

Emmett Ave. Watershed Problem

This is a missive from Carol and Mike Jones, residents of [REDACTED] Emmett Ave for the past 43 years. Considering the town's financial situation, we are not opposed to allowing double sized lots to be subdivided and additional single-family homes to be built on Emmett Ave and Alan Street. However, we feel it is our duty to warn you about any increase of homes being built prior to installing storm sewers (laterals). This will undoubtedly create a serious and ongoing problem for residents on the bottom of the street. This we believe this is putting the cart in front of the horse as they say. This letter is a history on the problems created by lack of actions on proper infrastructure in our area.

Throughout our lives on Emmet Ave. (as it was called when we first moved there) many Town Councils have acknowledged the need for major improvements to infrastructure on our Street. Many proposals to improve our community by Town planners, CAOs and other departments have been made but never implemented. Several projects, ranging from a properly built road, storm sewers (laterals), curbs and new trees have been ignored. Some were even passed by town council only to have the plans diverted. According to my sources, this exact lateral project, that is so essential has been diverted until 2024.

Our knowledge of this problem comes not only from our observations living at the same address, but also from our neighbours and attending the January Committee of Adjustments meeting concerning the Alan St. application. It is clear that lack of maintaining a proficient flow can be disastrous. Without laterals, water cannot flow efficiently due to branches, leaves, garbage, debris and other obstacles obstructing its path. The existing culverts are incapable of handling the amount of water flow from new builds. The most efficient way to collect overflow is at the source or as close as possible, and that is why the laterals must be installed and are the most efficient alternative to simple ditches.

When we first moved to the lovely little street of Emmett, our three-bedroom bungalow had ditches on three sides which took away most of the watershed. All these water ways provided enough to control our watershed and eliminated any flooding problems.

Since that time, many changes have occurred that have us, along with other residents, very concerned about our safety.

1) When the CN tracks were removed, our community green space and existing Steve Bauer Trail was lost and replaced by 6 new homes. That is when the larger CN ditch beside our home was filled. As the land settled, a new problem was created. During heavy storms, water began to pond and overflowed over driveways and into garages.

2) At this time, the ditches are not properly maintained by the town, which has become a major problem. Even the major connections to the Station Street ditch have been ignored on many different occasions when reported. We have personally witnessed our south neighbors' backyard completely flooded. They were forced to frantically unblock the ditch, which should have been the towns responsibility to allow the water to flow again.

3) In order to divert flooding away from the townhomes built on the old Fonthill Public School property, the town installed curbs and drains(laterals) which redirected the water under Pelham St. and directly into the northside ditch. This solved the flooding problem for the townhomes, but created a new one for residences. Now, during rainstorms, the flow of water entering our ditches is so powerful, it becomes a danger to children or adults if they happen to slip off the sidewalk and fall into the ditch.

This raging waterflow also causes it to spill out of the ditch and onto the road and into driveways which continually wreaks havoc in our neighborhood:

- Due to the increased saturation, [REDACTED] Emmett had a water spring develop under their front porch and continued to run nonstop down the street for more than a week until the town workers finally came to rectify this situation.
- Due to the increased saturation, the sump pump of [REDACTED] Emmett ran continually for days, until it finally broke down from over use. This caused a major flooding of their basement.
- Due to the watershed, [REDACTED] Emmett, had severe ground floor flooding on two different occasions. We witnessed the water seeping into the house under the front door. The amount of damaged items and drywall spread out on their lawn was alarming. In fact, the latest flood was the reason why the lower level was not finished before the new owner bought the house. We would have told him that if he had come by prior to buying that place to make an illegal duplex.
- [REDACTED] Emmett garage has had water seeping inside nearly every major rainstorm.

Now that the Alan St. application has been differed by the members from the Committee of Adjustments, along with another application to build additional homes on Emmett, we are more concerned than ever. As the effects of global warming will continue to create more extreme weather conditions, such as longer and heavier rainstorm during all seasons of the year, we urge you to take action and install these laterals immediately.

Common sense tells you not to put the cart before the horse, so please do your due diligence and build the new infrastructure *before* any additional developments as you would in any new subdivision. Doing so would eliminate risk of legal repercussions from property damage or personal harm caused by your inaction.

Respectfully submitted by:

Carol and Mike Jones

[REDACTED] Emmett St.
[REDACTED]