

Public Hearing, Tuesday July 6, 2021

Re: File Number B20/2021P

3 Hurricane Road, Pelham (Part 1)

Submissions/Comments by Owners of ■ Shorthill Place

Our property abuts 3 Hurricane Road to the North. We have previously submitted detailed concerns to Town Council regarding existing drainage deficiencies which will be exacerbated by the development of 3 Hurricane and in particular Part 1.

In the Development Restrictions entered into with the Town by the Developer of Shorthill registered on title to properties on Shorthill Place as Instrument LT 37504 on January 6, 1986, the Owner and Town agreed to install a storm water management system. Same has proven to be inadequate as flooding is an issue in areas of Shorthill Place and Lorimer Street. The developers plan for 3 Hurricane results in the elimination of significant grassy areas as well as significant removal of trees on the parcel. The combination of reduction in grass coverage and elimination of trees with the attendant reduced water absorption combined with run off from roofs and driveways from the proposed development poses severe flooding consequences for adjoining properties. Regarding our property in particular we note that the elevation readings at the front of 3 Hurricane run from 197.24 to 197.45 falling to 195.89 at the rear (3 Hurricane-Part 1) where the property abuts ours with the elevation then falling further. Our rear yard then slopes down from that reading (195.89). We were not aware of the elevations until we received an undated draft plan of severance document from the owners of 3 Hurricane. Given the foregoing elevations, run off clearly flows from 3 Hurricane onto our property as well as others on Shorthill Place and Lorimer Street. In 2020 we provided Town Council with pictures showing the stream like flow of water from 3 Hurricane into our backyard at certain times of year. In light of the existing flooding it is imperative and appropriate that Council ensure that the developer is subject to a drainage plan that protects adjoining lands from run off. We note that the consultant for the developer expediently proposes that Part 1 should drain to the rear of 3 Hurricane (towards our property). There will be additional run off from the roof and driveway of whatever is constructed on Part 1 thereby increasing drainage issues contrary to the Ontario Building Code provisions wherein the main factor to be considered in the grading of a lot after construction are that no additional surface drainage should be directed onto adjacent properties. The developer's consultant proceeds to state that stormwater will somehow be controlled by the use of soak away pits. A soak away pit on Part 1 which is at the extreme northern boundary of the Parcel would simply promote the infiltration of surface water into the surrounding soil resulting in a considerable effect on the groundwater table. Existing ground water flows down to our property, so in addition to the surface water flooding to which we are subject, we are also negatively impacted by existing ground water flow. Any soak away pit would simply amplify what is an already unacceptable ground water flow northward. As we have previously advised Town Council in 2020 ground water flow has been so intense at our property at certain times that our inground pool suffered a torn pool liner which we had to have replaced at considerable expense. The company hired to deal with it advised that the ground water flow had lifted (floated) the bottom of the liner during the

winter/spring period resulting in pressures and movement of the liner that caused tearing of the liner, which they advised is an extremely unusual event.

In summary, the severance requested and development of 3 Hurricane has the potential to significantly increase the water issues outlined above. Existing issues have already been brought to the attention of Town Council in writing in 2020. The development provides the perfect opportunity for the Town to once and for all properly address a defective drainage plan that permits surface/storm water flow northward from 3 Hurricane to the detriment of properties on Shorthill Place and Lorimer Street. We submit that ground/storm water from 3 Hurricane should, as part of the redevelopment of 3 Hurricane, no longer be permitted to simply flow into the backyards of properties on Shorthill and Lorimer but rather same should properly be directed towards Hurricane Road where fortunately the frontage of 3 Hurricane Road itself has recently had the benefit of the installation of upgraded storm sewers that are specifically intended to address flooding issues. Town Council has both the duty and opportunity to impose appropriate conditions to address the runoff/ discharge issue from 3 Hurricane and we would respectfully request that they do so as part of the adjudication process for the severance request.

Dated: June 21, 2021

Submitted by Nancy Bellantino & Peter Moffatt

■ Shorthill Place, Fonthill