

FLOOD ADVISORY COMMITTEE

A meeting of the Flood Advisory Committee was held in Council Chambers on Monday, August 12, 2024 at 9:00 am.

Present: Councillor Tim Johnson, Chair
Councillor Lisa Patton
Councillor Mike Cooper
Mayor Christine Blair
Hank Kolstee, Citizen Representative
Michelle Boudreau, Director of Public Works
Dan Troke, CAO
Rod MacLennan, Project Supervisor/Consultant
Terry McKay, Manager of Land Protection, NS Agriculture

Regrets: Robert Monk, Citizen Representative
Charlotte Sullivan, NS Environment & Climate Change

Approval of Agenda: James Johnson pit on Pictou Road was added as item 7.a and Troy Stone property was added as item 7.b.

Moved by Councillor Patton and seconded by Councillor Cooper

“That the agenda be approved as amended.” Motion carried.

Approval of Minutes: Moved by Hank Kolstee and seconded by Councillor Patton

“That the Minutes from the meeting on June 17, 2024 be approved as presented.” Motion carried.

Business Arising from the Minutes: A letter was sent to Troy Stone regarding the options for cost sharing and to advise if he wished to proceed with the work. No response was received from the owner so the project was removed from the list.

A letter was sent to Lloyd Shipley outlining his responsibilities for obtaining cost sharing from the neighbouring properties and his payment options. Staff reviewed the letter with the owner and how release forms and cost sharing arrangements would work. Rod to meet with property owner to discuss scope of work.

New Applications: The following new applications were received:

College Road – Woodbury:

- Flood work was completed in the past on this same brook across the road
- This property was on a project list in the past but was removed by the owner
- Flooding issues affect the property but do not pose a threat to the primary residence
- Banks along the brook are eroding with heavy flows
- Rod to do a site visit and review the wooded area to determine cause of the issue

Chestnut Court – Parker:

- Related to the same issue as the Shipley application
- Rod to schedule a site visit

Truro Road – Terry:

- Bank stabilization completed in 2014
- Heavy flows are topping the rocks and eroding rear of property
- Rod to schedule a site visit

**Review of Projects for
2024/25:**

The following updates were made to the project list:

Portapique Cemetery:

- Rod completes site visits twice a year – spring and fall
- No change in erosion in the past number of years
- Assessment listed as commercial – further clarification needed on cemetery assessments
- Erosion also caused by coastal waters which does not meet policy
- Committee to determine if this remains on the list or remove
- Michelle to review non-profit statuses for new policy changes

Moved by Mayor Blair and seconded by Councillor Patton

“That staff send a letter to the Portapique Cemetery Co. for clarification on association structure and property assessment.” Motion carried.

Highway 311, North River (Sani):

- Site visit completed by Contractor
- Agreements signed by property owner
- Timeline of work contingent on contractor equipment

Farnham Road (Fenerty):

- Received email from area resident with concerns of worsening flood conditions in the area since berm construction
- Recent heavy flows topped the new berm, flows backed up and caused flooding around all berms in the area
- Issues with neighbouring berm around Dalton Court
- Future work could involve extending the Fenerty berm onto private property to Dalton Court and the neighbouring property
- Private bridge in trailer court is also causing water to back up
- Remaining work includes re-shaping berm and seeding
- Owner has notified County numerous times he would like the berm extended along the tree line to close his property off and extend to the private berms behind neighbouring mini homes. This would extend beyond his property and could worsen flooding conditions

Discussion was held on the risk and liability issues associated with moving water from one property and potentially causing damage to another. Rain events from the last 3 years have been astronomical and pipes are not designed for these events nor will any future designs be able to accommodate this. Most municipalities in the province do not have a flood remediation program. The Committee needs to have a

more thorough review and discussion on the potential for flood risk and liability, types of projects that should be included under the program, or if the program should exist.

MacLand Drive, Onslow:

- Rod met with Fred Hamilton and reviewed scope of work
- Mr. Hamilton does not have the financial funds to contribute but will donate 3 culverts that are needed
- If work is only completed on the upper end on MacLand/Oakland, the field will become a spillway
- NSPW culvert across Oakland needs replacement
- Double culverts in Smith driveway need to be replaced – this property is currently listed for sale
- Release forms to be signed by Smith (Michelle to contact) and property owner at Civic 53

Wharf Road, Great Village (Hudson):

- Rod to schedule another site visit

Onslow Mountain Road (Drainage), Belmont:

- Michelle sent email to Chris Verge re: increasing size of existing culverts – no response received; Michelle to follow-up

Mountain Lee Road (Drainage), North River:

- Letter sent to new owner – no response
- Councillor Patton to contact and discuss project and release form

Lower Harmony Road, Harmony (Roost):

- Rod and the Contractor visited the site and planned scope of work
- New calculations completed and current budget not sufficient
- Will not change owners cost sharing as they are capped at \$2,500

Moved by Mayor Blair and seconded by Hank Kolstee

“That the cost estimate for the Roost property be increased to \$17,000.” Motion carried.

Mountain Lee Road, North River (Morrison):

- Survey complete
- Owner is aware of cost sharing amounts and wishes to proceed with the work
- Release form to be signed

Old Salmon River School Walkway:

Heavy flows in July caused damage to the recent bank stabilization completed on the old Salmon River School Walkway. Rod completed new stormwater calculations on the watershed area and a five-foot culvert would be required to handle the flows but is not recommended. Future works could involve replacing existing culverts with a bridge or creating a spillway. As this is a watercourse, remediation options are limited. Option right now would be to place new armour rock at a cost estimate of \$2,500. Dan to look into status of land purchase.

Moved by Councillor Patton and seconded by Councillor Cooper

“That the Committee proceed with the placement of armour rock on the Clarke property at an estimated cost of \$2,500 to be funded entirely by the FAC budget.” Motion carried.

Farnham Brook Berm:

Discussed above with review of projects.

**James Johnson Pit –
Pictou Road:**

This project has been on the list before but did not proceed. Driveway of gravel pit is eroding and owner wishes to proceed with an application. The property is assessed as resource forest but the driveway supports a commercial operation. Therefore, this does not meet policy. Councillor Johnson to advise the owner.

Troy Stone Property:

Councillor Patton was approached by Troy Stone again since the last heavy rains caused increased erosion to his property. The owner does not have the financial means to proceed so Councillor Patton asked if the project could be added back to the list. Original scope of work involved rocking three sections along the brook which would not prevent flooding on his property. Owner may want to explore options of raising the pad of his mini home instead. Also, the province may have future plans for culvert upgrades in the area, which could increase flooding. It was suggested to confirm what the Province’s plans are before making any decisions on this property.

New Business:

None.

Future Meeting Dates:

The next meeting is scheduled for Wednesday, September 11, 2024 at 9:00 am in Council Chambers.

Adjournment:

Moved by Councillor Patton

“That the meeting adjourn at 10:38 am.” Motion carried.

Crystal Deuille,
Recording Secretary