



Date	Wednesday, November 20, 2019
From	Rick Winters, CAO/Director of Operations
Subject	Flooding Concession 16 East of Zion Church Road
Report	No. OPS-2019-111

Recommendation

That the Council of the Township of Georgian Bluffs receives report OPS2019-111 from the CAO and further directs staff to complete emergency repairs/reconstruction of Concession 16 East of Zion Church in order to ensure access to 362201 Concession 16 at an estimated cost of \$25,000.00 to be funded from reserves.

Background

Concession 16 East of Bridge K-003 traditionally floods during the fall and winter months. There is one permanent residence that requires this portion of roadway for access.

In 2009, the previous owner (Mr. Herbert Blome) entered into an agreement with the Township to reconstruct approximately 1,600' of roadway in order to try and alleviate the seasonal flooding. The roadwork was completed in October of 2009.

Analysis

On November 13, 2019, correspondence was added to the Committee of the Whole Agenda presented by Luke and Erin Cook regarding the limited access they have to their property due to the flooding of Concession 16.

The subject roadway consists of a narrow road profile and appears to have been constructed as a "floating road" originally through the swamp utilizing cedar logs. Seasonal flooding of this section of roadway has traditionally occurred. In September of 2008 the previous owner requested the Transportation Committee build the roadway up to prevent the seasonal flooding.

In 2009, Township forces replaced road crossing culverts under the roadway, as part of the agreement with Herbert Blome, and were not able to find any suitable bearing subsoils under the roadway. The subsoils consist primarily of organic peat and clay marl.

The roadway was built up by Herbert Blome under an agreement with the Township utilizing fence bottom material from the Blome property to minimize stress on the bridge K-003 that is currently posted at a maximum load of 9 tonnes. Bridge K-003 is estimated to have been built around 1910 and as a safety precaution, the Township engineers have recommended that a maximum load limit of 9 tonne be placed on the structure.

In 2010 the original dwelling on the property was demolished and replaced with a modern updated dwelling.

A review of the roll file revealed that the subject road started to flood again seasonally in January of 2013 as correspondence was received from Mr. Herbert Blome inquiring why snow removal was not being completed to his property. Photographs indicated that the roadway was flooded and was not safe for the plow trucks to navigate.

It appears as if the road way has settled by approximately .4 of a meter. A maximum depth of 375mm of water was observed on November 18, 2019. The road way is flooded for approximately 300 meters. The depth of water ranges from 100mm over a length of approximately 200 meters to a depth of 375mm over a length of 100 meters.

In order to try and alleviate the flooding on the roadway, it is proposed to import approximately 400mm of 50mm crusher run gravel and top with approximately 100mm of 19mm of granular A material. It is proposed to utilize A & A Quarries for the supply and placement of the material as they are located within 8 kilometers of the subject roadway thus reducing haulage

costs. A & A Quarries estimates that the work could begin within a few days of approval being given, and would be completed within a week.

As the roadway appears to be built on a floating base, it cannot be guaranteed that the additional gravel added to the roadway will not add significant weight that would cause the existing roadway to further sink into the unstable subsoils over time.

Mr. & Mrs. Cook purchased the property in August of 2017. They were made aware by their real estate agent that they would be required to maintain the section of roadway during the winter months.

The Grey Sauble Conservation Authority was contacted and indicated that they would issue a permit for the work as it would be considered an emergency as the Concession 16 is the only access to the property.

As 362201 Concession 16 is the only permanent residence east of Bridge K-003, not only is the seasonal flooding a concern, but the remediation/upgrade of the bridge itself must be considered as this is the only access point to the property.

Financial Impact

As the emergency repair/reconstruction of Concession 16 was not included in the 2019 budget, any work completed would be an overage to the 2019 operating budget. The costs to carry out the required repairs/reconstruction could be funded from the Roads Reserves.

Implications

N/A

Strategic Priorities

3.5 Bridges, Roads and Culverts

Maintain roads, bridges, and culverts at a high standard to protect the public's safety and property, and to carefully evaluate the need for new road, bridge, and culvert infrastructure to protect the long term interests of the Township.

Actions

- d) Identify and implement means by which public safety is increased on municipal roads through improved maintenance, capital projects, technological improvements, etc.

Consultation and Communications

N/A

Conclusion

Approximately 300 meters of Concession 16 East of Bridge K-002 is flooded and requires approximately \$25,000.00 worth of work in order to bring in additional granular material to raise the profile of the roadway to provide access to 362201 Concession 16.

