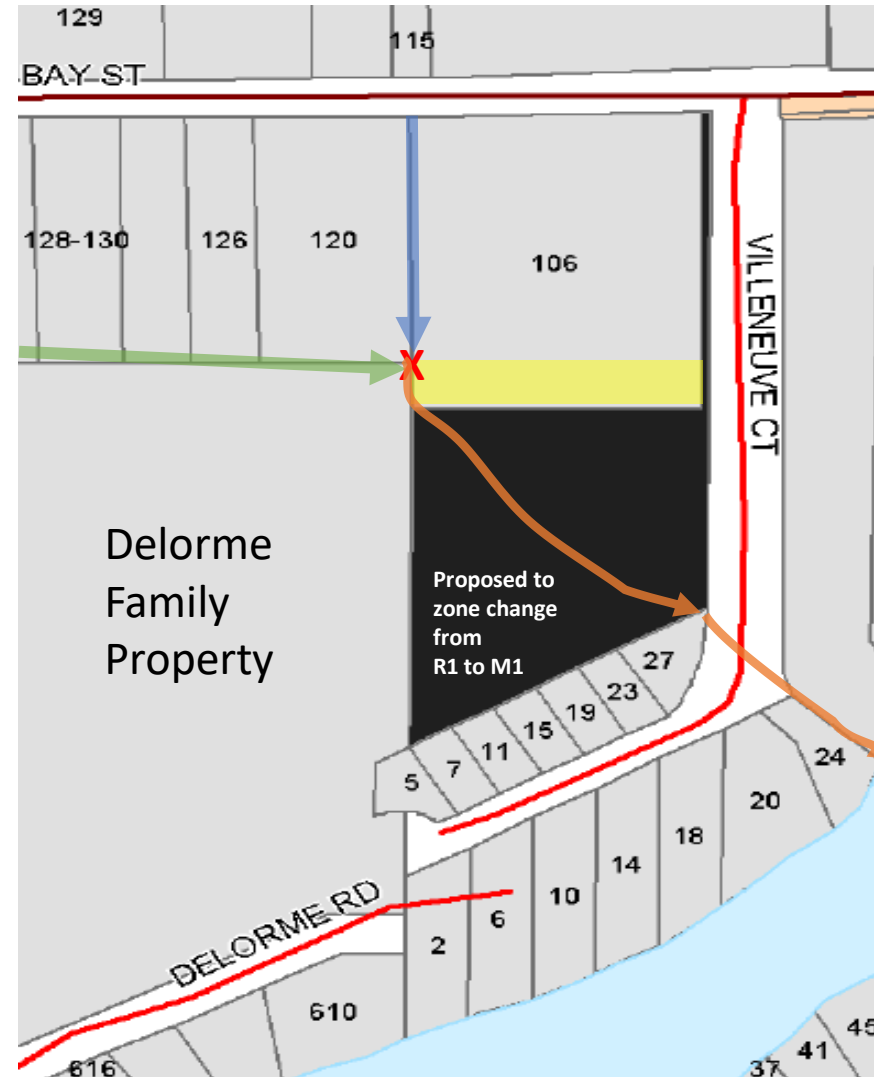


# Appendix to support written submission for ZBLA2021/04 - Proposed Zoning By-Law Amendment at Villeneuve Court

By Pierre Leblanc,  
on behalf of H  l  ne Leblanc  
120 Bay ST.

