



AGENDA

TOWN OF ERIN COURT OF REVISION

March 3rd, 2020

11:00 AM

COUNCIL CHAMBERS

1. Call to Order
2. Administration
 - 2.1 Nomination and Appointment of Chair of Court of Revision
 - 2.2 Nomination and Appointment of Secretary to Court of Revision
3. Declaration of Pecuniary Interest
4. Approval of the Agenda for March 3rd, 2020
5. Summary of Appeals to the Court of Revision on Assessments to the Ospringe Drain
 - 5.1 Schotsch-23-16-000-005-09001-0000
6. Engineer's Oral Submissions
7. Appellant's Oral Submissions
8. Late or Oral Appeals, if any
9. Deliberation of Court of Revision
10. Rendering of Decision of Court of Revision to Vary or Stay the Assessments
11. Adjournment

TOWN OF ERIN COURT OF REVISION- OSPRINGE DRAIN- SUMMARY OF APPEALS

Roll #	Owner	Address	Appeal Summary
23-16-000-005-09001-0000	SCHOTSCH, Maximilian	8947 Wellington Rd 124	Appealing Section 52(1) for the construction or improvement of a drain.

Ospringe Drainage Plan – Thomas Field Subdivision

Impact to Schotsch property located at 8947- Wellington Road 124/Lot 13-Concession 3

Date: February 25, 2020

We purchased our land at 8947 – Wellington Road 124 in 1967. We built our home in 1968 – at this time the flow of ‘spring run-off’ seemed to be the only time we saw any water in the back of our lawn. At this time the creek originated from a small pond on the Grundy farm property on the northwest side of Hwy 124.

The Grundy Farm sold and was developed into a subdivision (approx. 2005?) and at that time storm sewers were built and emptied into the enlarged pond. The pond level was managed by a controlled dam which would cause our small creek/back ditch to overflow during the spring thaw. At this time the Township under the direction of Rod Finnie, hired a hydrologist (from Oakville) who came and monitored our well to make sure that our water levels were maintained and not impacted from the development. All was determined to be ok as it had no impact on our water levels or quality of water.

Since the development of Thomas Field Subdivision, in the spring/summer 2019 we have noticed great changes to the water quality in our home. It ran black coming out of the taps and a bathtub full of water appeared dark grey. We have since installed a water filtration system and purchased a new water softener and hot water tank which has helped in resolving these issues.

In early January 2020, 2 days of rain and runoff from Thomas Field Subdivision caused tremendous flooding, muddy water and silt on our lawn. This was like nothing we have experienced before. The water overflowed our small creek/back ditch covering 3 acres of field with at least 6" – 12" of water, overflowing our small footbridge, flooding a tool shed, encroaching on our firepit, making it impossible to utilize our property. Some of our large trees uprooted and many are in danger of falling due to erosion. The water flow was so rapid that you could have kayaked – we have videos. Our septic system may only be 12-18" above the high flood mark that we witnessed. This is the first winter since 1968 where the small creek/back ditch has not frozen, most winters it is completely empty or may have 2-3 inches of frozen ice.

Measurement of this flood shows that the suggested 2 drainpipes (60 cm diameter each) provided in the Drainage plan will only allow 1/3 of the water volume to flow. The rest of the water would overflow onto our lawn, the field and the forest.

Our neighbor to the west on Hwy 124, Carl Minor, has a 1.6 m culvert under his driveway. This allows us to calculate the volume of water coming on to our land as it was 65% full in early Jan 2020.

Below is the calculation of how much water is expected to come through the ditch (currently 5' wide, 24" deep at low water levels) on our property from our neighbours 1.6 m culvert. These calculations were obtained with the assistance of an engineer in February 2020.

Carl's culvert 1.6 m wide

Culvert radius = .8 m

Formula → $R^2 = .64 \times 3.14 = 2.01 \text{ m}^2$

There was a 65% water flow at the last flood. The calculation from Ospringe Drainage plan proposed 2 culverts for us with diameters of 60 cm each.

