

APPROVED MINUTES

Public Meeting – Rural Municipality of North Shore

7:00 pm Tuesday August 23, 2022

@ North Shore Community Centre

PRESENT:

Mayor Gerard Watts, Councilors - Peter Vriends, Bob Doyle, Krista Shaw and Wanson Hemphill, CAO Stephanie Moase. CBCL Members- Pat Hughes, Tim Gallant and Gerry Isenor via Zoom. Special Guests Ben Lanigan and Qing Li, PEI Dept of Environment
Committee Members - Doug Smith, Steven Murphy and Meghan Senechal

77 Members of the Public

1. CALL TO ORDER: 7:00 PM by Mayor Gerard Watts

2. APPROVAL OF THE AGENDA:

It was duly moved and seconded that the agenda be approved.

Moved by Councilor Krista Shaw, seconded by Councilor Wanson Hemphill

4-0

MOTION CARRIED

2022-08-115

2.1. DISCLOSURE OF PECUNIARY (Financial) or other CONFLICTS OF INTEREST:

None

3. NEW BUSINESS (REQUESTS FOR DECISION)

3.1. CBCL to present their report on the Stanhope Peninsula Potable Water Study Update and Conceptual Design

Pat Hughes, Tim Gallant and Gerry Isenor completed a presentation on the findings of their report and stated next steps, if Council were to decide to move forward would be further exploration for the site of a wellfield. CBCL invited the Public to ask any questions or provide comments.

NOTES:

Mr. Desjardins: The report shows no cost for the land. How much will the land cost? Who will fund the 26%? (or whatever the amount we don't get from government funding)

Pat Hughes, CBCL: The 26% or the amount not made up from other funding sources, that is made up by the user rates. That is the financing portion that Gerry explained.

Mr. Desjardins: So, the full 26% is paid for by the users?

Pat Hughes, CBCL: Correct.

Mr. Desjardins: My understanding is that everyone on the peninsula has to pay for this, right?

Pat Hughes, CBCL: In that scenario where we construct a system that services the entire peninsula, then yes, everyone in the peninsula pays - all those in the Study Area.

Mr. Desjardins: Where does the financing come from?

Pat Hughes, CBCL: The financing is sourced by Municipality based on competitive financing that is available in the open market. There are some land costs included in the Capital Cost, it is a highly variable number. We have included some contingency for that includes land and a small amount for Legal survey easements as you probably know, there are many private right of ways on the peninsula so to construct water mains to get to each of the homes it is desirable to have a legal easement to be able to place the pipeline there and be able to operate and maintain it in the future. So those costs are included in there also.

Errol Endert: I live alone with one bathroom. Why would I pay the same rate as a 5 bed/bath home? Does IRAC not consider house size/property size/property tax/ # of people/ # of bathrooms in calculating your water costs?

Gerry Isenor, consultant: Normally that could be resolved using metering however, you cannot meter seasonal properties because they are subject to freezing, requiring the meters to all be removed in fall and reinstalled in spring, making metering not really an option. If this was a full time developed property like a subdivision in a town or city you would install meters and you would see a lower rate for those having less consumption than the larger houses. Due to this rural area having such a large number of seasonal dwellings it is really not feasible due to the problem of frozen meters in winter. The option of removing the meters made the costs extremely high and was not really worth considering, so that is why the option we fell back on, that we used for this estimate was charging each customer the same amount.

Errol Endert: Will you take it into consideration as an alternative?

Gerry Isenor, consultant: If the project was to move ahead I would certainly look at alternatives in the rate setting and discuss with IRAC what options might be available.

Errol Endert: For the far west of the peninsula, it could have been implemented into the building code to require cisterns, filled with a water truck, but it wasn't. One too many wells will contaminate the whole water table sooner or later. Do customers have the option to opt out? Especially if they live right where the well field sites are going?

Pat Hughes, CBCL: Do you have the option to opt out? Not currently with the way the system is set up.

Errol Endert: But it is like Rogers or Bell or Fido, I have the option of which service I want. And if you are building a well in site D by Stanhope School, why would someone who lives right off Stanhope Lane pay for a well when their own private well is 200 yards away from it.

Tim Gallant, CBCL: It is comparable to how the empty lots are unable to opt out. They are charged a frontage fee. If the system is going by your house, the service is there, so if in a year or two years from now you have a problem with your well, you don't have to drill a new \$15,000 well, you just connect to the service and continue on. It is the same with the empty lots, just because they are not developed right now, and they don't use it and perhaps they don't plan to build and they don't want it, the service is still available in front of their lot.