Planning Advisory Committee Meeting  
March 8, 2021

# Historical Water Drainage System

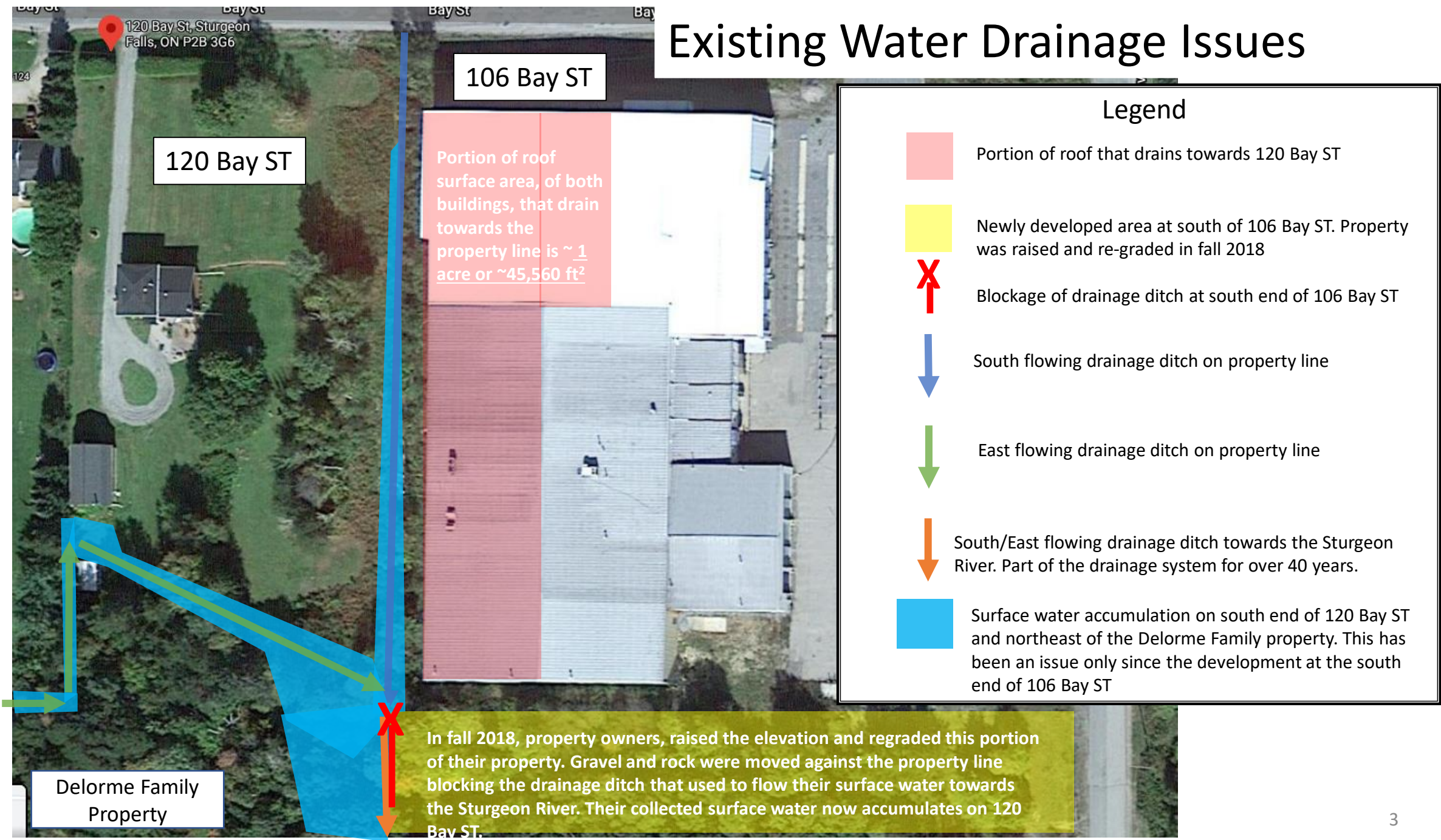


- The orange arrows in both images represents the approximate path of the south/east drainage ditch that flows water to the Sturgeon River.
- This drainage is blocked at the red “X”.
- A drainage plan for adjoining properties 106 Bay ST and proposed lot should have a drainage as effective as historic drainage system in place for over 40 years.

Google Satellite image was taken before development at south end of 106 Bay ST. **Slide 7** provides a current view of this portion of the property.



# Existing Water Drainage Issues





**106 Bay ST**

Surface water from roof collected and discharged on adjacent property. All along the building

Portion of roof surface area, of both structures, that drains towards the property line is approx. 1 acre or ~45,560 ft<sup>2</sup>





