

NORTH WEST COMMUNITY COUNCIL

MINUTES

AUGUST 24, 2000

THOSE PRESENT: Councillor Harvey, Chair
Councillor Kelly
Councillor Merrigan

ALSO PRESENT: Thea Langille-Hanna, Planner
John Sheppard, Manager, Environmental, Engineering
Peter Duncan, Senior Development Engineer
Bruce Colborne, Engineering
Rosemary MacNeil, Development Officer
Sandra Shute, Assistant Municipal Clerk

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1. **CALL TO ORDER**

The meeting was called to order with an Invocation at the Upper Sackville Recreation Facility, 2476 Sackville Drive, Upper Sackville.

At a later point in the meeting, the Chair acknowledged the presence of Barry Barnet, MLA for Sackville-Beaver Bank.

2. **APPROVAL OF MINUTES**

2.1 **Regular Meeting - July 6, 2000**

MOVED by Councillors Kelly and Merrigan to approve the Minutes of meeting held on July 6, 2000 as circulated. MOTION PUT AND PASSED.

2.2 **Special Council Session - July 20, 2000**

MOVED by Councillors Kelly and Merrigan to approve the Minutes of Special meeting held on July 20, 2000 as circulated. MOTION PUT AND PASSED.

3. **APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS**

No Added Items. It was agreed to move Item 10.2 towards the top of the Agenda, before Presentations took place.

MOVED by Councillors Merrigan and Kelly to approve the Order of Business as amended. MOTION PUT AND PASSED.

4. **BUSINESS ARISING OUT OF THE MINUTES** - None

5. **MOTIONS OF RECONSIDERATION** - None

6. **MOTIONS OF RESCISSION** - None

7. **CONSIDERATION OF DEFERRED BUSINESS** - None

8. **PUBLIC HEARINGS** - None

9. **CORRESPONDENCE, PETITIONS AND DELEGATIONS**

9.1 Presentations

9.1.1 Springfield Lake Concerns

Two letters were before Community Council expressing concern with stormwater runoff into Springfield Lake from John Dineen, 729 Lakeview Avenue and Doug and Marlyn Bonang, 743 Lakeview Avenue.

Mr. Doug Mitchell, Lakeview Avenue on behalf of the community raised the following points:

- A pollution study was carried out by Porter Dillon in 1985 for the community of Springfield Lake. Subsequently, central sewer services were installed to prevent future deterioration of the lake. The majority of development is clustered around the lake; the Fenerty area is the one exception and this is where the proposed new development is taking place and which is causing concern.
- In 1982 Council established a Springfield Lake designation, recognizing environmentally sensitive situations existing. The lake is susceptible to change from stormwater runoff because it is a headwater lake. Stormwater management was identified as a crucial element. A recommendation was made at that time to require information on storm drainage design for subdivision development to ensure compliance with municipal policy and criteria.
- With respect to the subdivision and its approvals, permits were not in place as of August 16, 2000. On August 8, 2000 residents observed installation of structures on the lake and the effect of same. He made available photos of the lake which recorded the effect of sedimentation, discolouration and attempts to control runoff.
- He questioned the installation of storm sewer into the lake without permission.
- Open manholes are a safety concern.
- Having walked through the area with Department of Environment and DFO officials, they noted a number of stream violations.
- Concern re safe drinking water. A lot of people drink the water from the lake. Now there will be three major storm sewers running into the lake.
- Impact on the water table around the lake.
- Evidence of fish kill.
- No baby loons the last three years.
- One storm sewer is aimed directly at the beach area.

Mr. Len Goucher, Bedford asked if any baseline water sampling was done previously and if sampling has been done in light of the events taking place on the lake now. In response, Mr. Bernie Matlock, Department of Environment advised that a water sample was taken yesterday but he was not sure about baseline sampling.

Mr. Dave Bolton asked if Department of Environment tests the water for swimming. In response, Mr. Matlock confirmed that tests were carried out at the beach but the tests done yesterday were not necessarily in the beach area but in the area of the development.

