

COMMITTEE OF THE WHOLE MEETING

A Committee of the Whole Meeting was held Tuesday September 15, 2015 at 5:30pm in the Council Chambers of the Municipal Administrative Centre, 285 Beech Hill Road, Antigonish NS.

Present were:

- Warden Russell Boucher, Chair
- Deputy Warden Owen McCarron
- Councillor Mary MacLellan
- Councillor Pierre Boucher
- Councillor Angus Bowie
- Councillor Rémi Deveau
- Councillor Vaughan Chisholm
- Councillor Bill MacFarlane
- Councillor Donnie MacDonald
- Councillor Hugh Stewart
- Glenn Horne, Municipal Clerk/Treasurer
- Shirlyn Donovan, Interim Deputy Clerk
- John Bain, Eastern District Planning Commission
- Hilda Dunnewold, C.J. MacLellan & Associates Inc.
- Blake Beaton, STRUM Consultants
- Ian Tate, Developer
- Andrea Boy-White, St. Martha's Regional Hospital
- Sgt. Brian Rehill, RCMP
- John & Judy MacDonald, Evolve landowners Gallery

The meeting of the Committee of the Whole was called to order by the Chair, Warden Boucher at 5:33pm.

APPROVAL OF AGENDA

The following items were added to the agenda:

- Havre Boucher Soccer Field
- RK MacDonald Loan Guarantee

Moved by Councillor MacDonald and seconded by Councillor MacLellan that the agenda be approved as amended. Motion carried.

APPROVAL OF MINUTES

Moved by Councillor Deveau and seconded by Councillor Boucher that the Committee of the Whole minutes for September 1, 2015, be approved as presented. Motion carried.

BUSINESS ARISING FROM THE MINUTES

There was no business arising from the September 1, 2015 minutes.

CONSIDERATION OF CLUSTER SYSTEMS TO SUBSTITUTE MUNICIPAL SERVICE EXPANSION

Mr. Horne presented to the committee a development concept for a subdivision on Dunmore Road, within the Central Antigonish Planning Area. The proposal would see the Municipality take ownership, maintenance and operational responsibilities for a privately installed "Residential Effluent Treatment System for Cluster Development". Mr Horne presented the background about the project and considerations based on the Engineering Report, Planning Report, and Public Works Report.

Information was provided to Municipal Council in their Agenda Package about an area in Prince Edward Island that currently uses as Cluster System. Councillor MacDonald asked how the soil conditions in PEI compares with that locally. Hilda Dunnewold responded saying the systems are sized based on the soil conditions.

Mr. Horne continued to review the presentation stating that the Municipal Services Systems General Specification makes specific provision for "innovative design" without amending the specifications. Under this provision, new technologies can be approved by the Director of Engineering Services and the Director of Planning without conforming to the exact requirements of the specifications.

If the Municipality were to consider increased use of Cluster Systems in the future, amendments to the Municipal Services Systems General Specification may be desirable so future approvals would not need to be on a case-by-case basis.

John Bain reviewed that in rural areas most residential zones are based on two (2) standards, traditional municipal water and sewer system which would require lot sizes to be 6000-7500 square feet, or on site services which is based on soil conditions and lot sizes could have to be upwards of 2.2 acres. With a cluster system the lot sizes would fall somewhere in between the 7500 square feet and 2.2 acres. The Central Antigonish Land Use By-law, all zones that permit single-family dwellings allow lots to be a minimum of 7,500 square feet if serviced by sewer which is a size likely too small to be adequately serviced by a Cluster System. They may also be too small to be appropriate in rural locations where neighbouring lots are much larger. Therefore, the Municipality would need to look to another mechanism other than the zoning by-law to ensure the lots size remains at the middle size proposed.

Mr. Bain recommended if this technology is something that is going to go beyond this one case study then perhaps Council may want to look at the planning document and the specs to allow that to happen at an administrative level rather than on a case by case basis. Apart from zoning there should be something in place to say this is your limit for subdividing.

Deputy Warden McCarron asked what the lot sizes were in PEI, Ms. Dunnewold did not know but said the community in PEI was already existing and experiencing difficulties with their system so changed to the cluster system. Mr. McCarron asked theoretically speaking if you had a large enough land area could the lot size get down to 7500 square feet if there was significant land to house the disposal system. Hilda said it could be possible.

Councillor MacLellan asked whether a similar system could work in other parts of the County. Mr. Horne suggested that it is something we would like to see used in other areas of the County. Councillor MacLellan inquired about the price of such a system. Blake Beaton said the treatment system itself is somewhere around \$350,000 and the individual systems would be about \$9000.