Errol Endert: So you said, "if they don't want it" Does that mean there is still a choice? Many people may say they don't want this forced upon them. Yes, it is like climate change, an issue, but for many people it is a lot of money per year.

Herb Sears: When you are applying for a building permit, do you need to prove you have a viable water source before building? Or do you just build first and when you realize you don't have good water just find

out where you can get some? Many here are older retired people and we don't want big expenses thrown at us like this out of the blue. We need to do a lot of thinking here, can we afford all this stuff?

Pat Hughes, CBCL: I understand your concerns, I cannot speak to the building permit codes question, we are involved in the sizing and calculations of rates for the water system and options to where the water would be sourced but as for the business of how actual building permits and their water source, I actually cannot speak to that.

Ben Lanigan, PEI Dept of Environment: We do not deal directly with building permits but we can always bring it back to the people that do and ask them the question.

Member of Audience: In order to apply for a mortgage you have to provide a satisfactory water test done. I don't know about the building permit side of it.

Allan MacDonald: One thing that does not seem to have been brought up is managing the water supply we currently have. We could reduce what we use by low flow toilets, reducing the watering of lawns, putting a moratorium on pools, no more pools. If we have water problems, we can't afford to be filling pools. We should also be ensuring septic systems are up to code.

Pat Hughes, CBCL: Water conservation wasn't something involved in this study. We based the demands for water consumption on Atlantic Canadian standards. You are correct however, there are means to reduce water consumption. In today's issues of climate change, some of those options are going to become a lot more important.

Allan MacDonald: Before we go implementing this big water system that a lot of seniors cannot afford, we should try looking at the simple solutions first.

Robert Vail: For every action there is a positive or negative reaction. I can see where the positive will benefit certain people that are having water problems but that positive solution will have a negative impact on those that have already paid dearly for their water system, pay their monthly electrical bill to pump their water, pay to have their septic system regularly cleaned and repaired. They pay for their systems and have kept them up. I don't think there are too many complaints from anyone here about their water other than in a certain area. Can there be more explanation of the phases? Why was that considered? Why are we looking at going full throttle instead of phases?

Pat Hughes, CBCL: The full build out option was the initial work that was done in order to take advantage of the option of the full 74% funding. The direction from the Committee was to explore the full build-out with the maximum funding dollars and see what the system costs and rates would be. Then after that, knowing where there is an immediate need, knowing there is salt water intrusion in a number of wells at the western end of the Peninsula, we wanted to explore what it would look like to develop a system that would initially just service those as a first phase.

Robert Vail: To my neighbour's comment, if we pay based on frontage on the road, those with a \$250K-300K home shouldn't pay the same rate as a million dollar home even if the frontage is the same. I assume the people on the peninsula will be the first to get the water, am I correct? They are going to get the water first? That is the most important right now, so they should get the water first, I will probably end up waiting, am I correct in assuming that?

Pat Hughes, CBCL: Not necessarily so, if you are building the whole system, it will probably be two years.

Robert Vail: So we have to wait for the whole system before anybody gets water? Most people here are homeowners that have invested in their lots and have put in their own water. So what you are saying is it will be two years and then you hit the switch and everybody has water? Is that what is going to happen?

Pat Hughes, CBCL: Well if that is what the Council decides to move forward with-

Robert Vail: So no one is going to get water before I do, like those down by the beach, everyone will get water at the same time?

Pat Hughes, CBCL: It would not be exactly at the same time..

Robert Vail: So who is going to get water first? Who would you recommend to get water first?

Pat Hughes, CBCL: That would be a community decision, if there is an immediate need, or where the worst conditions are. If we source the water from the east end of the peninsula, which is the options shown-

Robert Vail: So if you take the water from say Well option D which is across from my place, and send it out to the other end, what are the chances of the wells of my neighbours and myself going dry?

Pat Hughes, CBCL: That will all be studied with the hydrogeological work, those studies are not completed.

Robert Vail: Will the National Park be receiving water?

Pat Hughes, CBCL: Not based on the information we have in this study, no.

Robert Vail: Is it a consideration by them with Council?

Mayor Watts: The Municipality has been having discussions with Parks, regarding wellfield, it is all on the table but it is early days.

Robert Vail: So there could be service in the Park with Community water?

Tim Gallant, CBCL: Based on previous letters Parks Canada did not want to be a customer of the water system. That was quite a while ago, and I am not sure of any conversation that has happened since then.