Councillor Harvey stated that the focus seems to be on the way the stormwater is treated, or not treated. He asked for comments from staff as to the status of stormwater in these types of projects and what might or might not be required.

Mr. Peter Duncan, Senior Development Engineer described how construction activities are regulated in the former County. The Topsoil Removal By-law requires the individual on site to take samples of effluent once a week or so many hours after a significant rainfall and submit results monthly. The Topsoil permit has just been issued in this case; therefore, the results are not available as yet.

Mr. Bob Kerr, Bedford asked if there were permits required for stormwater systems. In response, Mr. Matlock advised that approval is required for sanitary sewer and storm sewer construction and installation through Department of Environment and were issued in May, 2000 for this system.

Ms. Theresa Scratch, Sackville asked if the Municipal Planning Strategy requires a storm management plan and, if so, has it been done.

Ms. Ann Merritt, Springfield Lake and a member of the North West Planning Advisory Committee quoted from the Municipal Planning Strategy regarding the environmental sensitivity of Springfield Lake re taking additional measures to protect the lake by establishing the watershed area as a priority area for storm drainage master planning. She advised the Municipal Planning Strategy was reviewed last year and adopted by Regional Council in November, 1999.

Councillor Harvey said what this meant was that from there you had to go to the point where it actually takes shape. He was trying to determine whether or not the extra step has been taken.

Ms. Merritt advised she did not know if the extra step has been taken but assumed that when anyone is looking at development in that particular area, where it is stated that it would be a priority, it should be considered through the planning stages.

Ms. Rosemary MacNeil, Development Officer advised that the management issue would have to be considered but for her to approve the development, she would use the Subdivision By-law and Land Use By-law. She did not think the policy has been implemented with a By-law requirement and regulations.

Mr. Bob Kerr, Bedford asked for clarification as to who was responsible - HRM or Department of Environment.

Councillor Harvey asked Mr. Matlock, in approving the stormwater system in May, what types of things were taken into consideration vis-a-vis the impact on the lake. In response, Mr. Matlock advised Department of Environment would look at possibility of contamination of drinking water, sedimentation and runoff into the lake. Department of Environment did not take into consideration any stormwater management policy.

Councillor Harvey asked if requirements, in terms of the Topsoil Removal By-law, were met. In response, Mr. Duncan stated that the sample results have not been received yet but it was possible they were working on the site prior to the issuance of the topsoil permit.

Mr. Andy Newton, Springfield Lake Road asked if Department of Environment took into consideration what might go into the lake after construction is completed. In response, Mr. Matlock advised that the permit is issued for construction of the sanitary sewer system and stormwater system. After that, HRM would assume responsibility.

Mr. Newton asked what contamination could go into the lake after construction is finished. In response, Mr. Matlock said the primary concern is construction of the storm system itself since most of the area is exposed and the overburden has been removed. After construction is complete and the area asphalted and seeded, the amount of contamination would be greatly reduced.

Mr. Newton asked who would be responsible when residents wash their cars and the soap runs into the gutter and then to the lake. In response, Mr. Matlock said the Halifax office has expertise in that area and could assist the community in trying to come up with solutions. It was no different from any other subdivision.

Councillor Merrigan stated that the developer has the right to go in and develop provided he follows all the rules and regulations. He acknowledged that people were concerned with what was going to happen and the developer's engineer has come out to explain what will be taking place on the property. Unfortunately, because the developer had the right to go forward, there was no requirement to let anybody know what was going on.

Mr. Glenn Woodford, Design Engineer, Wallace Macdonald & Lively, on behalf of the developer, advised that there had been two main issues: flooding and stormwater quality. He had personally been on site during rainstorms and had not found any evidence of any adverse effect on the lake. Department of Environment and DFO found the same thing. To expose soil and stabilize is not easy. As to long term quality, the requirement by HRM is to have ditches which have to be cleaned out every so often. This project has curb and gutter, no ditches. There was no question you could do a lot more to control stormwater

quality but there was not a lot of requirement for it. This was the way all subdivisions develop to this point. The developer has met all regulations of which they are aware.

