

From: Rick Smith
To: [PublicOnlyCouncilEmail](#)
Subject: Stormwater - Tremain Crescent
Date: March 15, 2025 7:31:21 PM
Attachments: [Rick12.pdf](#)
[Treachotic Marsh and Tremain Crescent Flood Images 2021 through 2024 Compressed.docx](#)

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To all Councillors.

I am writing you regarding the motion passed at the Committee of the whole on March 11, 2025, regarding the stormwater issues on Tremain Crescent. We were extremely disappointed that a motion was passed by Council, to defer any action for about four years, while yet other options are developed,

Attached is a summary of my notes relating to the stormwater issue on Tremain, as well as several pieces of correspondence on this matter. These e-mails will certainly clarify that we have been actively trying to move forward and not stalling, as suggested by the Director of Public Works.

The attached photos and their captions will hopefully provide you with a clearer understanding of the level of stormwater that flows across our property. Keep in mind that these photos were **not taken** during the peak of the storms.

Kindly take the time to review this information, so that each of you will be able to make an informed decision when this motion comes back to Council on Tuesday, March 25th.

I am certain, that a less expensive option can be developed and provide an immediate level of mitigation, while providing a shorter-term solution to both residents and the West Hants Regional Municipality.

Respectfully submitted,

Rick Smith



Figure 1 Ditch swale at 335 Tremain daily fall maintenance



Figure 2 Ditch swale at 335 Tremain facing street and catch basin



Figure 3 Flood water rising to top of ditch and culvert



Figure 4 Flood water at top of culvert



Figure 5 Flood water spreading across sides of ditch banks



Figure 6 Culvert fully backed up causing floodwater to breach top of curb & flow across street



Figure 7 Culvert still backing-up floodwater across street and further onto sides of property



Figure 8 Culvert continues backing up and further flooding properties and street



Figure 9 Culvert fully backed up with flows running fully over curb and street



Figure 10 Flood water from across the street and open -incomplete culvert at right driveway



Figure 11 Floodwater from street & incomplete / open culvert between properties across the street.



Figure 12 Backyard of property across the street knee deep



Figure 13 Backyard floodwater settled across the street



Figure 14 Ball field flooding across the street



Figure 15 Walking Trail by ball park to elementary school



Figure 16 Ball field flooded knee deep along walking trail to elementary school



Figure 17 Flood water in drainage ditch (3 to 4 feet deep), from backed-up culvert and ditch on Tremain by ballfield and walking trail to elementary school.



Figure 18 Winter flooding and frozen ditching backing up at Tremain culvert



Figure 19 Winter flooding within ditching due to backed up culvert



Figure 20 Culvert backed up within the system causing year-round flood risk and property damage



Figure 21 Marsh / Field Ditching and water back-up zone by the Ballfield and Elementary School Oct 2023



Figure 22 Water backed up between Tremain and the rail bed Oct 2023



Figure 23 Culvert at the rail bed May 2024



Figure 24 Culvert view from rail bed May 2024

Stormwater Issues – 335 Tremain Crescent

Notes for Committee of the Whole – West Hants Regional Municipality

Summary / Overview

Prepared by Rick Smith March 15, 2025

The residents at 335 Tremain have discussed the stormwater and ditch maintenance issue with the former Town of Windsor and more recently West Hants Regional Municipality many times over the past number of years.

The culvert at the catch basin in front of 335 Tremain Crescent is only 15 inches in diameter. It must carry the stormwater coming down Tremain's (12" culvert) as well as the stormwater existing in the ditch at 335 Tremain. This culvert is significantly undersized to carry the volume of stormwater away in heavy rains and as a result it backs -up. The engineering report by CBCL Limited referred to this culvert as a "**comparatively undersized crossing.**"

The cross culvert (two houses down) across from the pump house / ditch leading to the Tregothic Marsh is an 18-inch culvert. It has also been problematic in the past. This culvert must carry the stormwater water from both directions on Tremain and backs-up as well, further contributing to greater back-up of water at the 335 Tremain culvert.

In heavy rain conditions the ditch at 335 Tremain backs up at the culvert. The stormwater then flows over the property and over the curb which is two feet higher than the top of the culvert.

In the last four years during the storms on July 27, 2021, and July 21, 2023, the property and home experienced damaging flooding. The lower, fully finished level of the home had to be refinished both times. As a result of the 2023 flood, it took six months to get the lower level of the home refinished.

In both storms on July 27, 2021, and July 21, 2023, the stormwater topped the curb (two feet higher than the culvert) and water flowed across the street and filled the neighbours (Andrew Leckie) back yard. At the same time, the

stormwater backed up over our property and caused significant flooding/damage to our home.

The property at 369 Tremain located (2 doors down) at the cross culvert also flooded in July 2023.

The catchment area for this ditch is downstream of King Street (Old Edgehill area), Wilson Street and further along King Street from the Hughes property across from college Road. The engineering report prepared by CBCL Limited dated March 22, 2024, states that, **"This crossing acts as a major drainage channel for upstream flows and was sized accordingly."**

The property owner at 335 Tremain has continued to maintain the drainage channel despite the large catchment area that relies on this ditch to carry away Municipal stormwater.