All details about the cluster systems can be found in the Engineering and Planning Reports which were distributed with the Agenda Package.

A motion was made to allow staff to continue working with STRUM and the developer to explore this type of system.

Moved by Deputy Warden McCarron and seconded by Councillor Bowie that the Municipality further engage STRUM and the developer to more fully explore the potential of Cluster Systems. Motion carried.

EVOLVE

A presentation was given by Mr. Horne as a review of the 2015 Evolve Music and Awareness Festival. Memo is attached with detailed information. Mr. Horne suggested based on feedback from community stakeholder that if a special event permit application will be considered for a future Evolve Festival in Antigonish County then the following areas of concern must be addressed:

- Festival Location
- Festival Timing and Duration
- Entrance and Site Control
- Provision of On-Site Health Services

Councillor MacDonald asked Andrea Boyd-White if the number of patients treated was high compared to previous years. Mrs. Boyd-White replied stating that for the past 2 years, the numbers have been high and the acuity and complexity is very significant. She said that patients are coming in with a combination of both alcohol and drugs in their system. Sergeant Rehill stated that the combination of the heat, dehydration, malnutrition and a cocktail of drugs lead to the problems. Mrs. Boyd-White says the drugs are worst problem they encounter at the hospital because they are illegal, illicit substances and people are not free with the information that they give. Practitioners do not always know what they are dealing with.

Deputy Warden McCarron asked from a health care and law enforcement perspective, how do organizers mitigate the intrusion of substance to an event like this? Sgt. Rehill said entrance points need to be stepped up, people have to be searched, and bags have to be checked. There should be fencing to minimize entry to the Festival. Mr. Horne noted that at best we are looking at a risk mitigation strategy, these issues are always going to be issues and we just have to find a way to make it more difficult.

Councillor MacFarlane stated that based on everything he read in the media over the past number of years, what he has heard from RCMP and Health Care professionals and the events that occurred this year he would have a huge issue, issuing another permit to Evolve.

Councillor Bowie stated that moving the location out any further in the County it could lead to more problems. He asked if the Beaulieu Road was open and Mr. Horne stated it is a provincially listed road.

Andrea Boyd-White said that it is preferable to the Health Authority to have the Festival closer to the Regional Hospital. The number of patients that were seen throughout the weekend would completely overwhelm a community hospital.

Councillor Stewart asked Sgt. Rehill what the consequences were for the people getting caught with the drugs. Sgt. Rehill said they would prefer to see stiffer penalties.

Deputy Warden McCarron said that this is the first year he has received numerous calls from people generally concerned about what took place during the Festival. To be promoting a concert and saying there is going to be drug testing puts us in a tough spot as a County. You do not hear of other music festivals promoting drug testing. He also noticed after seeing the pictures from the drone that if for some reason a fire started, it would be catastrophic. The tents are so close together it would be absolute mayhem. Mr. Horne said that members of the Pomquet Fire Department were on site the entire weekend but the tents being clustered so close together could still pose an issue.

Mrs. Boyd-White brought up the fact that for the past two (2) years, Evolve has been held on the same weekend as the Antigonish Highland Games. It is very difficult for the hospital and EHS staff to bring in extra staff on that weekend.

Councillor Bowie asked if the security was adequate for the weekend and Sgt. Rehill said something that could be considered if to have RCMP provide the security. Something would have to be worked out in terms of contacts. This year it cost the RCMP an additional \$18,000 in overtime.

Councillor Stewart asked, if Municipal Council was to grant another permit and a tragedy did occur, where would the County stand from a liability perspective? Mr. Horne responded saying that so long as we enforce the permit appropriately, the County could not be held liable. At a similar festival in Nelson, BC, the City requires the Festival Organizers to name the City on their insurance policy.

As discussions wrapped up Mr. Horne suggested Municipal Council make a motion stating that the four areas of concern must be addressed before any special event permit application would even be considered.

Moved by Councillor Bowie and seconded by Councillor Chisholm that the following conditions be placed on any permit application to be considered from Evolve for the 2016 Festival: enhanced health services, enhanced entrance and site control, shorten the duration and limit hours of operation, and address challenges with the location. (One nay vote, Deputy Warden McCarron). Motion carried.

UNSM CONFERENCE ATTENDANCE

Municipal Council was asked who would like to attend the Fall UNSM Conference from November 3rd - 6th in Halifax. Councillors have until September 29th to let Shirlyn Donovan know if they would like to attend.