Supporting Documentation

Appendix 1—Correspondence Dated November 13, 2019 – Luke & Erin Cook

Appendix 2—Location Map

Appendix 3—Road Agreement with Herbert Blome dated September 16, 2009

Appendix 4 – Photographs taken November 18, 2019

Respectfully Submitted:

Rick Winters, C.E.T.
CAO/Director of Operations

Wednesday, November 13, 2019

Attention Council Members of the Township of Georgian Bluffs:

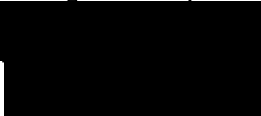
We (Erin & Luke Cook) are asking for your consideration in the urgent matter of the flooded portion of Concession 16 that leads to our property at 362201 Concession 16. We were informed today that there is no budget to fix the road this year, but the portion of the road past a small bridge that leads to our house is flooded with over a foot of water, and with the cold temperatures this week, it has made the road completely inaccessible. This is the only road that leads to our house, so we are unable to access it at this time. We have an 18 month old daughter which is making this extremely difficult, as well as Erin working from her home office several hours every week.

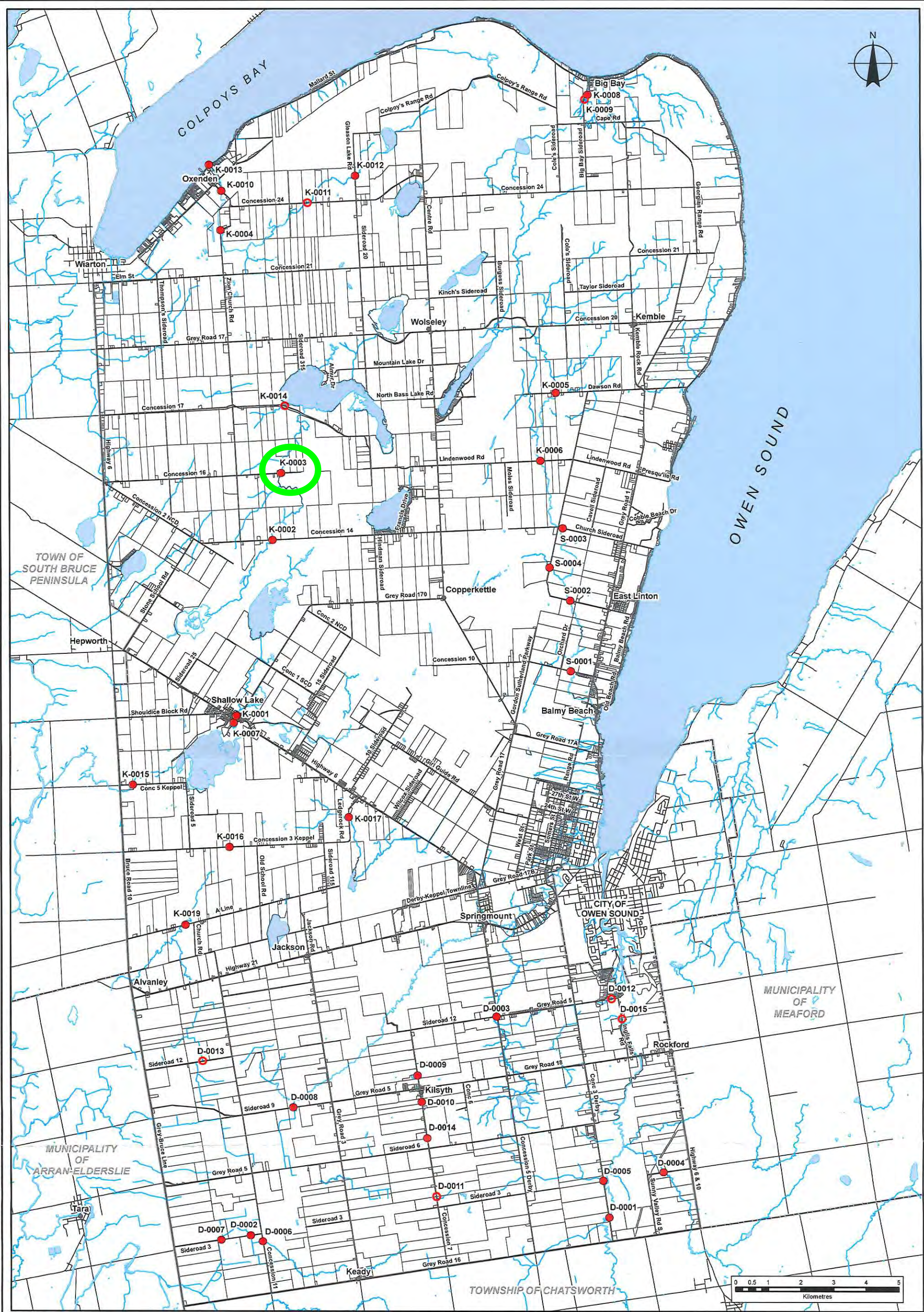
We bought this house in September 2017, and at the time the road was dry, and we were not made aware of any road issues. That winter we had some water across the road in 2 smaller sections, and with it never completely freezing over, we were unable to drive our vehicles home. We used our ATV to get home, as well as walking the half kilometre home for the remainder of that winter. Erin was pregnant during this entire winter, so this was quite difficult. We had maintained the road that winter, and while we were away for a weekend in February 2018, a vehicle drove down the road and broke through the layer of ice, leaving a hole and open water. While Luke was working on the road so that we could continue to walk and ATV home, he broke his ankle. This put quite a hardship on us as he was the sole income earner when Erin went on maternity leave in April.