Mr. Bolton asked what philosophy does Council take when a developer comes in and wants to develop. He suggested that the developer came first in this case, not the lake. There were three pipes running into the lake. Somebody has to guarantee the system is going to work properly.

In response, Councillor Merrigan said that when he found out about the problem, he met with the residents right away and looked at the situation. That was why staff and Department of Environment were in attendance tonight. The developer went through the normal channels to get approvals based on the Plan put in place in November, 1999 that allowed for the development to take place by right, not by Development Agreement and based on certain criteria. There was, however, a restriction on the number of lots that can be developed in District 19 and this is the extent to which the subdivision in question can be built. He appreciated there was to be a storm water management study done but it was unfortunate it was not done. As to whether or not there was something more the developer could do, that would be a question to raise and see if they will do it.

Councillor Kelly asked if there were opportunities for extra sediment control devices or some other mechanism to try to reduce infiltration. In response, Mr. Woodford advised that one condition of approval was that HRM wanted silt sacs on all catch basins during construction. Right now, the plans are approved and some construction complete so as you move further ahead, there were limitations on what you could do.

Councillor Kelly said it was HRM's responsibility to make sure the Municipal Planning Strategy is followed. At any time, any Municipal Planning Strategy is open to change and if more strength is needed, then Community Council would work to bring that about.

Mr. Sean Cunningham, 290 Springfield Lake Road said the reason people were here tonight was because of the drainage going into the lake. He drank the water from the lake and wanted to know whose responsibility it would be if, five years from now, the water becomes polluted and there is another First Lake and he has to have a well.

Ms. Pauline Fisher, 411 Lakeview Avenue responded to Mr. Cunningham's query by saying that he would be responsible himself.

Mr. Brad Johns expressed concern with crusher dust when the roads are being paved and if there would be acidity created in the lake. In response, Mr. Woodford advised that rock used for gravel would have no acidic slate. He provided further information on acidic slate.

Mr. Woodford took the opportunity at this time to explain about the outfalls, particularly the one pointed directly towards the beach. He acknowledged it was faced that way but the flow of the lake would not make it to the beach.

Mr. Doug Murray, Bedford said it appeared that subdivision approval was not in place as of August 15, 2000. He asked, therefore, where was the enforcement relative to the permits being issued before any development is underway. Mr. Duncan, in response, speaking with regard to the timing of the Topsoil Removal By-law, stated that he was not aware that anyone was working in the area in question until about two weeks ago. He relies on the good faith of the contractor.

Ms. MacNeil stated the developer was not supposed to lay any pipe until final approval is given. Final approval was received this week, which means they can build the road. There have to be inspections done and that is the risk they take. If required, the pipe would have to be dug up and inspected.

Councillor Harvey stated that the process was completed when the Municipal Planning Strategy was approved last November. The opportunity was during the review of the Municipal Planning Strategy to build in the plan for Springfield Lake and make the policy statements part of the Land Use By-law plus whatever else it has to be part of but this did not happen. What happens so often is that until there is an issue, people do not focus on it. The process of reviewing the Municipal Planning Strategy involved many public meetings and workshops and he understood the issues tonight did not come forward. He asked if there had been a submission at review time to bring forward the kind of things that are suggested in the policy statement.

Ms. Ann Merritt said that the review committee tried very hard to get control on development around Springfield Lake because of the environmental problems and if things are not done properly in unserviced areas, it will cost everyone in HRM. The committee met with developers many times and hammered out an agreement that they would build by right a road large enough for ten houses in a two-year period. When the Municipal Planning Strategy came to Council, a Councillor from another area got it changed to 20 houses in four years by right. Any more than ten houses on land that is not an entity at the time the Plan came into effect, is required to have a Development Agreement.

Ms. MacNeil advised that there are five areas of land involved. The way the Policy is written, you can have 20 lots per area of land that existed prior to the effective date. She referred to Policy P-2.

Councillor Harvey confirmed that the development came under the Residential Growth Management Policy which paces development. He then read Policy P-2.

Ms. Shannon MacKinnon, Andrea Lori Drive referred to a Development Agreement application she had gone through last November where all stringent criteria had to be met, whereas this developer has gone to work without a permit in place. She expressed concern with her children swimming in the lake.