Robert Vail: So this is a study, that is what it is, a study. So the tariff rates you are recommending \$1300-\$1500 for every homeowner based on their frontage, it is a lot of money for seniors to pay when they already have good water.

Councilor Krista Shaw: If the Wellfield area D is not deemed the source and it needs to be sites A-B-C, mostly off the Eastern Rd. Would homes leading from the wellfield, be required to hook up as well? Or is it just the Peninsula?

Pat Hughes, CBCL: Only homes within the study area.

Councilor Krista Shaw: I don't think the homes on the Eastern Rd were shown in the study area-

Mr. Desjardins: They are missing the point here, there is more cost associated with this above this presentation that you are not covering. The cost of the land.

Councilor Krista Shaw: Regardless of the cost-

Mr. Desjardins: The 26%, who is going to pay for that? And IRAC has so much a year they are going to charge. I have no problem with IRAC, I have a problem with the financing. 26% or 50%, depending on what the government gives us is number one and number two is the cost of the land. How much is a lot worth over there? \$10 million? \$900K? What is the cost of those properties? Forget the water price....forget IRAC, how much is it going to cost us, the people that are sitting here tonight to get this project through?

Pat Hughes, CBCL: As previously stated, we did allow some land costs for the wellfield but depending on what piece of real estate you end up sourcing the water from, that will vary, yes. The other option is that there is some discussion with Parks Canada to allow the wellfield to be built within their land and that would be, I would think, a minimal cost if you are sourcing the water from within the parkland. To your question regarding the Eastern Rd, those properties along the pipeline, are not included in rates that we calculated. If they choose to include them, that would be a decision by the Community.

Melanie MacDonald: I have a question regarding additional costs. Many roads have private associations, you spoke about easements and purchasing land for wellsite might be but we have not talked about any costs associated with ripping up the roads and the reconstruction of those after running the lines and connection to the homes. Is there typically a cost that each household will have to put out up front to connect to the line in addition to the yearly amount? Are we going to have to assume the costs to rip up the roads each time someone is connected or will that cost be covered under the funding?

Pat Hughes, CBCL: Capital Costs calculated include reinstating any of the surfaces that are disturbed to put the system in place in a Public or a private right of way. There is a one time cost associated with installing the water service line from the property line into the home.

Melanie MacDonald: What are those typical costs for connection fees? Are we talking about \$200 or \$10,000?

Pat Hughes, CBCL: It is depending on how far the building is setback on the property. We can't really speak to that rate based on price per foot at this time but we can get that information for the community. That work is typically done by smaller private contractors that are not part of the Municipal installation. I think we would be looking more in the \$2000 range.

Stephanie Moase, CAO: The Committee looked at that in the Municipal Government Act and there is an option that those connection fees can be added onto your taxes, so if it is \$2000, then the Province would just add it into your yearly tax bill over a certain number of years. So even if you no longer owned your home, if you got connected and then sold your home a year later, you would not have paid that whole \$2000 connection cost, it would get passed on to the new owners through the property tax.

Mr. Desjardins: So what you are saying is the Province is going to increase my taxes.

Stephanie Moase, CAO: No sir, it would go on your Municipal taxes, I cannot make the Province increase your taxes-

Mr. Desjardins: Well you have to submit a budget don't you?

Stephanie Moase, CAO: Yes, but what I am saying is this is an option for those that cannot or don't want to pay those up front connection costs. This is an option that you can choose to help finance those up front connection costs by adding them to your Municipal taxes to be paid over a number of years, in the same manner that IRAC adds all those Capital costs and divides them over a number of years. So even if you are not living in your home, the next people living in the home would be paying for that initial connection fee so the fees are spread out and paid for by whomever is using the system for the life of the system.

Melanie MacDonald: This is for the Hydrologist. Where the well fields are located, would it be drawing from the Winter River watershed system? As we know that system is utilized a great deal by Charlottetown and the higher levels run dry each year. Will they draw from that system and is it even reasonable to think about building something that would draw on that same system?

Qing Li, Provincial Hydrogeologist: This is quite far away. Winter River is on a different watershed. I am not sure how many kilometres away, usually if they are a few hundred metres away they could impact each other but these are too far away to directly impact each other.