The road dried up slightly during the summer of 2018, and the township of Georgian Bluffs put gravel on the road that fall. When the snow started in the winter of 2018, the water levels rose, and the water flooded the road again. We once again maintained the road during the winter while not being able to drive our vehicles homes, which was extremely difficult with our young daughter.

During the summer of 2019, the water level never went down, so the road was very flooded. We had been in contact with the township this year to have work done but were informed today that there is no longer any budget for this. With the high water level, we are completely unable to access our home as there is no safe way to get there. There would be no access for emergency vehicles at this time as well.

Erin & Luke Cook
362201 Concession 16
Georgian Bluffs, ON





LEGEND

- TOWNSHIP OF GEORGIAN BLUFFS
- PROPERTY PARCEL
- STREAM - PERMANENT
- D-0001 BRIDGE/CULVERT
- D-0012 STRUCTURE SPAN LESS THAN 3 METRES

BASE MAP DATA PROVIDED BY THE COUNTY OF GREY AND THE MINISTRY OF NATURAL RESOURCES AND FORESTRY, LAND INFORMATION ONTARIO.

LOCATION MAP
2018 BRIDGE INSPECTIONS
TOWNSHIP OF GEORGIAN BLUFFS

PROJECT:	181-06781-00	DATE:	SEPT 2018
DRAWN/APPROVED:	JET/KP/KH	SCALE:	1:110,000



1450 1st AVENUE WEST, SUITE 101
OWEN SOUND, ONTARIO CANADA N4K 6W2
PHONE: 519 376-7612 - FAX 519 376-8008 - WWW.WSP.COM

FIGURE:

Township of



Georgian Bluffs

Clerk's Office
Bruce Hoffman
Clerk
bhoffman@georgianbluffs.on.ca

September 17th, 2009

Herbert Blome
RR 1
Wiarton, Ontario.
N0H 2T0

620-003-149-01

Dear Sir:

Re: **Road Agreement**

Please find as enclosed one original Road Agreement between the **Estate of Hans Blome** c/o Herbert Blome and the Township of Georgian Bluffs as executed by the Council of the Township of Georgian Bluffs on September 16th, 2009 by By-law No. 63-2009.

Yours truly

Bruce Hoffman
Municipal Clerk

cc. Rick Winters, Operations Manager
cc. **Roll File**
cc. Council File

Township of Georgian Bluffs
RR #3, Owen Sound, Ontario N4K 5N5
Tel: (519) 376-2729 Ext. 224
Fax: (519) 372-1620
website: www.georgianbluffs.on.ca

THE CORPORATION OF THE TOWNSHIP OF GEORGIAN BLUFFS

BY-LAW NO. 63-2009

BEING a By-law to authorize a Road Agreement with the Estate of Hans Blome c/o Herbert Blome.

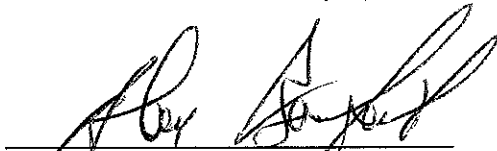
WHEREAS the Council of the Township of Georgian Bluffs deems it expedient to enter into a road agreement for the upgrading of the existing roadway east of the bridge at the Hepworth Creek to prevent seasonal flooding;

NOW THEREFORE the Council of the Corporation of the Township of Georgian Bluffs enacts as follows:

1. That a Road Agreement between the Estate of Hans Blome c/o Herbert Blome and the Township of Georgian Bluffs and attached hereto as Schedule "A" and forming a part of this By-law is hereby authorized and the Mayor and Clerk are authorized to sign and execute the agreement on behalf of the Corporation of the Township of Georgian Bluffs.
2. That this By-law shall come into full force and effect upon the final passing hereof.

Read a first and second time this 16th day of September, 2009.

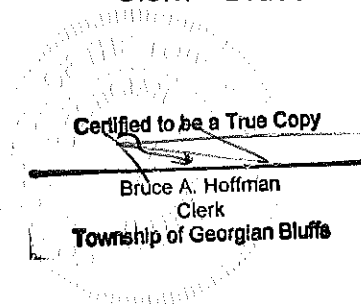
Read a third time and passed this 16th day of September, 2009.



