

FLOOD ADVISORY COMMITTEE

A meeting of the Flood Advisory Committee was held in Council Chambers on Tuesday, April 14, 2026, at 9:00 am.

Present:

Councillor Lisa Patton, Chair
Mayor Christine Blair
Councillor Mike Cooper
Hank Kolstee, Citizen Representative
Robert Monk, Citizen Representative
Rod MacLennan, Project Supervisor/Consultant
Terry McKay, Manager of Land Protection, NS Agriculture
Chris Verge, Area Manager, NS Public Works
Paul Smith, Director of Community Development
Michelle Boudreau, Director of Public Works

Regrets:

Councillor Tim Johnson, Vice Chair
Dan Troke, CAO
Charlotte Sullivan, NS Environment & Climate Change

Approval of Agenda:

Moved by Councillor Cooper and seconded by Hank Kolstee

“That the agenda be approved as presented.” Carried unanimously.

Approval of Minutes:

Moved by Hank Kolstee and seconded by Councillor Cooper

“That the Minutes from the meeting on January 13, 2026, be approved as presented.” Carried unanimously.

Business Arising from the Minutes:

The concerns with the Town infilling the Robie Street ballfield were discussed at the last FAC meeting as well as the recent Joint Flood Advisory Committee meeting. Discussion was held around the current infilling policy, the need for updating the policy, importance of maintaining the buffer zones around brooks and rivers, and the ongoing risk and concern of dyke breaches and coastal erosion and flooding.

Moved by Robert Monk and seconded by Councillor Cooper

“That the Flood Advisory Committee refer the cut and fill requirements to the Joint Flood Advisory Committee for further discussion and potential discussion with the province.” Carried unanimously.

New planning rules/plans have been adopted by both the Town and County. Province guidance is that infilling should occur in the 1:20 flood plain areas. Cut and fill was first introduced by the province in 1996 and has been implemented via the current land use bylaws. Cut and fill practices require that groundwater must not be affected as well as achieving positive drainage in the area. These practices also present options to purchase other lands to utilize for cut and fill.

The County has adopted the updated 2025 provincial flood mapping while the Town is currently using the information from CBCL's 2016 Flood Risk Study. As the County does not have any control over other

municipal unit practices, the best course of action is to consult with the province on cut and fill requirements.

New Applications:

No new applications were received. An article will be included in the upcoming municipal newsletter on the availability of the flood program.

Review of Projects for 2025/26:

The following updates were made to the project list:

MacLand Drive, Onslow (Anonymous):

- Pending application from new property owner

Wharf Road, Great Village (Huson):

- Rod to schedule site visit with property owners

College Road, Valley (Woodbury):

- Property owners to advise Committee by June if proceeding with work
- If proceeding, owners to remove trees prior to any work being done

Impacts to Previous Projects, March 17 Flooding:

With the March 17 flooding in the area, some previously completed projects suffered some damage. Rod completed site visits at the following properties:

Farnham Road, (Fenerty):

- Farnham Brook broke through a section of the newly constructed berm at rear of Dalton Court
- Plan is to create a spillway area approximately 20 feet wide to take some of the pressure off the berm during high flows and help to alleviate future berm damage
- Initial cost estimate of \$3,000 but Rod to revisit and update costs for repairs at next meeting

Onslow Mountain Road, (Cormier):

- Significant water surrounding house and flooded basement
- Original issue was with the existing drainage ditch not being maintained
- Committee supported the construction of a new drainage ditch from fields at rear of property and alongside the Cormier property, as well as placement of armour rock in the ditch across the road to redirect flows back to the river
- Ongoing issue with water backing up at the bridge and cross culvert and flowing across a few neighbouring properties – will not be able to completely resolve flooding in this area
- During a previous site visit, Rod noted two drainage pipes coming from the residence and recommended that the homeowners install backflow valves on the outlet pipe; unknown if this was completed prior to flooding
- Some damage to the armour rock on opposite side of road – Rod to complete another site visit and prepare cost estimate for repairs to next meeting

(Mayor Blair left at this point in the meeting.)

Discussion was held on the completion of flood works on private properties and the false sense of security it presents to property owners that it will alleviate all future flooding. The flood program and completed work are meant to improve efficiencies related to flood waters and not to eliminate all flooding events.

Committee members were reminded that the updated policy includes a one-year maintenance period for projects completed since the updated policy took effect. Both the Fenerty and Cormier properties were completed prior to this change.

New Business:

In 2025/26, a tender was advertised for hired heavy equipment comprised of four pieces of equipment and hourly rates for each. The tender was awarded to the lowest bidder based on the combined hourly rates of all equipment. If the lowest bidder was unavailable to complete a project, the tender allowed the next lowest bidder to be hired. Staff are recommending that the same process be followed for the 2026/27 year.

Moved by Councillor Cooper and seconded by Hank Kolstee

“That the tender for hired heavy equipment for 2026/27 flood projects be advertised and that the tender be awarded to the lowest bidder based on the total of all equipment hourly rates, with the option to use the next lowest bidder should availability be an issue.” Carried unanimously.

(Rod MacLennan left at this point in the meeting.)

**Consulting Proposal
2026/27:**

Each year a new proposal is submitted by Rod MacLennan for consulting and supervision services for the upcoming fiscal year. The new proposal for 2026/27 remains the same as last year with a monthly stipend of \$700, 10% of projects costs for construction/supervision and \$75/hour for site inspections.

Moved by Hank Kolstee and seconded by Robert Monk

“That the consulting services proposal by Rod MacLennan for 2026/27 be approved as presented.” Carried unanimously.

Future Meeting Dates:

The next meeting is scheduled for Tuesday, May 5, 2026, at 9:00 am in Council Chambers.

Adjournment:

On a motion by Councillor Cooper, the meeting adjourned at 10:10am.

Crystal Deuville,
Recording Secretary