Robbie Moore: Regarding the comment on building permits, if there is a water shortage/crisis in the area, why are there still permits being issued? What other municipalities have a central water system, 1000L water/day/household going into the ground, but no sewage system? It seems like a lot of water being put into the ground. Most municipalities I am familiar with that have water also have sewage. As a fisherman who makes my living out of that bay, it seems that by putting this water system in, on these tiny 0.24 acre lots, there are around 100-200 of them down there, it seems like a band-aid solution. If we have saltwater coming in, intrusion in the wells, we probably have stuff coming out of the ground and running back into the waterway. By running this pipeline for more water, it just seems a little off and concerning. I just want to know if other municipalities that have central water don't have a sewage system to treat the water coming from all these households that are using it.

Pat Hughes, CBCL: The one that I can think of with a larger land mass but less density is the West Covehead system.

Ben Lanigan, PEI Dept of Environment: There are some, this would definitely be one of the largest that wouldn't have a municipal sewer system with it. But there are many smaller systems that don't have a sewer system, the West Covehead one, a few out in Cavendish. The key thing is, whether you have a well or central water, you are generally using the same amount of water and your septic should be designed for how much water you are using. So what source you get it from doesn't really affect how much you are using and that is what your system is designed on.

Robbie Moore: MacMillan Pt is a great one, when you go down there, the lots are 1 acre +, but in the Peninsula there could be 4 households on the same 1 acre size lot. There are I think about 230 undersized undeveloped lots, I am concerned it is a recipe for disaster. The 18 fishermen that work out of Covehead Bay are concerned. We have 1 well that is the heartbeat of the wharf, if anything happens to it or the pipeline running to it, we are pooched. I just want to make sure with all the water talk that we are thinking about everything. With all the water that we are putting in the ground, what goes in the ground must come out. I have seen the water issues and it is only going to get greater. I have been collecting water samples for CFIA and it is concerning to see. When we compare MacMillan Pt to the Peninsula we are comparing apples to oranges. It needs to be well thought out, being planned and done right the first time. The Cavendish one, that is over a much broader area vs the thick concentration. When you look at the peninsula map and see the undersized lots, and the big homes that are going on these lots. 4 homes on 1 acre, 4 wells and 4 septic. Some of these homes have 5-6 bedrooms. It just seems a little off.

Ben Lanigan, PEI Dept of Environment: I can't speak to the building permit issues but I can say that you have one good point that backs up what you're saying about having a central water system is that when you have these smaller lots you are condensing more of the wastewater into a smaller area and it does create a bigger risk for bacterial issues in the well. So when you bring the well away from these sources, then you are reducing that risk of bacterial contamination because the wastewater is no longer in the area where you are drawing from the well.

Robbie Moore: I understand what you are saying, you are talking about wastewater getting into the wells and I am concerned as a fisherman about wastewater going into the bay.

Ben Lanigan, PEI Dept of Environment: The way that a septic system works is that when you treat the water it will go down into the soil. We do have Municipal systems that have wastewater treatment plants that discharge into the ocean. The way that it usually works is that it has flushing, so you have tides that come in and out that take that. The amount of wastewater, the amount of water that is leaving the septic system that would go into the actual waterways, if it did, would be a very negligible amount compared to the amount of water that is actually there.

Robbie Moore: I would disagree with that. We have to be very careful, if anything happens to the bay, we all lose value.

Member of Audience: I do want to hear the answer about building permits. If there is a water issue then, are you going to be able to look into the issuing of building permits, like to look at density.

Stephanie Moase, CAO: At this point, if you look at Stanhope Peninsula as a whole, there is an issue of a potential saltwater intrusion, it hasn't happened yet, but we can't say ok we are not issuing any permits on Stanhope Peninsula until we force you guys to have a water system. In the area where there was an issue with saltwater intrusion, at Lighthouse Pt, there was a moratorium on development permits until the well was drilled. There was a stop on the permits at that point, where there was an actual saltwater intrusion issue. For the rest of the area of the Peninsula, most of the water is private, so as a municipality, we don't even know when there is an issue. If you take your water sample in next week to get quality tested and find out your well is no good, you don't contact the municipality, you just drill a new well or connect to your neighbour's well. There are several along Bayshore Rd that this has already happened to and they just simply dug new wells or connected to a different well. So it is not about missing the permits, its about when there is a (a saltwater) issue, which Qing would be able to explain better. It is waiting for the issue to happen to the whole peninsula, which could be disastrous. What Council is trying to do with this study is to actually look ahead and say "What can we do before everyone ends up having a bad well". To look ahead and see what can be done. If there is more interest in having a moratorium on permits, I am sure Planning Board and Council will talk more about that but that would simply mean a halt in development until something else happened, either until everyone has bad water or until a central system is put in. Qing can better explain what that tipping point is.