POST ROAD SIGNAGE

A letter was received from Development Officer, Wanda Ryan requesting guidance from Municipal Council on how to proceed with the signage on Post Road. She has been contacted regarding an illegal sign located on the Post Road highway right-of-way. They Antigonish Fringe Land Use By-law states the following for all signs: "*Signs....shall advertise only the use or activity that is permitted by the By-law on the property*", that is, the by-law does not permit off site

signage. The by-law also prohibits signs “...on public property or public right of way, unless specially permitted by the Council and approved by the provincial authority where applicable.”

Municipal Council decided they would discuss this topic at the Joint Council meeting with the Town of Antigonish on September 23.

X-MEN HOCKEY TEAM ANNUAL GOLF TOURNAMENT

The Municipality was asked if they would like to put a team in for the annual StFX Men’s Hockey Annual Golf Tournament taking place on Saturday, September 26 at a cost of \$400.

Moved by Councillor Deveau and seconded by Councillor Stewart that the Municipality enter a team in the StFX Men’s Hockey Annual Golf Tournament. Motion carried.

JUNIOR B BULLDOG APPLICATION FOR FUNDING

An application was received from the Antigonish Farmers Mutual Junior B Bulldogs for the Grants for Non-Profit Community Organizations back in March, however the application was missed. It was brought forth for consideration by council but was denied funding because the Junior B Bulldogs are not a Non-Profit Community Organization.

STAFF REPORTS

Mr. Horne directed Municipal Council to the items noted in the memo.

ADJOURNMENT

Moved by Deputy Warden McCarron and seconded by Councillor Bowie that the Committee of the Whole meeting be adjourned at 7:29 pm and reconvene following Municipal Council for In-Camera session. Motion carried.

The reconvened meeting of the Committee of the Whole was called to order by Councillor Boucher at 9:05pm.

SALE OR LEASE OF MUNICIPAL PROPERTY AND LEGAL ADVICE ELIGIBLE FOR SOLICITOR-CLIENT PRIVELEGE

Moved by Councillor Deveau and seconded by Councillor MacDonald that the Committee of the Whole Meeting be adjourned to an In-Camera Session to discuss Sale or Lease of Municipal Property and Legal Advice Eligible for Solicitor-Client Privilege at 9:05 pm. Motion carried.

Moved by Councillor Boucher and seconded by Councillor MacLellan that the In-Camera session be adjourned at 9:21pm. Motion carried.

ADJOURNMENT

Moved by Councillor MacDonald and seconded by Councillor MacLellan that the Committee of the Whole meeting be adjourned at 9:21 pm. Motion carried.



Warden Russell Boucher



Glenn Horne, Municipal Clerk/Treasurer



MUNICIPALITY OF THE COUNTY OF ANTIGONISH

TO: COMMITTEE OF THE WHOLE
FROM: GLENN HORNE, MUNICIPAL CLERK TREASURER
SUBJECT: *CONSIDERATION OF A RESIDENTIAL EFFLUENT TREATMENT SYSTEM FOR CLUSTER DEVELOPMENT*
DATE: SEPTEMBER 15, 2015

SUMMARY

STRUM Consulting has presented to the Municipality a development concept for a subdivision on the Dunmore Road, within the Central Antigonish Planning Area. The proposal would see the Municipality take ownership, maintenance and operational responsibilities for a privately installed “Residential Effluent Treatment System for Cluster Development” (a cluster system).

This memo will summarize analysis of this proposal by municipal engineers, planners and public works staff. Attached you will find:

- (a) Proposal to Antigonish County Council – Waste Water Management Districts;
- (b) Orenco Systems Inc. Treatment Systems Summary – SNC Lavalin;
- (c) Orenco Systems Incorporated Treatment Technology – EDPC, and;
- (d) An Affordable Wastewater Collection Solution for Municipalities, Victoria PEI Case Study – Orenco Systems.

Upon analysis staff are recommending the Municipality consider further engagement with STRUM and the developer to more fully explore the potential of this Cluster System. It is further recommended that municipal staff begin drafting policy and bylaw to guide this and further development of Cluster Systems throughout the Municipality.

BACKGROUND

Representatives of STRUM Consulting first appeared at a Committee of the Whole meeting in the summer of 2014. Following an initial presentation and discussion the Municipality informed STRUM in January 2015, that it would endorse moving forward with the concept plan for a cluster system with the following guidance as conditions to proceed:

1. An engineering consultant will be retained by the Municipality to review the concept proposal and proposed technology and provide a report back to the Municipality.
2. Public Works staff will conduct a site visit to assess a working system in Victoria, PEI, in the coming months.
3. Planning staff will work with the developers to assess the concept further and determine what planning issues may exist and how they might be resolved.