Councillor Kelly asked why did the developer go ahead without permits and when staff found they went ahead without permits, were they told to stop.

Mr. Woodford explained that as far as the Topsoil Removal permit was concerned, the developer had to pay \$10,000 by bond or certified cheque. The application was filled out and the money was in the hands of HRM on May 26; he could not see why HRM would take the money without also receiving a permit application. The developer now has a permit.

Mr. Paul Stewart, 1 Weslea Drive said now that the sewer was in, what were the ramifications. He asked if there were filtration systems the developer must put in. Councillor Harvey, in reply, stated that according to regulations in place, the system meets the requirements. The policies need regulations in the By-law to make them real. That is what does not exist. The developer is only required to do what is written down.

Ms. Fisher said there should be another way to direct the stormwater into a dry well or wetland to purify the water before it runs into the lake. She also suggested buffer zones and referred to the need for regulations in the By-law.

A gentleman stated he lived right across from one of the ditches and as far as he was concerned, he wanted the ditch out of there. 500' more and they are out of the swamp.

Mr. Mitchell said that an irresponsible action has been taken and he wanted to know the consequences. He referred to pictures. The only way would be to have water lines installed through the sewer.

Councillor Harvey questioned Mr. Mitchell's suggestion of treating the stormwater the same way as the sewer and put it through the sewer plant. The capacity just was not there to accommodate this.

Mr. Terry Nauss, Lakeview Avenue asked what was the capacity of the sewer facility to handle the new houses. In response, Councillor Harvey advised that the existing sewage treatment plant in Bedford has been enlarged three times. A service boundary was drawn and he assumed the development was inside the boundary.

Mr. Duncan further clarified that the sewage treatment plant is at 50% capacity but higher after significant rainfall.

Mr. Newton asked about the outfall close to his residence and where it would go. In response, Mr. Woodford advised it would go out around the point.

Mr. Newton asked where was the By-law Enforcement Officer to issue a stop work order. In response, Ms. MacNeil stated that under the Building By-law there was the opportunity for a stop work order but not under the Subdivision By-law.

Mr. Mitchell said that when the residents approached the developer on August 8, they indicated the permits were in place but this was a lie. He could not believe that these things could go on with no consequences. In response, Councillor Harvey said there are penalties which can be taken out of the certified cheque or bond. However, Mr. Duncan indicated this has not been necessary because there was no evidence they have not lived up to the terms of the By-law.

Mr. David Greenberg pointed out there was no flow out of the lake except for an overflow. When people are at the beach in summer, there is no water going out. He expressed concern that a stoplog has been removed.

Councillor Harvey expressed appreciation to the residents for expressing their concerns. He noted that in terms of environmental sensitivity, things have come a long way. Twenty-five years ago, in Sackville, First Lake was allowed to get browner and browner and no one seemed to think much about it at the time. There were 60 outfalls in First Lake. First Lake was now recovering.

Councillor Harvey continued that the issue tonight was a focus on the outfalls. The developer will be using silt sacs as a further measure. He was hearing from the agencies tonight that what is on the books now is being met and, in terms of applying what is there now, it is being done. Community Council does not have the ability to plug up the outfalls and have the developer do it some other way. There was no provision to say you must treat stormwater, which would be very costly and make the cost of lots skyrocket. Community Council cannot write the regulations tonight at this meeting and until this matter came up, it did not come up in the review process to put the special controls on for Springfield Lake.

Councillor Merrigan said it seemed quite obvious that HRM was blindsided because there were no regulations put in. As a community, it was necessary to get together and ensure those protections in future. It was not going to help today, however. There was enough interest tonight to get a committee together and get thoughts on paper and advise the planners the community was not satisfied and wants to be looked after. The subdivision was going in by right and he would keep a close eye on the developer to make sure the rules in place now are followed. Any fines would be up to staff. As a group, it was necessary to look at further development.

Councillor Kelly said that on Tuesday past he asked staff at Regional Council to prepare the appropriate By-law to allow staff authority for stop work orders to take effect on the spot.