Qing Li, Provincial Hydrogeologist: Currently, each home has one well drilled on the peninsula, for salt water intrusion it takes time, takes years, to come in. With some new houses built the first and second years, they have freshwater, no problem, then over 6 or 7 years it will gradually increase the salt in the water. The saltwater comes from the sea, gradually. The neighbours wells are going to impact each other. So currently my well is totally fresh water, the neighbour beside me drills another well, this can cause me problems in the coming years. Right now in the Central supply would be on the Eastern side which has a higher volume of freshwater trapped. So basically, the central well, the withdrawal of water is from the Eastern side never withdrawing water from the Peninsula. We need water supply pressure away from the peninsula to stop salt water intrusion in the well.

Councilor Wanson Hemphill: No one I have talked to is against having clean water on the Peninsula. The question I get is "Who is going to pay for it?" Regarding wells in the National Park, it was looked at a few years ago and again last year, and there is a list of requirements from Parks prior to accepting an application for a lease for us.

Pat Hughes, CBCL: We have seen the letter and this study will tick off some of those requirements they have. Some of the other requirements would have to be addressed as you move forward.

Councilor Wanson Hemphill: Do you have any idea of how much it will cost to complete that list?

Pat Hughes, CBCL: One item that I remember that was on their list was the actual exploration drilling and testing, so that is in the area of \$150-\$200K.

Councilor Wanson Hemphill: The land for the wells is not eligible for funding under ICIP (Investing in Canada Infrastructure Program) Funding so taxpayers would have to pay to buy that land. Once the preliminary inspection is done, there will be a lot of work in advance that needs to be done. It will cost I think \$80,000 for preparatory work. How much land will we need for 2-3 wells? How many acres or hectares?

Pat Hughes, CBCL: There are a lot of factors involved in that and a lot of that information gets sorted out when you do your exploration work. You find out more of the characteristics of the aquifer. Qing, what would you suggest to be a minimum acreage for a water system such as this? There are other things that can be done with the land also, for example some communities in the east of the Province that have a wellfield and additional uses take place on the ground surface. There is one that has a solar farm on top of their wellfield. So the land isn't just solely used for sourcing water.

Councilor Wanson Hemphill: So are we talking about 5-10 acres?

Pat Hughes, CBCL: I would think that would be more than plenty.

Qing Li, Provincial Hydrogeologist: For a city like Charlottetown, they require bigger lots of land for source water protection, in case people build something on top of the captured draw. If you drill a well here somewhere (map Wellfield D area), most of the captured draw water is coming from the Eastern side. So if the Eastern side is the land in the Federal government's name, the fallback is covered. Your community, you don't need to acquire land beside it because there is no problem. The problem is some big municipalities, they acquire bigger land around it to secure it, to get rid of any potential contamination source. So just for the well pumping house, you do not need much land, just the size of the well house should be more than enough. You don't need to acquire much land. It depends on the location.

Councilor Wanson Hemphill: So, what Qing is saying is, if you have protected area beside your wellsite, you don't need as big of an area. There are a lot of Private Lanes in Stanhope Peninsula, they are not eligible for ICIP funding, correct?

Pat Hughes, CBCL: I am not sure what you mean, that the private lanes are not eligible for funding? To build the water main on a private lane?

Councilor Wanson Hemphill: Yes.

Pat Hughes, CBCL: What we have proposed is water mains on private right of ways that you would obtain easements on to give you the ability to construct and maintain a water system there. You wouldn't be purchasing any private lanes.

Councilor Wanson Hemphill: Is that easement the same as giving the land to the municipality?

Pat Hughes, CBCL: No, it just gives the municipality the ability to build and maintain that pipe on that piece of land. The ownership stays with the Homeowner's Association or the private person.

Councilor Wanson Hemphill: Assuming that we get the 74% funding, and assuming it takes 3 years to construct, what kind of loan would the Municipality/taxpayers need to get through the first 3 years of the project.

Pat Hughes, CBCL: You wouldn't start the project until you had the funding.

Councilor Wanson Hemphill: Correct and as you construct, you would submit your claims to the funding over the three years. You would have 3 years worth of claims and you would have to have the money in the bank in order to submit those claims.

