

May 11th, 2026

Councillor Craig Merriam
Municipality of East Hants

RE: Letter of Concern

Proposed Apartment Development PLN26-008, Flood Risk, Stormwater Management, and Environmental Concerns. Highway 2, Lantz, Nova Scotia

Dear Councillor Merriam,

We, the undersigned residents and neighbouring property owners, are writing to formally express our concerns regarding the proposed apartment development (PLN26-008) currently being advanced for the former property associated with Ken's Trucking & Enterprises (Maritime) Limited, located at 1451 Highway 2, Lantz, Nova Scotia.

Our concerns relate specifically to flood risk, stormwater management, downstream infrastructure limitations, and potential environmental contamination associated with the historical use of this property over the past 20 plus years.

We respectfully request that these concerns be formally considered by the Municipality of East Hants prior to any advancement or approval of development applications associated with this site.

Flood Risk and Ongoing Municipal Study

We understand that the subject property forms part of the ongoing Barney's Brook Flood Risk Mitigation Study, identified as RFP50829, which was awarded to Dillon Consulting for engineering services.

As residents directly impacted by previous flooding events in this area, we are deeply concerned that this study has not yet been completed or publicly released while development planning for this property is proceeding.

In particular, we wish to highlight the ongoing concerns associated with the CN Rail culvert infrastructure located near Mile Marker 35.25 within the CN Rail Bedford Subdivision corridor. Residents witnessed severe flooding impacts during the July 2023 flooding event after this CN Rail culvert became obstructed with debris, contributing to catastrophic flooding throughout the surrounding area, including the property now proposed for development.

We understand that this culvert location continues to be monitored by CN Rail and Transport Canada. However, to our knowledge, no significant infrastructure improvements or mitigation measures have yet been completed at this location or are planned, despite multiple requests with all levels of Government.

Given that the Municipality itself has commissioned a flood mitigation and engineering study involving this watershed and infrastructure system, we question whether it is premature to approve increased residential density within this flood sensitive area prior to:

- completion and public release of the Dillon Consulting study for Barneys Brook.
- implementation and recognition of identified infrastructure conditions, capacity and necessary upgrades or mitigation measures.

- full understanding of downstream stormwater impacts associated with additional site development to neighbouring residential properties.

Stormwater and Municipal Liability Concerns

We respectfully request clarification as to whether this proposed development will require a comprehensive Master Stormwater Management Plan and independent hydrological review.

Residents are concerned that substantial changes to the property's landscape, grading, impervious surfaces, drainage characteristics, and runoff volumes may negatively impact surrounding existing residential properties, particularly given the area's demonstrated flooding history. Flood related losses experienced by surrounding property owners are frequently uninsured or only partially insured under standard residential insurance policies.

Considering the Municipality's awareness of the existing flooding concerns and CN Rail infrastructure condition / capacity downstream of this proposed development. We believe careful consideration must be given to future Municipal liability, should development approvals proceed without adequate mitigation measures, infrastructure improvements, and transparent public review of the ongoing flood risk study.

Historical Industrial and Salvage Yard Use of Property

In addition to flooding concerns, residents have significant concerns regarding the historical use of this property as a towing, recovery, vehicle storage, salvage, and recycling site for more than two decades.

The business historically operated under:
Ken's Trucking & Enterprises (Maritime) Limited
1451 Highway 2, Lantz, Nova Scotia
Nova Scotia Joint Stock Registry No. 1632213
(Ken's Towing)

Over many years, residents observed activities including:

- long-term outdoor storage of damaged and smashed vehicles;
- leaking automotive fluids from vehicles stored onsite;
- vehicle dismantling and scrapping operations;
- crushing of vehicles onsite for recycling purposes;
- strong fuel and petroleum vapours generated during crushing activities; and
- ongoing storage of scrap and debris materials.

Residents are concerned about the potential long term environmental impacts associated with these historical activities, including possible soil and groundwater contamination from petroleum products, automotive fluids, heavy metals, and industrial waste materials. The onsite storage of these vehicles can be confirmed with Google Earth historical imagery between 2005 - 2024.

Nuisance Burning and Waste Disposal Concerns

Residents also wish to document longstanding concerns related to nuisance burning and waste disposal activities historically occurring on the property.

Over the past 20 plus years, neighbouring residents observed and reported activities including:

- burning of scrap copper and wiring;
- burning of vehicle plastics, foam material and tires;
- burning of general debris and waste materials; and
- burial of construction and demolition waste materials, including asphalt roofing shingles.
- burial of vehicle parts and components.

Residents can attest to multiple complaints and calls regarding nuisance burning and related concerns that were previously made over the years to agencies including:

- Nova Scotia Department of Natural Resources;
- Enfield RCMP; and
- Lantz Volunteer Fire Department.

These concerns were ongoing during the residential ownership and occupancy of the late Ken Mount and other individuals residing on the property in recreational vehicles.

Request for Environmental Due Diligence

Given the historical industrial type use of this property and the concerns outlined above, residents respectfully request confirmation as to whether comprehensive environmental assessments will be required as part of this development review process, including but not limited to:

- Phase I Environmental Site Assessment (ESA);
- Phase II Environmental Site Assessment involving soil and groundwater testing; and
- independent review of any environmental remediation requirements prior to new residential occupancy approvals.

Conclusion

We respectfully request that these concerns be entered into the public record and fully considered prior to any municipal approvals associated with this proposed development. As neighbouring residents and taxpayers directly affected by flooding events, infrastructure limitations, and historical land use concerns within this area, we believe additional public transparency, engineering review, environmental due diligence, infrastructure assessment and improvements are necessary before this proposal proceeds further.

We appreciate your attention to these concerns and look forward to continued public consultation as this matter advances.

Respectfully submitted by the undersigned residents and neighbouring property owners in support of the Letter of Concern. Please see the attached signature pages containing the names, civic addresses and signatures of residents. These residents can personally attest to the flooding events, CN Rail Infrastructure concerns, historical property activities, nuisance burning concerns and other matters outlined within this submission.

Thank you!