4. Municipal staff will work with developers to mitigate the risk to the Municipality to the greatest degree possible in accepting responsibility for a new technology.

Conditions 1 – 3 have been addressed to the satisfaction of municipal staff. Condition 4 is still being discussed.

As we understand STRUM's proposal, the system would collect sewage from the residential dwellings into an onsite septic tank. While solids stay in the individual septic tank a conventional gravity collection system directs all liquid effluent from each of the tanks to the treatment site. The remaining solids would need to be removed at regular intervals much like a traditional septic tank.

The treatment technology is a small/medium scale pre-engineered, package treatment technology using primary settling and packed bed secondary treatment. A full description of this technology can be found in the report by SNC Lavalin. Following treatment the effluent is disposed of via sub-surface discharge. This involves applying the effluent to the soil at a rate where the soil can continually accept and absorb the effluent. The size, configuration and depth of the effluent disposal system will depend on the soil characteristics.

In summation, these systems are designed like miniature municipal treatment plants for a single residential development or subdivision. Each property has its own septic tank that is then connected to a common treatment system. All of the liquid waste generated from a residence is treated while solid waste is pumped out of individual septic tanks at regular intervals.

CONSIDERATIONS

Engineering Report

A report from SNC Lavalin is attached. Of significance for Municipal Council to consider in moving forward:

- They have been used in many North American jurisdictions for over 30 years and are a proven technology; technology is continually improving.
- Generally these systems are low maintenance unless the system is being abused or subject to external influences that damage equipment.
- Frequent operator intervention is not usually necessary and operator visits are more centred on inspections which are easily carried out since the equipment is easily accessible.
- There are a number of municipal installations in the Maritimes as well as many private residential developments and commercial installations. The most notable and comparable Municipal installation is in Village of Victoria, PEI which has 57 residential and 6 commercial connections and employs a septic tank effluent collection system.
- In evaluating a proposal from a developer, ensuring the area allotted for the sub-surface disposal system is adequate will be crucial.
- Where the Municipality would be assuming ownership, it may be prudent to consider having a possible second location for effluent dispersal, should it be required in the future.



Planning Report

A report from the Eastern District Planning Commission is attached. Of significance for Municipal Council to consider in moving forward:

- When considering Statements of Provincial Interest concerning infrastructure, in situations where new infrastructure is deemed necessary the use of alternative treatment technology may be considered.
- The Central Antigonish Planning Strategy expresses the view that infill development in areas with existing services should be prioritized over extending new services to facilitate development in new areas. The proposed new development at Dunmore Road would connect to existing water lines of the Lower South River and Area Water Utility.
- The Central Antigonish Land Use By-law, all zones that permit single-family dwellings allow lots to be a minimum of 7,500 ft² if serviced by sewer which is a size likely too small to be adequately serviced by a Cluster System. They may also be too small to be appropriate in rural locations where neighbouring lots are much larger. Therefore, the Municipality would need to look to another mechanism other than the zoning by-law to ensure the lots size remains at the middle size proposed.
- Nothing within the Antigonish Subdivision Bylaw precludes the use of Cluster Systems.
- The Municipal Services Systems General Specification makes specific provision for “innovative design” without amending the specifications. Under this provision, new technologies can be approved by the Director of Engineering Services and the Director of Planning without conforming to the exact requirements of the specifications.
- If the Municipality were to consider increased use of Cluster Systems in the future, amendments to the Municipal Services Systems General Specification may be desirable so future approvals would not need to be on a case-by-case basis.

Public Works Report

Based on the evaluation of SNC Lavalin and case studies of other areas, staff are satisfied with the proposal from a technical point of view. Of further significance for Municipal Council to consider in moving forward:

- Donated assets are viewed favourable insofar as the Municipality avoids the capital costs of construction. The “donation” of assets from private developers designed and constructed to the standard outlined in the Municipal Services Systems General Specification is now a common practice.
- Although capital costs are avoided operational costs must be considered. In this instance the operational commitment would involve upfront training for our existing operators and some additional time commitments associated with inspection and maintenance.
- Further operational costs will be incurred with system challenges and/or failures.
- In the case of significant system failure, the Municipality would be put in a position of having to invest capital to maintain services to residents.



- The Municipality will want to consider how much additional operational responsibility it wishes assume and at what point.
 - Will the Municipality be responsible for the system only from the main to treatment and disposal?
 - Or will the Municipality take responsibility for the septic tanks as well?
- Once the Municipality has committed to a certain level of service it would be very difficult to withdraw.
- A rate for this sewer service will have to be established and incorporated into the sewer budget.
- NS Department of Environment will need to be engaged with further development of this concept plan to ensure regulatory compliance.
- Discussions with the developer and technology vendor to satisfy the Municipality's need to mitigate risk for itself and residents associated with a new technology.