Pat Hughes, CBCL: I think you can submit the claims for your funding, so you can draw down on your funding as the construction goes. You may need some amount of bridge funding but certainly not 3 years worth of bridge funding.

Lynn Murphy: I think the question needs to be asked. Are my taxes going to increase?

Member of Audience: Someone has to pay the 74%....

Lynn Murphy: I just want that to be very clear, we are going to have to pay increased taxes for this system right?

Stephanie Moase, CAO: No, it should not affect your taxes because it is a user pay system.

Mr. Desjardins: The project you have there, you are going to need funding for the 26%. Who is going to pay for that? Us, across the district.

Stephanie Moase, CAO: That is what the users are paying for, that 26%.

Mr. Desjardins: Those people on the peninsula are going to pay 26% of that 17 or 18 million dollars up front?

Pat Hughes, CBCL: 74% of that, if you are lucky enough, will be covered by the funding. The 26% would be financed by the users of the system.

Mr. Desjardins: Users of the system, what if the pipe goes through one of our lots? We have to pay user fees if the pipe goes through the lots, right? You had that in section 2 or B of your report.

Pat Hughes, CBCL: An empty lot, yes.

Mr. Desjardins: Adjoining lots will have to pay according to the rules set forth, right?

Pat Hughes, CBCL: Yes.

Denis Morin: Following up on that lady's question, so it will be user fee, but in the meanwhile, also this study, the cost of you guys, all of us are paying for it, right? So we all pay for it. And this problem in PEI, companies are going way out of control, because we are getting 75% we need to have roundabouts everywhere. Now you guys are looking at a full scale project when really it is only 9 lots that are affected right now. They are all on the Point.

Pat Hughes, CBCL: There are more than just the lots at the Point that have had salt water intrusion, but they have addressed their own issues.

Denis Morin: Do you have a map of that? Showing the problem areas.

Pat Hughes, CBCL: In our report we do have statistics on where the problems are, Chloride concentration being more than 100mg/L. Essentially along the perimeter. As Qing explained, as the saltwater begins it continues to intrude.

Denis Morin: But where, can you put that on a map somewhere? Is it all the same point? Maybe the project doesn't need to be all at once but can be done in different phases. There are people that don't want to pay when they already have good water. So is there a way to phase the project? Like anybody who wants to build in the woods, they want electricity, Maritime Electric is going to charge them by the

foot. It is not the town's problem if they want to go live somewhere there is a problem with the (water) service. Is that the problem right now, that people are just building in the wrong place? Or is it a creeping problem that is going to take over the whole peninsula? Or are they just building where they should have known. So is this going to become a future problem or just because people are building in the wrong spot?

Qing Li, Provincial Hydrogeologist: Just talking about (contamination) and salt water intrusion, actually they impact each other. Just say this area, I come in and use this water and you come in and others come in, somebody's going to have problems. Anybody shut down is going to be another problem coming in, is going to cause problems for others. The problem is water budget. There is only so much water. If all our planning water cause each problem by the time I get a problem, your neighbour is going to have a problem probably later, next year, you are going to have a problem. Both cause the problem. You can't say, because you drilled for new water you are taking the water, both cause the problem.

Denis Morin: So the problem is the darn planning, we should be looking at the lots to see if there is going to be a problem. The problem in your projection is all those lots are going to be developed. 10 years ago there was one well affected and you guys want to do that for one well? No, but now there are 9 wells affected and probably because those 9 people end up building there where they shouldn't have been. So they kind of created their own issue. Now you guys are taking it to a whole different scale. I concur with Robbie Moore that the state of the Bay is not getting any better, and that is a big issue.

Tim Gallant, CBCL: So the map identified in our report with the high chlorides are not only at the Point but also on Bayshore Rd and a few along the road along the Parks Canada land, there were 3 locations identified there-

Unable to hear any further comments as there was too much cross talk and noise from the audience.

Pat Hughes, CBCL: When we started this project it wasn't part of our scope to prove to the residents that you had a water quality issue. It has been documented since 2000 that the water quality has been declining on the Stanhope Peninsula. We were tasked, we have a problem, what would the solution be and how much would it cost and how much would it cost each user rate. Since 2000 I have been listening to the residents of Stanhope Peninsula say "my water is great, I don't have a water problem" That is fine, but as your Engineer, if you tell me you have a problem, I am a problem solver, this is how I would solve your problem of water quality on the Peninsula. When it is going to happen, when it's going to be that tipping point, who knows? But as Qing explained to us, it is going to migrate, it is going to continue to progress, to get worse as you continue to take more water pressure off the top, the salt water is going to intrude from below. What you are going to do about that problem, that is for you folks to decide.

