give 1st and 2nd reading to the By-law attached as Document 2 to this report in accordance with Sections 42 and 45 of the *Drainage Act of Ontario*.**

Dave Ryan, Drainage Superintendent, summarized the steps taken since this went to Committee at its February 4, 2021 meeting when it was referred back to the engineer. He introduced Andy Robinson of Robinson Consultants who gave a PowerPoint presentation. A copy of the presentation is held on file with the City Clerk's office.

Following the presentation, the Committee heard from the following delegations:

1. Bert Smith – Smith Dale Farms – Stated that he would lose about 3 acres of his roughly 99-acre farm. Although there was an increase in his allowance based on MPAC values through the review by the engineer, he feels that it is still not fair since the market rate at the moment is about \$40,000 per acre not the approximately \$27,000 per acre being offered.

2. Jeff Dawson - Property at south end of Faulkner drain. Family has farmed there for 200 years. He lost property when they realigned Shea Road. He feels they are taking more land to expand the ditch. Not happy with the allowance being offered as stated by Mr. Smith.

The Committee then asked staff and the consultant a variety of questions such as but not limited to the following:

- Is this process correct? drainage report, then come back to court of revision for assessed values, landowners may appeal report and assessed values to drainage tribunal? Dave Ryan confirmed the process. These are not assessments, these are allowances. They are being paid. It's their drain, not the city's drain. The assessments are dealt with at Court of Revision.
- At the February meeting, speakers raised concerns re: MPAC values from 2016. They are outdated. They are pushing off updates out to 2022. The engineers were able to obtain information and came up with higher value to provide greater allowance. Any other drainage process in Ontario where you could base allowances on market value? Dave Ryan commented that industry standard is to use MPAC values and farm credit Canada values. Don't get into speculation. Mr. Robinson noted that they need to use something available, defensible, and come up with value rather than trying to deal with something short of having an appraisal done, which I'm not aware of that happening.
- There was some concern raised that the City should be protecting good farmland but this drain was first requested by the farmers some years ago and this is maintenance for their benefit as well.
- Chair El-Chantiry commented that what is in front of the Committee today is not an assessment, but an allowance. Dave Ryan stated that the committee's options are yes or no. Can't direct engineer. It's not a city drain. It is private communal drain. It benefits their property. All these lands benefit. The Committee's options are yes or no. Cannot direct.

CARRIED, on a division of 5 Yeas and 1 Nay, as follows:

YEAS (5): Councillors S. Moffatt, G. Darouze, G. Gower, Vice-Chair Kitts and Chair El-Chantiry

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NAY (1): Councillor C. Meehan