Councillor Kelly then asked if the pipes have been inspected by staff. In response, Mr. Duncan said the construction inspector was not here to provide that information.

Councillor Kelly then asked if the developer will be asked to dig them up to ensure they meet the By-laws. In response, Mr. Duncan advised there would be an air test, pressure test and video inspection of the inside carried out. They probably would not be asked to dig up.

Councillor Kelly asked if there was the ability to look at other filtration at the outfalls. In response, Mr. Duncan advised HRM can talk with the developer but the developer was not compelled.

Ms. Ann Arsenault, 746 Lakeview Avenue said that this was an opportunity to take note of what has happened and acknowledged that the community has been neglectful of what goes on. There should be a Homeowners Association.

Mr. Mitchell asked if HRM had been out to visit the development. Ms. MacNeil advised she had as well as Councillor Merrigan. Mr. Mitchell continued that he hoped to be able to get together with the developers and expressed concern that potential owners of the new houses would expect to have the same quality lake as was there now.

Councillor Harvey expressed appreciation that there seemed to be a group which has come together. He urged the residents to keep the lines of communication open with the Councillor and key HRM staff. He urged the residents to begin the process regarding the special environmental sensitivity of the lake.

Councillor Merrigan stated tonight's meeting was the first step for accountability. HRM and Department of Environment were very aware of the situation.

Ms. Scratch requested that Community Council consider forwarding something to Planning Advisory Committee with regard to an amendment or some inclusion in the Municipal Planning Strategy to address Policy P-71 on page 107 of the Municipal Planning Strategy. This is the policy section that refers to the Master Plan. She read that section regarding the environmental sensitivity of Springfield Lake.

MOVED by Councillors Merrigan and Kelly to refer Policy P-71 of the Municipal Planning Strategy for Beaver Bank, Hammonds Plains and Upper Sackville to begin the implementation process. MOTION PUT AND PASSED.

The Chair thanked those in attendance for this item for their input. He then declared a recess at 8:55 p.m. The meeting resumed at 9:05 p.m.

10. **REPORTS**

10.1 **Bedford Waters Advisory Committee re Substantial Amendment to the Paper Mill Lake Development Agreement to allow Seven (7) Lots on Baha Court, Bedford**

A report dated August 11, 2000 was before Community Council with regard to the above application.

MOVED by Councillors Kelly and Merrigan to forward the report to North West Planning Advisory Committee for the September meeting because they will be giving the final recommendation to Community Council. MOTION PUT AND PASSED.

Councillor Harvey acknowledged that Mr. Marvin Silver had requested to speak on this matter and, therefore, asked Mr. Silver if he would be willing to speak at Planning Advisory Committee instead. Mr. Silver indicated that would be acceptable.

10.2 **Case 00273 - Installation of a Rooftop "Repeater Site" on the Apartment Building at 685 Old Sackville Road, Lower Sackville**

A Staff Report dated August 15, 2000 was before Community Council. Thea Langille-Hanna, Planner provided an overview of the application for a building permit by Clearnet. During the course of her presentation, Ms. Langille-Hanna advised that communication towers and accessory uses were a matter of constitutional law; therefore, the Municipality does not have jurisdiction. As a condition of Industry Canada's review, they ask that the Municipality provide a recommendation. Staff was recommending installation of the repeater site.

The Chair indicated that this application did not require a Public Hearing but asked if there was anyone in attendance who wanted to speak on the application. There was no one.

MOVED by Councillors Kelly and Merrigan to forward a positive recommendation to Industry Canada supporting the proposal by Clearnet to locate a transmit antenna with the understanding that Attachment A to the Staff Report would go along with the recommendation to Industry Canada. MOTION PUT AND PASSED.

Ms. Langille-Hanna explained that the Staff Report containing Attachment A would be forwarded to Industry Canada.

10.3 Sewage Line Break - Sandy Lake, Bedford

Councillor Kelly acknowledged the presence of Mr. John Sheppard, Manager of Environmental Engineering, HRM and Steve Westhaver from Department of Environment who were in attendance to provide an update on the situation.

