



WEST HANTS REGIONAL MUNICIPALITY REPORT

Information ✓	Recommendation ☐	Decision Request ☐	Councillor Activity ✓
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To: Committee of the Whole – West Hants Regional Municipality

Submitted by: Jim Ivey, Councillor Windsor South, District 11

Date: May 14, 2024

Subject: Flood Zone and Stannus Street / Cunnable Creek

LEGISLATIVE AUTHORITY

Meeting and Committee Procedural Policy – Councillor Report

RECOMMENDATION or DECISION REQUEST

Council direct the CAO to engage staff to separate the Stannus Street combined storm and sewer water system during the summer of 2024.

BACKGROUND

Property ☐	Public Opinion ✓	Environment ☐	Social ☐	Economic ✓	Councillor Activity ☐
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Discussion on stormwater and combined sewer overflows have been frequent within the Windsor West Hants area for the past 3 years.

Little has been done to mitigate or reduce the impact of flood and sewer waters from overflowing on public and more importantly private property (aside from studies and reports).

The amount of time and resources expended over the last 2.5 years to get a report that is incomplete and errored in December of 2023, is immeasurable. That it contained detailed technical information without recommendations is incomprehensible. To our discredit, that we have continued on a second phase of the original report without any short-term fixes in place to mitigate the sewer water overflow is a major failing.

In our last Council meeting, we were effectively discouraged from directing staff to engage in solutions that would have us engaging in private property solutions. We can agree that we should not be in that realm (despite the fact that we have berm-protected private properties from tidal flood waters, repaired gravel driveways where gravel shifted and paved private parking lots among other private property matters).

Given that one of the most significant problems on Stannus street is that the slope of the road is toward private properties. Since the sewer water is bubbling up from our municipal pipes, and overflowing from our municipal streets onto private properties, since Stannus Street was more importantly resurfaced in 2014, from open trench system to a closed system without an expansion of the combined storm sewer system, this report is to direct staff to initiate and separate the storm and sewer system along the length Stannus Street this summer – 2024. It is the only obvious, albeit embarrassing solution to solve the issue of sewer water continually rising up from under our streets and onto public and more concerningly onto private property.

At this stage, we might be asking ourselves, how did we get to a point whereby a recommendation for a same-year / 2024 road project is being recommended in May 2024? A verbal chronology will be provided from activity over the last 2.5 years, ideally if time permits, along with a handout that will be circulated in advance of the meeting.

DISCUSSION

To be determined by Council.

NEXT STEPS

To be determined.

FINANCIAL IMPLICATIONS

To be determined

ALTERNATIVES

Options for motion revisions or other options from Councillors

ATTACHMENTS

Ideally chronology handout to be circulated in advance of the meeting.

CHIEF ADMINISTRATIVE OFFICER REVIEW

Respectfully Councillor Ivey has expressed his thoughts on the position of staff regarding the construction of berms on private property. To clarify, staff are not opposed to this strategy, and would carry out the project of berming if directed by Council. Staff were expressing the

responsibilities associated with the construction of the berms that would need to be accepted by Council should this project proceed as well as it's anticipated impacts on neighboring public and private properties and operational requirements. By request, CBCL representatives will be present at COTW to help speak to the anticipated performance and effectiveness of the berms. Council should further reflect on the berm proposal at that time. It may prove to be an effective infrastructure strategy. If directed by Council, staff will respond with operational requirements and procedures to carry out this strategy.

In preparing comments for this report staff reflected on the CBCL Stormwater Plan and on Page 56 Section 6.2.3 **"Cunnabel Creek Option 3 – Separating Stannus Street"** there is reference to the storm water separation proposed by Councillor Ivey. The Class D estimate for this was \$16,800,000. This is also one of the shorter-term options that is going to be studied more in depth in the Phase 2 plan.

Staff await Council's direction on this matter and the recommendation proposed in the report.

Report Prepared by: Jim Ivey
Councillor, Windsor South, District 11

Report Reviewed by: 
Mark Phillips, Chief Administrative Officer