Unable to hear, crosstalk from audience

Denis Morin: So in the end is it going to be put to a vote? Who is going to vote on that? Everybody or just the people affected?

Mayor Gerard Watts: Basically the information gathered will all come back to the Committee and then a recommendation would come from the Committee to Council. In the end, Council makes a decision on whether to proceed or not at this time or some time.

Member of Audience: When does that happen?

Mayor Gerard Watts: Well I am not sure if that will come forward with this Council, maybe another Council, it depends on how the work proceeds here. It may not be before Dec 31 2022, maybe next Council. The next Council may determine when it would actually happen if it would even happen. And Council might say this is good information. When we started this we wanted to update the previous study

because people in the community were saying this is old information now we should keep that up to date. So that is why Council said OK let's get it up to date and see where we are today. But Council may decide not to proceed at this point, get more information. So we are getting the information to update what we had previously.

John MacDougall: I live off of Thymewood, one of the North-South lines on the map there. If this system were to be installed, we have a geothermal system that we use on our property. Would we have to scrap that system? Or could we get an exemption to use the two wells, an open loop system?

Qing Li, Provincial Hydrogeologist: It is allowed, you can continue to use the wells for the heating system but your drinking water would be from the central water supply.

Robert Palmer: I was on the Council when they first put this issue forward around 2000. I feel sorry for those along the Bayshore Rd those with saltwater intrusion issues or anybody with problems, because without good water you have nothing. The thing I was worried about is who is going to pay for it? Will my taxes go up? Are they going to form a Water Authority? Something like the Fire Company? You say it will be user pay, I think that is right, if you are going to use it, you pay for it. If you are going to use the road, you pay for it through gas and your taxes. I see that we do need something, we need a Water Authority. Not something they have through Council, the CIC that later on we are going to have to subsidize. That is not right. People who are not going to use it should not be subsidizing a water system on the peninsula. Would the Council be prepared to make a Water Company that would be in charge of that system. Otherwise the Council will be insuring, we will be paying for the insurance on that system as well.

Tim Gallant, CBCL: One of the recommendations in our report for next steps if this was to proceed would be for the Community to create a Water Utility who would manage and operate the system as well as take on any billing and any other administrative roles for the water system.

Robert Palmer: The gentleman who said he only has a 1000sqft house, if people are going to pay \$2000 or \$1500 or whatever it is per year, you would meter it obviously. I can't see why you would have to take them out during the winter if it is going to a cottage, why wouldn't you just turn the water off before you get to them? That blows my mind, meters freezing should be able to be overcome in this day and age with all the technology.

Karen Ross: I have been listening for the location of these proposed well locations, it seems like everyone else knows where they are but I am not aware. Can you tell me, where are the proposed well locations? I cannot tell by that map.

Tim Gallant, CBCL: The areas identified for further exploration for the wellfield are just broad areas. The next steps listed at the end of the report would be to do a survey for any source of possible contamination. A survey of any nearby wells, as well as to submit water quality samples for a representative number of those wells. We don't have exact locations.

Councilor Krista Shaw: I think she is just asking for a clearer picture of where those areas are. C, B, A are along the Eastern Rd. D is off of Stanhope Lane. B is around Friston Rd and A is around Beaver Run.

Karen Ross: I know it has been asked but I just worry what these wells might do to mine.

Pat Hughes, CBCL: That would be studied in the next phase.

Audrey Ellis: There has been many comments tonight that all the issues are in Lighthouse Point. I want to clarify, when you said once we are fully built out on the peninsula, and the tipping point has arrived, is it going to tip Lighthouse Pt or is it going to tip the Peninsula?

Pat Hughes, CBCL: Over the long haul it will be the entire peninsula.

Audrey Ellis: Then should we not be looking for a solution now, for the entire peninsula, even for those people who don't seem to want it?

Pat Hughes, CBCL: I think that kind of goes without saying....