Results: $R^2 = .3 \times .3 = .09 \text{ m}^2$

$.09 \times 3.14 = .28 \text{ m}^2$

(two culverts) $.28 \times 2 = 0.5652 \text{ m}^2$

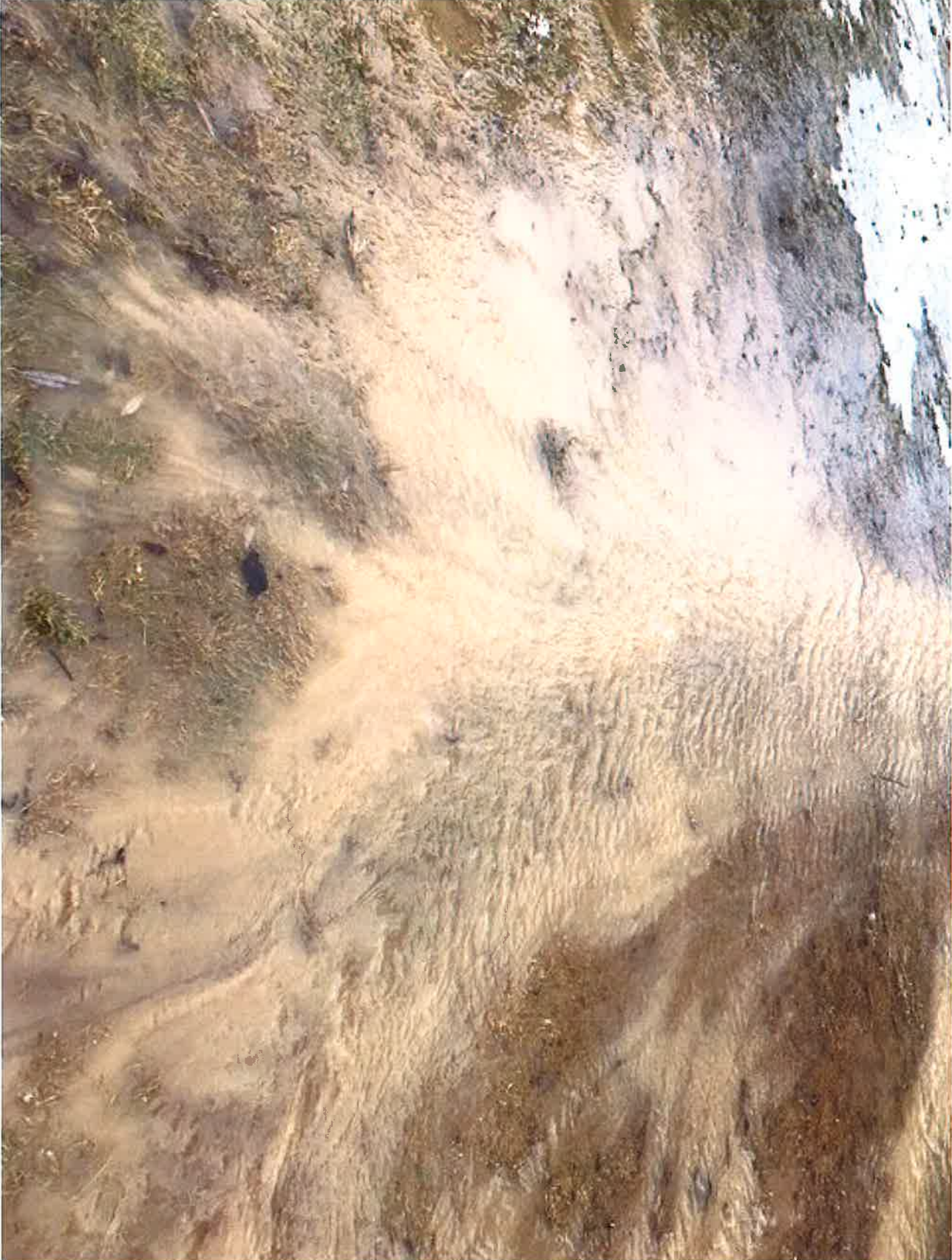
At 65% water flow (as last flood in Jan 2020) our neighbours was 1.30 m^2 and with us on the downside would require 4 – 5 60 cm culverts to manage the water flow or 2-3 larger culverts. These small culverts suggested in the proposal seem to be completely inadequate based on our findings.

In consideration of the damage already incurred to our property and the calculations above, we have great concerns with the current Ospringe drainage plan for Thomas Field Subdivision and want to ensure that reassessment and proper measures are taken. What reassurance can we be given to ensure that we are not further impacted as we face the spring thaw and that our property value is not negatively impacted by the development of Thomas Field Subdivision?











JAN 11-12 2020

