

Written Delegation for Statutory Public Meeting - Millcroft Greens (PL-12-21 or File: 505-07/20, 520-07/20 & 510-02/20)

The Grading and Drainage By-law 52-2018 states that *“It is the responsibility of the Owner and Applicant to ensure that any changes in grading and drainage will not have a negative impact on neighbouring properties”*.

And if it does, then what?

Perhaps this By-law needs to be amended to include lands and residences along the entire length of the watershed. One year ago, I spoke before the Environment, Infrastructure & Community Services Committee expressing concerns about the impact of overbuilding. I'll reiterate some of those comments here.

Millcroft residents have spend the better part of the last year voicing their opposition to the Millcroft Greens proposal. The location and scale of this project bring with it myriad impacts, including disruption to the Appleby Creek watershed and the surrounding water table.

Here in the Shoreacres neighbourhood, we share their concerns and also wonder what will happen to properties situated downstream. We know that the creeks running through Millcroft also run through south Burlington and into Lake Ontario. We know we live in a high flood-risk area. We know longtime members of our community who never had water entering their homes but now have repeated problems with basement flooding and excess runoff caused by overbuilding. If we know there is risk and/or precedent, why are we not doing more to **discourage** development along sensitive areas?

This is major construction within a long-established neighbourhood, which also means the existing homes could be at an increased risk of residential flooding due to hydrostatic pressure. While perhaps not likely in this scenario, it should still be cause for concern since this type of flooding, according to industry experts, is not typically covered by insurance.

Is every homeowner within range - and downstream - of the development expected to conduct a pre-construction inspection, at their expense, to determine if they are safe from flooding? If even one home in this catchment should experience a flooding event during or after this construction project, will the City of Burlington and Argo Developments assume responsibility for property loss and damages? If the answer is “no”, then this application should be declined. As we (Active Community Teamwork - A.C.T.) have stated in previous delegations, no one should be expected to incur any expense as a result of another's construction practices.

From an environmentalist point of view, and given the City's **unanimous** declaration of a Climate Emergency in April 2019, why are we even having a discussion about altering an established ecosystem and impacting an important watershed for the sake of a development?

If this application continues its course and receives approval, we seek the inclusion of a provision for compensation/recourse for residents who may suffer the ramifications (in addition to any compensation the developer may offer for loss of lot value).

Respectfully submitted,

Leslie Barbeta
Co-Chair, Active Community Teamwork (A.C.T.)