Fred Laflamme: Thank-you to Robbie Moore for raising the sewage issue, it seems these two go hand in hand. I would refer to them as the twin thieves, regret and fear. We have heard a lot of fear tonight from the people who don't want to pay the price. What we haven't heard until Ms Ellis was the regret you will have when we reach the so called tipping point. I spoke to someone today who does not live on the peninsula, who learned his well is full of sodium and magnesium. He is looking at something in the range of \$10-12K to dig a new well. I suspect that if I went to him tomorrow and said, you can spend the money to fix your problem, or we can address the situation and fix the issue once and for all instead of just talking about it for 22 years if not more, for \$1,300.00 per year. How do you feel about that, spreading it out over the next 8 years, isn't that a better solution than \$10-12K? We all have all kinds of fears about things and many times it is about money, but that fear is overtaken by regret once we reach that tipping point. I would much rather pay \$1300 or \$1500 whatever it is going to be, I am sure cost overruns will come into play, and it will be a little more than you think, but in the end we will have something we can be proud of.

Robert Vail: Why are we attaching the rate of tariffs to the frontage, why aren't we attaching them to the value of the homes?

Pat Hughes, CBCL: There is always more than one way to skin a cat. IRAC has regulations in their act to allow a utility to charge frontage charges so that was the mechanism we used. If the project was to proceed further those are things that could be considered.

Robert Vail: Who would make that decision?

Pat Hughes, CBCL: It would be the Utility once it was formed, or your Council.

Robert Vail: There is an election coming up. So that is something we could do. Has it been done in other Municipalities to your knowledge? Charlottetown?

Pat Hughes, CBCL: Not to my knowledge. But that is another option, as well as metering, by consumption, was not proposed with this system because of the technicalities of having to address the drainage and freezing of meters for the non-resident or seasonal residents. But that is another option, to bill based on consumption.

Robert Vail: Or it could be based on the value of the home.

Noise from the audience, unable to hear...

Pat Hughes, CBCL: How often do you test the quality of your water?

Robert Vail: Every two years...

Errol Endert: Why did you decide it was just the peninsula? How about Stanhope Fire Dept? We have a golf course that is excluded. Parks Canada, it is one of these things over the years. The thing is, I am not comparing apples to oranges, you have a boardwalk, you have streetlights. I don't have a sidewalk, so what I am basically saying is, to the chairman behind the screen there and to your Committee, I would like the IRAC formula based on property taxes. You have to understand if you are an engineer, allowing people to drill a new well might break into a vein of saltwater that contaminates the whole area. When you keep allowing drilling to compensate or you got a bad well, let's drill another one. It only band aids the issue.

The other issue is building permits, if you want to build in the marshlands or you want to build in low water areas, it is not a septic pit, it is a holding tank. Instead of a well you build a cistern and get a water truck to deliver fresh water to your doorstep every month.

Patti Sue Lee: I was here in 2009 when we were talking about the water study. Thirteen years later we are doing more studies and looking at the same problem. What we have been hearing from you, the experts, is that the water situation is getting worse, not better. We probably in hindsight should have dealt with it 13 years ago, we didn't. We are here tonight, the problem is not going away it is getting worse. I don't want to be here 13 years later looking at another study and talking about what we should have done. Water supplies, not only on the peninsula, but all of P.E.I and I would suggest too, globally are at risk. California is expected to be out of water in a few years. I understand the issues of cost, and I think that there is some work to be done on how we sort out the user pay, so it is fair to all. I do support this, I think the time is now. There is government funding out there now is the time to take advantage of it. People say we can't afford it, I say we can't afford not to do it. This is water, if we don't have freshwater, it doesn't matter if you live in a 5 bedroom house or a 1 bedroom cottage, our land will be worth nothing if we don't have freshwater.

Mayor Gerard Watts: We are getting close to 9pm. I don't know if there are any more questions or not. Again, really appreciate you all coming out tonight. Like I said, in the start this came up to Council to look at the situation and we have engaged CBCL and others to help to evaluate it so that Council and the Committee has been educated on where we are at now and we will continue to look at this and bring it back to a point to Council and eventually what we should with it at this point or at a later point. Thank you very much for coming out, you can still send your questions in and concerns to the CAO to our office here and we welcome those questions from anybody that wants to further their questions that we spoke about tonight and also people that didn't get up and speak at the mic. Thank you very much and have a safe drive home.

4. NEXT MEETING:

Regular Council Meeting Wednesday, September 14, 2022 @ 6:30pm at North Shore Community Centre.

5. ADJOURNMENT:

There being no further business, the meeting adjourned at 8:55pm.

Moved by Councilor Krista Shaw, seconded by Councilor Bob Doyle.

4-0

MOTION CARRIED

2022-08-116

SIGNED: Gerard Watts, Mayor

DATE:

SIGNED: Stephanie Moase, CAO

DATE: