

Sarah Leach

To: Holly Willford; Keith Lewis
Cc: Andrew Edwards
Subject: RE: Notice of Public Hearing File B11/2022P

From: Keith Lewis [REDACTED]
Sent: Friday, October 14, 2022 10:27 AM
To: Holly Willford <HWillford@pelham.ca>
Subject: Notice of Public Hearing File B11/2022P

Notice of Public Hearing
File Number B11/2022P
Subject Lands 1053 Pelham Street, Pelham
Lot 177

I am writing with regards to 1053 Pelham Street, Lot 177. Please know that I have concerns with the proposal to build additional properties as I have zero reassurance that the City, nor owner that is planning to build the additional properties with intent on controlling and/or managing the water runoff for the reasons summarized below.

I am the owner of [REDACTED], and have made numerous complaints to the city, specifically Derek Young (Manager of Engineering) with regards to water drainage and runoff from the recently built houses on Homestead, (built by [REDACTED]) which has led to water draining onto my property causing flooding in my basement and damage to my property.

Brief Summary of Events

After calling the City of Pelham with regards to flooding, I was put in contact Derek Young (Manager of Engineering). I explained to Derek Young, that my family had experienced a basement flood for which I believed stemmed from the improper management of water from the recently built houses located on Homestead. I told him that I had recorded video that illustrated a large amount of water flowing through our fence onto our property from houses located on Homestead and that the owner of [REDACTED] had also indicated concerns to the builder ([REDACTED]) that the storm drain located on the backyard of the property was blocked, preventing water runoff from entering the storm drain system. I also explained to Derek Young that our home was equipped with a sump pit with a primary pump and we had installed a secondary backup pump. (which we installed after taking ownership, as we were informed by neighbours that power outages were frequent for the area).

I also explained to Derek Young that I had other concerns with respect to an old concrete pool that was no longer being maintained and had a known leak by the owner located at [REDACTED]. I explained that I informed the property owner of my concerns that I believed the pool leak was contributing to the ground water problem / flooding basement condition. Albeit, the owner made attempts to fix the leak, however the pool is not maintained and the pool continues to leak to this day. Additionally, the property was listed for sale this summer and during the listing period the owner filled the pool several times knowing that the pool was leaking.

For these reasons and [REDACTED], I was forced to hire a basement leak contractor to install an interior weeping system with a secondary sump pit and back up pump to control the existing water problem at a cost of approx. \$18,000. To date both pumps run simultaneously during wet weather and my basement has remained dry, however I am very concerned that additional housing on lot 177 will increase the water runoff for which I will not be able to control / manage.

I have included the email threads below sent to Derek Young to provide you with some additional information with regards to the water damage to my property.

Feel free to contact me at any time to discuss this communication.

Keith Lewis
[REDACTED]
[REDACTED]
[REDACTED]

From: Keith Lewis [REDACTED]
Sent: September 15, 2021 7:12 PM
To: dyoung@pelham.ca <dyoung@pelham.ca>; [REDACTED]
Subject: Fwd: [REDACTED] Grading Issue

To Derrick Young
Manager of Engineering
Town of Pelham

As per our conversation on the phone yesterday, I am awaiting feedback on the lot grading plans based on my complaint filed on Aug 3rd regarding water entering our property from adjacent properties. Please see attached PDF for pictures from excessive water penetration entering our basement at both the sump pit and hydrostatic water along all perimeter walls at floor.

Keith Lewis
[REDACTED]
[REDACTED]

From: Keith Lewis [REDACTED]
Sent: August 23, 2021 8:20 AM
To: dyoung@pelham.ca <dyoung@pelham.ca>
Subject: Fw: [REDACTED]

Derrick,

Can you please let me a date when you will have information regarding the water runoff complaint communicated on the phone / emailed with you on Aug 3rd. As discussed, I am concerned with the excessive water entering our yard from the houses around us which has caused our basement to flood on 3 occasions (July 8, July 22 and August 1st). Unfortunately, not only have we had damage occur to our basement and belongings in the basement, we have issues with our pool liner identified by the pool company as a result of high-water levels causing the pool liner to float and crease. I have contacted the pool company for a quotation for remedy and a basement waterproofing company for quote. Please find the updates regarding [REDACTED] I will keep you updated on any additional information I may have.

Update: Aug 23th 8 Homestead

[REDACTED] excavation returned this morning at 7:00am to scope the main storm drain again at [REDACTED]. Speaking with one of the crew members this morning they stated that they will need to repair the main storm drain and have brought a large excavator, however after a conversation with the home owner at [REDACTED] company left. (at this point I am unaware of the conversation)

Update: Aug 20th

I spoke with the neighbour directly behind us at [REDACTED] yesterday Aug 20th at 5pm, she stated that the city of Pelham has been to her property twice to scope the storm drain (initial scope on August 4th), but due to extreme blockage was not able to complete scope. She is still awaiting feedback from the town based on the second visit.

The home builder, [REDACTED], sent the company that installed the storm drains [REDACTED] to visit the home on Aug 20th (yesterday), to sink hole at side of house as well as the main storm drain installed. The company crew informed [REDACTED] that installed the storm drain is likely the result of settlement and the suspected the pipe was damaged. Company also tried to scope storm drain, but was unsuccessful due to blockage. They told the home owner that they were going to flush the pipe and then attempt to scope again. Results were not shared with the home owner, she has reached out to the home builder [REDACTED] for the results.

If you could please reply to this email with any information regarding your investigation with regards to the lot grading for the houses identified, it would be greatly appreciated as we need to correct this issue as soon as possible.

Thanks Again
Keith Lewis
[REDACTED]

From: Keith Lewis [REDACTED]
Sent: August 3, 2021 10:26 AM
To: dyoung@pelham.ca <dyoung@pelham.ca>
Subject: Fw: [REDACTED]

Hello Derrick, pleasure speaking with you today

Description of Issue - water entering out property from adjacent properties, most recently July 8th, 22nd and Aug 1st. I do have video footage of Aug 1st if you would like to review.

These are the properties that we have seen water enter our yard

(North) [REDACTED]

storm drain in back yard, but recent grading is not providing a natural pathway for water (apparently the city is inspecting sink hole beside house for possible storm drain pipe collapse - according to neighbour)

[REDACTED]

recent landscaping with concreted patio, downspout directed under concrete patio via corrugated o-pipe close to fence, discharge of water enters our property

Both neighbours are aware of issue.

Thanks

Keith Lewis

[REDACTED]



- [REDACTED]
- Pictures are from last flood only Sept 13th and Sept 14th
- basement flooded on 4 occasions (July 8, July 22 and August 1st and Sept 13th -14th)
- August 3, 2021 10:26 AM contacted Derek Young - Manager of Engineering by phone and email - Derrick to pull lot grading plans to assess water run off – waiting for assessment
- Contacted Derrick by email on Aug 23rd for update on lot grading assessment, also provided details of investigation for sink hole and storm drain at [REDACTED] – awaiting reply
- Contacted Town of Pelham – Spoke to Derrick, let him know that we are still having water flooding condition – Derrick stated he was waiting on information from [REDACTED], home builder for [REDACTED] regarding storm drain etc. – awaiting reply