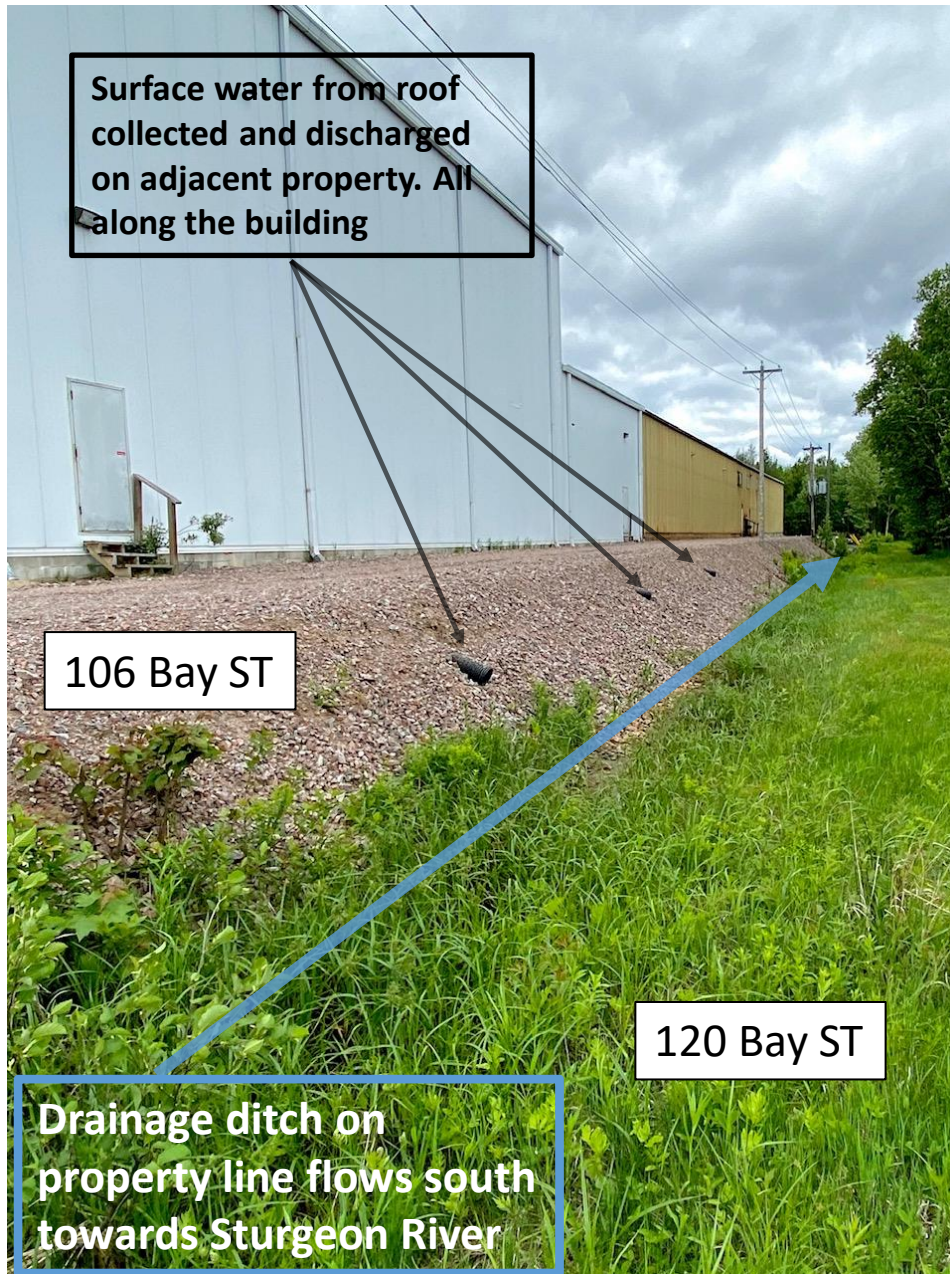


Photo Taken on June 6, 2020

- Owners of 106 Bay ST have back filled their portion of the drainage ditch on property line. They are essentially draining their surface water 120 Bay ST.
- Portion of roof surface area, of both structures, that drains towards the property line is ~1 acre or ~45,560 ft<sup>2</sup>
- By-Law 2001/71 - Property Standards – West Nipissing
  - 3.3 Sewage and Drainage - 3.3.3 **No roof drainage or sump pump shall be discharged on sidewalks or stairs of the premises or neighbouring property.**
- Ontario – Ministry of Agriculture, Food and Rural Affairs
  - Property owners that collect surface water (e.g. roof or downspouts) have an obligation to discharge that water where it will not cause problems to downstream property owners.



- Impact of one single storm demonstrates the significant quantity of collected surface water being discharged from the large roof surface area towards neighbouring property at 120 Bay ST.
- Older building with no downspouts.
- Slide 5 depicts condition of slope in photo taken earlier the same month.



