

Municipality of Uxbridge and Durham County Planning Offices, and Councils

RE: the proposed development of 181 Toronto St., Uxbridge, On

Submitted by: Darlene and James Nicholson, 32 Fred Barnard Way, The Glens, Uxbridge

As home owners in the Glens Community backing onto the proposed development, we will be impacted by whatever is developed on the land in question. We agree with other submissions by our community on the impact of what will be built, but have another serious concern.

The concern is the runoff of water into our property. We have found since moving here in 2021, The Glens was built on a marshland. Water problems have been an ongoing problem for many residents. The water table is high and the drainage poor. We immediately had water issues that burned out our sump pump and lead to the spending of more than \$25,000 last summer to contain the water issues. A camera was sent down to look at the drainage pipes. Clogged and broken pipes had to be replaced.

We see from the site plans that the developer may be unaware that the so-called catch basin dead-ends and has no exit to a sewer line. No one seems to know who built this basin but it is on our property line sitting in a marsh. We had this drain scoped which showed it does not empty into a sewer line but dead-ends. We cleaned out the years of dirt, vegetation and garbage that had filled this basin.

Our question is why was that pit built here. Walking the property to be developed, **we found a very primitive runoff system that drains high ground properties on the other side of Toronto St.; travels under Toronto St (who approved a passage under a highway?) into the 183 site and above ground runs to the swamp in the back corner of the property where the catch basin is located.**

As mentioned, we have water problems **now** caused by this poorly drained property and system. It is our opinion, that when you add runoff from the buildings, driveway and parking areas plus snowplow snow hills in the spring coupled with the removal of existing trees and vegetation, our properties will be flooded without a modern sewage runoff system built to divert the water flow into the Toronto St sewer system. There is a precedent in Shobrook Gardens where the drainage was separated from the 183 lot and The Glens. The drainage was redirected along Elgin St and into Uxbridge Brook.

To prevent a costly mistake, we would ask that a professional site water assessment and sewer system plan be submitted to the Municipality before any approval is considered and a copy shared with us.

Thank You for you considerations,

James and Darlene Nicholson