Mr. Sheppard advised that HRM has been working with Department of Environment and the Public Health Officer. HRM is very aware that this is a serious problem and believes it is on the right track in terms of taking steps to protect the water supply. The lake has been sampled on a daily basis. Samples show a downward trend on fecal coliform levels. HRM has retained the services of a consultant in terms of developing a plan to deal more specifically with the issues. A meeting will take place tomorrow morning with Department of Environment, the consultant hired by HRM and the Public Health Officer with a view to developing a plan to identify the extent of the problem, what properties and wells have been affected and develop a program for remediation. The intent is to disinfect any wells that require same pursuant to environmental regulations.

Mr. Westhaver advised that Department of Environment has been working with HRM to keep the residents up to date. Environment is continuing to sample. The trend in the lake water is going down but it was still too high and the boil order will not be lifted until the Medical Officer of Health makes that decision.

Councillor Kelly asked what were the current counts. In response, Mr. Westhaver advised that at first they were too numerous to count, the lake was still not to drinking water quality and may never get to drinking water quality.

Councillor Kelly referred to Smiths Road and asked if all wells on the street would be checked to make sure they are safe. In response, Mr. Westhaver advised that samples were taken of 14 wells but a few residents were not at home and staff did not know if they had wells or not. All wells, however, that Department of Environment knows about in the immediate area of Sandy Lake have been tested. As to the radius of testing, it could be part of the discussion tomorrow at the meeting.

Mr. Sheppard advised that the consultants have been asked to identify where they think the sewage may have spread in terms of surface flow and groundwater flow in order to identify any wells that may potentially be affected.

Councillor Kelly asked for confirmation that, in the interim, the provision of water would continue until the process is complete and possibly on from that depending on the outcome. In response, Mr. Sheppard advised that HRM has provided water to anybody who asked for it. There was an HRM contact person. It would go on for as long as it takes in terms of remediation.

Councillor Kelly asked if the provision of water also includes for other purposes such as cleaning and personal reasons. In response, Mr. Sheppard advised that water has been provided in different forms to different people depending on their needs.

Ms. Betsy VanHelvoort asked if HRM could supply the civic addresses and mailing addresses of all residents within the greater boundary of Sandy Lake as there could be people not aware of the situation. In light of the fact this is a health and safety issue, in her opinion, it was the responsibility of HRM and Department of Environment to identify all those affected and it was not up to the residents, although the residents have been very helpful.

In terms of water itself, Ms. VanHelvoort stated that the residents appreciated getting drinking water but they were not able to spend a lot of time boiling water. Departments of Environment and Health just deal with prevention and it should not be when people get sick, that the issue is addressed. HRM and Department of Environment have to look at fecal counts of zero and follow it up by ensuring that the population is safe by providing not only drinking water but any amount of water they need. She pointed out that some people were unable to use municipal water because it is chlorinated.

Councillor Kelly advised that any calls for water have been provided and tanks have been provided for those who asked.

Mr. Marvin Silver, Chair, Bedford Waters Advisory Committee asked that his Committee be kept apprized of the proceedings because it is a water issue.

Ms. Kelly Manning asked for clarification that the water may never return to drinking water quality. In response, Mr. Westhaver advised that the surface water body is subject to contamination and he did not recommend using surface water unless treated.

Councillor Harvey asked if the counts were known for surface water on the lake before. In response, Ms. Westhaver replied that Department of Environment has been trying to find out if any residents have information in this regard.

Ms. Joanne Kaye advised she thought she would have the information available. She then advised she used the lake as a water source and was now living off a tank in her back yard. She asked what would happen in the winter when the tank froze. In response, Mr. Westhaver advised it might be possible to put a treatment system on.

Mr. Bill Skinner asked if there would be on-going testing of the well every week. In response, Mr. Sheppard advised this was one of the things that would be discussed at the meeting tomorrow. There was a need to establish a protocol with regard to responsibility and risk.