Photos were taken on June 28, 2020 after a single storm.



# Recent Development on Industrial Property

South end of 106 Bay ST as described on [slide 3](#) – area highlighted in yellow. Satellite photo on slide taken before property owners raise the elevation of this portion of their land.



Photo taken in April 2019



Development at south end of 106 Bay ST blocks traditional southeast drainage ditch (see slides 2 and 3). This blockage causes surface water, mainly from 106 Bay ST, to accumulate on the south end property of 120 Bay ST and Delorme family property.

Yellow lines represent the property lines.

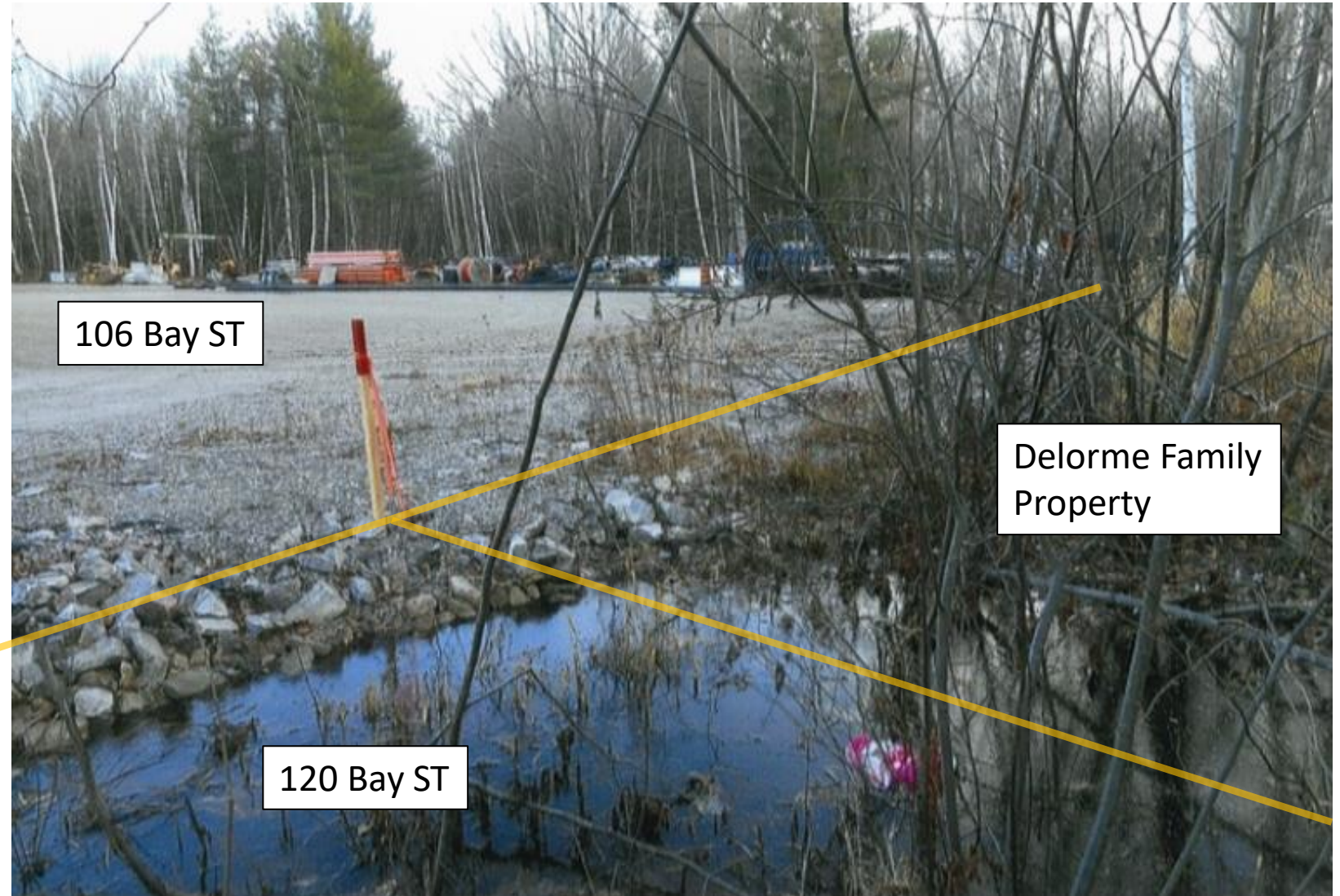


Photo was taken in fall 2020



Photo depicts surface water accumulating on the south end property of 120 Bay ST. and Delorme family property.