This has also become a huge burden for the homeowners as the Municipal stormwater has increased.

After the flood in July 2021, the residents took steps to mitigate flooding in the future by installing a sump pump, ensuring that backwater valves were functioning properly, and down drains were flowing away from the house.

A significant and real concern exists that if their property floods for a third time, the ability to obtain adequate insurance will become an issue and very costly, if available at all

As residents, we believe that it is extremely important, that you as Councillors look at this matter as if you were the homeowner. Ask yourselves what would you expect the West Hants Regional Municipality to do to correct this problem. Please consider that the Town / Municipality have been aware of these concerns (under sized culverts and maintenance of the ditches) for fifteen years or more. The stormwater infrastructure servicing the area has not been upgraded for many years. This infrastructure is the responsibility of the West Hants Regional Municipality.

As a resident and taxpayer, how long would you wait or expect the West Hants Regional Municipality to take, to correct this issue? We have experienced

stormwater backing up at these culverts many times and it has flooded our home twice.

The motion passed at the COW meeting on Tuesday, March 11, 2025, appears to require that we wait another four years for the Municipality to design, tender and construct King and O'Brien Streets, while during that time, living in fear of another flood.

We implore you to reconsider and explore other, perhaps less expensive and more practical options, given the circumstances.

As residents we are most anxious to have the culvert replaced with one that is sized appropriately to handle the stormwater flowing from the upstream Municipal catchment area ASAP and we are also willing to cooperate with the easement requested.

ricks@bellaliant.net

From: [REDACTED]
Sent: July 23, 2024 10:31 AM
To: 'Abraham Zebian'
Cc: 'Jim Ivey'; 'Mark Phillips'
Subject: Tremain Crescent
Attachments: Conversation with Abe re Tremain Crescent
May 1.docx

Good morning, Abe.

I have attached a copy of my notes that I provided to you during our conversation on May 1, 2024. It has been several months, and I have not received a response to my ask for help.

Once again, the culverts on Tremain were not able to handle the heavy rains on July 11th. The rainwater was some two (2) feet over the culvert in front of our home and running over the curb and across the street to my neighbours back yard. Fortunately, we did not have any flooding inside our home during this rain event.

This matter continues to cause a great amount of stress in our lives, and we still do not know what West Hants intends to do and when.

I continue to urge you to find an early resolution to this problem.

Regards Rick Smith

[REDACTED]

Conversation with Abe re Tremain Crescent
May 1, 2024

I requested a brief meeting with Mark to discuss the status of the Recommendation Report presented to the COW on April 9th and we subsequently met on April 23rd. Todd also attended.

The reason that I requested the meeting was to seek clarification. I found that the Recommendation report did neither propose or recommend a specific solution or direction.

As well answers to questions raised at the COW meeting sent mixed messages and were not concise and perhaps misleading. I did not wish to be critical but simply want to understand how West Hants intends to proceed.

Unfortunately, the meeting did not provide any further clarification or anything new.

As a result, I need your help!

I realize that the box culvert seems to be an expensive solution.

Has West Hants (Mark & Todd) asked for any other solutions or alternatives?

Is there a cheaper & easier way to get the water across the street?

Or is the current box culvert design the only alternative?

Is West Hants currently looking at any other alternatives?

From: [REDACTED]
Sent: January 2, 2025 3:03 PM
To: 'councillor.ivey@westhants.ca'
Cc: 'Abraham Zebian'; 'Mark Phillips'
Subject: Tremain Crescent Flooding
Attachments: Tremain Crescent; RE: Tremain Crescent ; Drainage Easement.pdf; Re: Tremain Crescent

Jim.

I would like to see some renewed action on the Tremain Crescent flooding/culvert matter. At the April 9, 2024, Committee of the Whole meeting, there was a fair bit of discussion, however Council was concerned that staff did not provide a recommendation. It was decided that staff would come back in May 2024 with more clarification and a recommendation. It is my understanding that did not happen.

I have attached a copy of my request (e-mail dated July 23, 2024) to Abe as well as a copy of my conversation notes with Abe back on May 1, 2024, requesting help on this long outstanding matter.

We did receive a registered letter from West Hants dated August 15, 2024, looking for a drainage easement (legal document) across our property and neighbouring properties. I did raise a few questions in my e-mail to Todd Richard dated August 19, 2024. Todd's responses are also attached. There are many questions to be answered including the legal issues relating to a drainage easement.

I have also attached a copy of your e-mail dated August 16, 2024, to Mark Phillips & Todd Richard where you raised several concerns, Not sure if you ever received a response.

To my knowledge there has not been any subsequent follow-up on this matter. However, at a meeting with Mark Phillips on financial issues back in early October 2024, Mark indicated that a meeting might be required to answer questions relating to the drainage easements and get the matter moving. I have not heard anything further.

There simply does not seem to be a timeline or plan in place to move this matter/project forward. I would appreciate your intervention to facilitate an information meeting in the hope that construction will happen in 2025.

Happy New Year !

Regards Rick Smith

[REDACTED]