Councillor Kelly asked for confirmation that when water is tested, there needed to be three positive tests before it was declared safe. In response, Mr. Westhaver advised this standard was in place for municipally treated water systems. He did not know if that would be the standard to be applied to surface water bodies. It would be the subject of discussion tomorrow. Department of Environment has been heavily involved but will be stepping back to become more of a regulator and ask for more from HRM. Anyone who has questions, Department of Environment will respond as quickly as possible.

Mr. Westhaver went on to say that Department of Environment was looking into setting up a hot line. This would be part of discussions with HRM tomorrow as well.

Someone asked if there would be any input from residents at the meeting tomorrow. He was told not at this stage.

Mr. Len Goucher, Bedford said that it was HRM's responsibility because it was a sewer line break and it should be incumbent on HRM to ensure that people in the area will have a guaranteed water source for the winter if the contamination does not clear up. Wells should be tested regularly because the contamination might not flush out. People should be given assurance from HRM that they will be looked after and not have to worry about water testing.

Mr. Ed Giles, Sandy Lake said that everybody involved should be consulted about their individual concerns. HRM was responsible in this disaster. Preventive measures should be taken with regard to the sewage system and systems designed to monitor flow and pressure. There should be a process to supply residents with information. He would do his best to share information when received if he could be provided with printed material.

Councillor Kelly advised that he had expressed his concerns to Regional Council on August 22. Regional Council requested that staff develop a protocol in the event of any type of infiltration into a watercourse. Part of the protocol would be to consult each and every individual affected.

Mr. Sheppard advised that discussions have taken place with Department of Environment and the Medical Health Officer about the importance of developing a procedure but it would be set aside for the moment in order to focus on the particular situation at hand, recognizing that a protocol is required.

As far as communication was concerned, Mr. Sheppard stated he was open to suggestions to improve communications. He accepted Mr. Giles' offer to help.

Ms. VanHelvoort said she felt there were close to 100 families affected. She made other suggestions for provision of updates to residents.

Mr. Walter Regan, Sackville Rivers Association raised the following points:

- He asked the age of the pipes involved. He was told the force main was installed in the mid-70's.
- He asked what caused the break. He was told there was a 4' split on the bottom of the pipe. It was possible that the pipe was bearing on a rock or boulder.
- Would there be inspection of the pipe to see if there was the possibility for other leaks. He was told it was necessary to ensure the pipe's integrity.
- Since the leak was in the Sackville River watershed, he asked in future that SRA be notified if something similar occurred.
- He asked if there was a record of sewage breaks within HRM. There was no answer available at this time.
- He asked if there was any technology to detect sewage leaks. He was told that staff would be looking into this.
- He asked if there was evidence of fish kill. He was told that staff was not aware of any.
- He referring to spawning season for salmon and expressed concern with e-coli in Peverill Brook.

Mr. Giles stated there were a number of residents reporting sick periods. As well, there were some pets sick and dead wildlife.

Councillor Kelly stressed that if anybody was or is ill or becomes ill, it should be reported to Department of Environment so that they can respond.

Mr. Giles referred to the fact that there had been a watermain break at the same location a year ago. He asked if the damage could have been caused then. In response, Mr. Sheppard advised he was not sure but would ask the consultant to provide information.

Ms. Joanne Kaye expressed concern re property values in the area.

Mr. Bob Kerr, Bedford asked if there was any connection with the presence of e-coli in Paper Mill Lake. In response, Mr. Sheppard advised that the Paper Mill Lake issue was checked about three weeks ago with no sign of evidence of leaching out of the sewer.

Mr. Skinner expressed concern with the numbers going down, or not going down, on the lake. He did not believe the numbers were dropping.

Councillor Kelly stressed that if any residents had questions, please call and the answers would be provided as soon as possible. Staff were there to help but he asked for patience.

11. **MOTIONS** - None

12. **ADDED ITEMS** - None
13. **NOTICES OF MOTION** - None
14. **PUBLIC PARTICIPATION** - None other.
15. **NEXT MEETING DATE** - September 28, 2000 - LeBrun Centre, Bedford
16. **ADJOURNMENT**

On a motion from Councillor Merrigan, the meeting adjourned at 10:15 p.m.

Sandra M. Shute
Assistant Municipal Clerk