For over 40 years, water never accumulated like this.

Yellow lines represent the property lines.

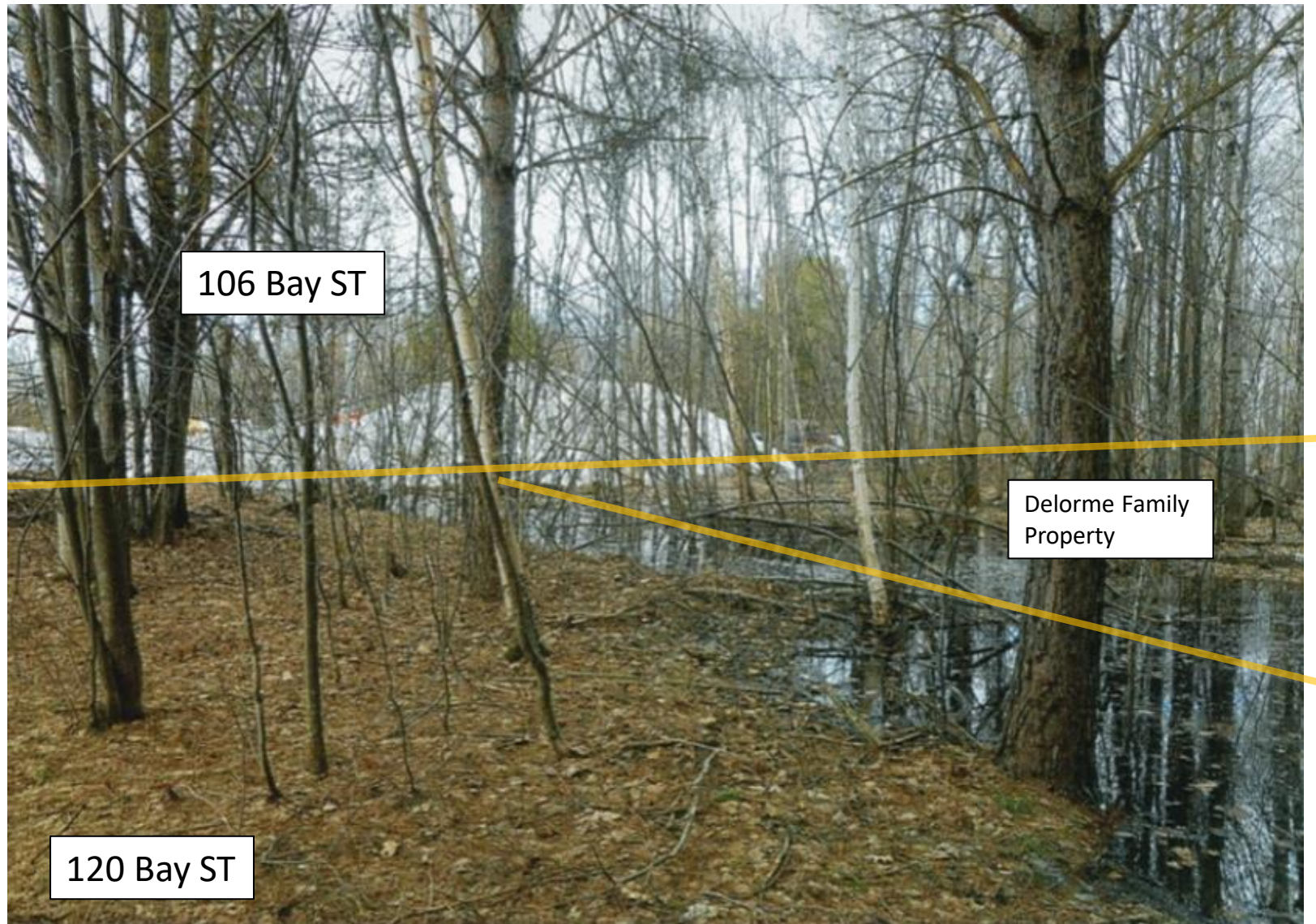


Photo were taken in spring 2020



Photo depicts surface water accumulating on the south end property of 120 Bay ST. and Delorme family property.

