

Clerk's Note: Participation will be held electronically due to COVID-19 pandemic. Delegations have been notified of the virtual Council Meeting process and a maximum of 5 minutes shall be allotted for each delegation to present his/her position of support or opposition to the relevant item on the Agenda.

Attached are the written submissions provided by residents (listed below) that were notified of the 207 Martin Lane Storm Outlet Report (PW-08-2021).

- David Cowlin, Provided Written Submission.

Report Number: PW-08-2021
Subject: 207 Martin Lane Storm Outlet

Thank you, Your Worship and Members of Council.

My name is Dave Cowlin and I reside at 207 Martin Lane. For reference, on the south side of the street backing onto the canal, west of Front Road. My wife, Nancy and I purchased our home in November of 2012 totally unaware of the easement that runs between the houses to the east of our home which contains a 10 inch storm drain outlet.

Please note that we are in total agreement with the report and its recommendation submitted by administration and the only purpose of this letter is to add some reference as to the severity of the problem and the mitigation efforts that I have done to date.

When we purchased our home, it was observed that there are two sump pits in the unfinished portion of the basement directly below our family room. It was also noted that they were active, unlike some homes where the sump pits are virtually dry other than during unusual weather incidents. Working in the insurance Industry, I am quite familiar with the common causes of basement flooding and how to best mitigate to help avoid an incident. Immediately I installed two new high end 1/2 hp pumps with a battery backup on one pit and a water backup on the other. This setup functioned well when water levels were average with minimal or no concern. The pumps would run generally un-noticed occasionally through the day which I attributed to a high water table living near the water. Changing out the primary pumps every 2 years was a task easily completed between the pump run cycles with the amount of water coming in.

In the summer of 2017, I had an inground pool installed, and to my surprise, there was little to no water in the bottom of the dig. I assumed the installers were going to have a horrible time with the installation. That was my first observation that the water table may not be the main contributor to my active sump pits.

To eliminate the concern of a possible sump discharge recirculation issue resulting from a broken sump discharge line, I took advantage of the excavation and had the 4 inch sump pump discharge pipe running from the back of my home out to the canal replaced at that time.

Coincidentally, three months later in December of 2017, I received a letter from the Town of Lasalle outlining an investigation that was to be completed relative to the

storm drainage system that passes through an easement on my property. The letter also indicated that the Town was to communicate a move forward position once all investigations were complete with an expected response delivery date of mid to late spring of 2018. This was the first time that I became aware that the easement existed and that the 10 inch column of water within a close proximity to my home could be contributing to the constant flow. The results of the investigation and the move forward position never came. I started closely monitoring the correlation between seasonal and weather driven water levels and the activity of my sump pumps. I determined that there is a direct correlation. The higher the water, the greater the flow.

In the spring of 2018, the water levels were rising but I was confidently managing my pumps, so I waited patiently for the results of the investigation and a recommended solution.

2019 was a different story. I always kept one eye on the functionality of the pumps to the point where it occupied more of my daily thought process than it should. In June of 2019, during an evening north easterly wind storm (water levels increase dramatically with a north east wind), I went downstairs to check on the pumps. Water was coming in so fast that my primary pump couldn't keep up. Water would rise to the point that it would activate the pump. With the pump running, water would continue to rise slowly until the battery backup pump would activate. With the assistance of both pumps, the water level would drop to below the backup activation level, the backup would turn off and the cycle would repeat. My fear of a flood that night was extremely high and I ended up monitoring that cycle all night.

I immediately realized that I needed to beef up my system. I upgraded the primary pump to a full 1 hp pump capable of discharging 4600 gallons per hour and replaced the battery backup with a secondary, hard wired 1/2 hp pump plus a third pump that was battery powered. Each pump set with float activators higher than the previous. This new setup got me through the summer and winter of 2019 although I did realize that if I lost power at the house, I would have to be present to power up a gas generator as the battery backup alone wouldn't be able to handle the volume.

In October of 2019, I reached out to the Town of Lasalle to inquire as to whether the results of the investigation were available to assist me in my quest to resolve this escalating issue. This correspondence started the process that brings us here today.

The spring of 2020 brought with it similar water levels as 2019. Knowing that I still had a vulnerability with the loss of power, I arranged to have a Generac whole house

natural gas generator installed. If I lost power at my home, there simply are no battery or any alternative powered pumps available that can move the amount of water required to keep up.

To give you an idea of how much water is coming in, I took a video:

<https://youtu.be/IdiMMb-tz5g>

My once routine task of changing out the pumps is now a carefully orchestrated and timed event. Ideally when there is a strong south west wind (low water levels) while running a separate submersible pump with a 100 foot, 2 inch pool hose out the basement window just to give me enough time to change it out. A process that is quite nerve taxing.

Two final observations:

When Hurricane sanitation came out to my home in September of 2020 and plugged the outlets at the road and at the canal, I went into my basement to observe the effect and the water virtually stopped, providing me with the conclusion that there is no question that the source of the extreme volume of water is the compromised storm sewer outlet running through the easement alongside my home.

My Neighbour to the East that shares the easement has a crawl space rather than a basement but shares a common experience to a lesser degree. Also, the back of their home lines up with the back of our garage. Which supports the conclusion that the saturation exists adjacent to the garage footing.

I very much appreciate your consideration and am fully prepared to accept the responsibility of repairs as outlined in the terms of the recommendation made.

Thank you,

David Cowlin

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