Mayor – Alan Barfoot



Clerk – Bruce Hoffman



Township of Georgian Bluffs

Road Agreement

This agreement made in duplicate this 10th day of August 2009.

BETWEEN:

**The Corporation of the Township of Georgian Bluffs
Hereinafter referred to as the "Township"
OF THE FIRST PART**

-AND-

**Estate of Hans Blome c/o Herbert Blome
Hereinafter referred to as "OWNERS"
OF THE SECOND PART**

WITNESSETH THAT:

Whereas the Owners of the Second Part own certain property in the Township of Georgian Bluffs described as Concession 16, Part Lot 16 in the geographic Township of Keppel in the Township of Georgian Bluffs;

Whereas the Owners of the Second Part are desirous in upgrading the existing roadway East of the bridge at Hepworth Creek to the Owners' property to prevent seasonal flooding;

NOW THEREFORE the parties hereto covenant and agree the one with the other as follows:

1. The Owners agree that the roadway upgrading shall be constructed to municipal standards. A general description of the works to be constructed is as outlined in Schedule 'A' DESCRIPTION OF ROAD WORKS to this agreement;
2. The Township agrees to remove all vegetation from the road allowance necessary for the road works improvements;
3. The Township agrees to obtain the necessary Grey Sauble Conservation Authority permits prior to construction;
4. The Township agrees to extend the existing drainage culverts under Concession 16 to a minimum length of 40';
5. The Township agrees to remove organic material from the north side of the travelled roadway prior to importation of subgrade material;
6. The Owners agree that they will be responsible for all cost associated with importing subgrade material suitable for road construction. The subgrade material utilized is proposed to be "fence bottom" material removed from the Owners' property;

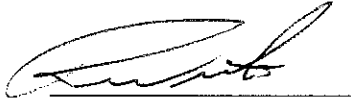
7. The Owners agree that they are responsible for all costs associated with importing suitable Granular "B" material to create a minimum road surface width of 18';
8. The Owners and the Township agree to have the upgrades completed by October 31, 2009;
9. The Owners recognize the weight restriction on the bridge over Hepworth Creek (9 tonne) and agree to obey the restrictions when importing granular material;
10. The Township agrees to post the roadway as "closed" during the upgrading to minimize traffic;
11. The Owner and his contractors are responsible to ensure emergency access is maintained to all properties during the upgrading of the roadway;
12. The Owners agree to save harmless the Township from all actions or claims that may arise from this agreement.
13. This agreement shall ensure to the benefit of and be binding upon the parties hereto, their heirs, estate trustees, successors and assigns.
14. Any notice required or permitted to be given pursuant to this agreement shall be in writing and shall be deemed to have been received at the time of delivery if delivered personally or 5 business days after mailing if mailed or the day after sending if sent by facsimile. Any notice sent by mail shall be sent registered mail. Either party may change its address by notice to the other given in accordance with this clause.

a. If to Herbert Blome
R.R. # 1
Warton, Ontario
N0H 2T0

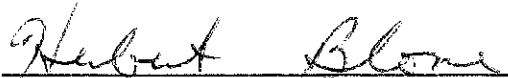
b. If to the Township of Georgian Bluffs
177964 Grey Road 18
R.R. # 3
Owen Sound, Ontario
N4K 5N5
Fax: (519) 372-1620

IN WITNESS WHEREOF the Owners have hereunto set their hands and the Township has affixed its Corporate Seal as attested by its proper officers duly authorized in that behalf.

SIGNED, SEALED, AND DELIVERED THIS 10th DAY OF AUGUST, 2009




Witness



Herbert Blome- Owner of the Second part

**The Corporation of the Township of Georgian
Bluffs**



Mayor – Alan Barfoot



Clerk – Bruce Hoffman

**ROAD AGREEMENT
SCHEDULE "A"**

DESCRIPTION OF ROAD WORKS

- Road to be upgraded from approximately 50' East of the bridge over Hepworth Creek to the existing end of the travelled roadway (approximately 1600')
- The height of the proposed centerline is to be approximately 2.5' (750mm) above existing elevation
- Existing entrances to be graded to provide a smooth transition
- Remove all vegetation and organic material, level native material to a minimum 28' wide base (8.5 meters) with a 18' (5.5 meters) wide gravel surface excluding shoulder rounding
- Remove trees, bushes, rocks and any other obstructions 22' (6.7 metres from centerline) on the north side of roadway
- Dispose of any materials that can not be used in road construction
- Install a road consisting of not less than 12" (300mm) of Granular "B" and 4" (100mm) of granular "A" gravel, 18' wide at the top excluding shoulder rounding and 2:1 side slopes
- Subgrade and granular material to be compacted in 6" layer using mechanical compaction equipment
- Removed and retained topsoil to be reused where possible
- Rock walls and fencing along property lines to be preserved where practical