For over 40 years, water never accumulated like this.

Yellow lines represent the property lines.

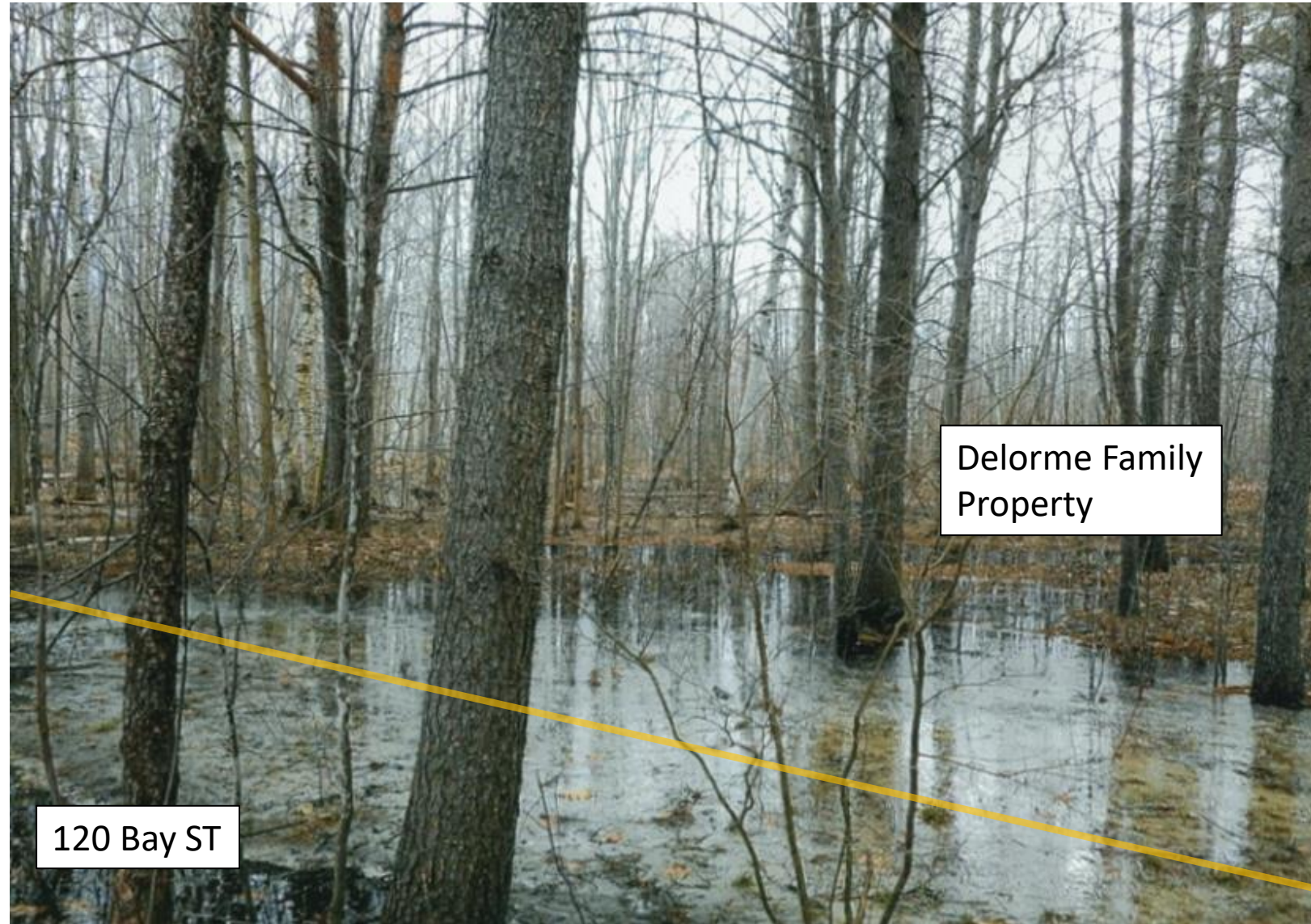


Photo were taken in spring 2020



South end of 120 Bay ST  
looking towards 124 Bay  
ST



Photo taken in fall 2020



South end of 120 Bay ST and  
neighbouring property 124 Bay  
ST



Photos taken at various times in spring 2020