NEXT STEPS

Based on the review and analysis presented here and in reports from SNC Lavalin and the EDPC, staff are recommending Municipal Council consider further engagement with STRUM and the developer to more fully explore the potential of this Cluster System. This engagement will entail step-by-step involvement of engineering, planning and public works staff as the concept and proposed development is designed.

It is further recommended that municipal staff begin drafting and amending existing policy and bylaw, specifically the Municipal Services Systems General Specification, to inform this and further development of Cluster Systems throughout the Municipality.

Municipal Council may also want to consider an amendment to planning strategies and land use by-laws to accommodate these developments more directly. One option discussed was by development agreements but there could be zone amendments or a new zone available by rezoning as options as well.

If these recommendations are supported by Municipal Council, staff will work with STRUM and the developer to establish timelines and negotiate desirable outcomes. We will also work with The Department of Environment to ensure regulatory compliance.

To: Glenn Horne, Municipal Clerk Treasurer

From: John Bain, Director of Planning (EDPC)

Date: August 25, 2015

Reference: Use of Land Definition

Background:

In the past Council has received complaints regarding the storage of topsoil and gravel on a vacant property zoned C-2 General Commercial and bordering properties zoned R-1 Residential and C-1 Local Commercial. Located on one of the C-1 properties is a residential single unit dwelling. The complaints primarily relate to the noise and dust (nuisances) associated with the storage of these materials. The question which has been raised is whether or not the storage of topsoil and gravel on a property could be considered a "use of land" which can be regulated through the implementation of zoning controls in a land use by-law. Also further questions have been raised about the potential processing of these materials with mobile vibrating screeners and gravel crushers and whether the use of such mobile equipment can also be regulated by a land use by-law.

Analysis:

All land use planning within a municipality is enabled and regulated through the provisions of the *Municipal Government Act*, specifically the provisions of "PART VIII Planning and Development". This is done through a municipal planning strategy as enabled by Sections 212 and 213 of the Act and a corresponding land use by-law as enabled by Section 219. Section 220 of the Act sets out specifics as to what type of, and under what conditions, development may be controlled in a by-law.

Section 191 of the Act includes the definitions which are specific to the Planning and Development Part and defines "development" as follows: "*development*" includes the erection, construction, alteration, placement, location, replacement or relocation of, or addition to, a structure and a change or alteration in the use made of land or structures;" While the definition primarily is concerned with "structures" it does also reference "...a change or alteration in the use made of land..." independent and separate from a structure. The three types of developments addressed in the Act broadly include a structure, a use of land, and a use within a structure.

The MGA then gives authority to Municipalities to regulate development through the use of a land use by-law. Specifically Section 220(3) states: "*A land-use by-law may regulate or prohibit development, but development may not be totally prohibited, unless prohibition is permitted pursuant to this Part.*" and then sets out the specific uses which can be administered through the use of a land use by-law. Subsection 220(4) addresses uses which can be regulated without policy support in a municipal planning

strategy and Subsection 220(5) specifies what categories of uses can only be regulated with policy support. For the most part a municipality can regulate structures without policy support.

Subsection 220(5) addresses uses which require policy support and includes in clause (e) *“regulate or prohibit the outdoor storage of goods, machinery, vehicles, building materials, waste materials, aggregates and other items and require outdoor storage sites to be screened by landscaping or structures;”*. (Emphasis added.) Therefore a land use by-law can be used to “regulate or prohibit” the storage of topsoil and gravel on a vacant property but such controls would require policy support in a municipal planning strategy. Presently there is no specific policy addressing this type of regulation in the *Fringe Area Municipal Planning Strategy*.

With respect to using mobile machinery for the processing of materials, while the administration of such regulations would be difficult, the *Fringe Plan Area Land Use By-law* presently only allows “Construction Operations” within either of the Industrial Zones. The term is not defined in the by-law however classifying a mobile screener and rock crushing operation as construction operations could be considered a reasonable interpretation of the *Land Use By-law*. Nevertheless to make this classification less open to challenge (and to make it clear that temporary constructions operation associated with an on-site development are permitted in any zone) adding a definition to the by-law would be helpful.

Given the above the next issue relates to the non-conforming use status of a newly regulated use. Given the storage of topsoil and aggregates is a use of land which to this point has not been regulated by a zoning by-law, bringing new provisions in after the fact would not stop existing outdoor storage sites from operating. Section 238(1) of the *MGA* states: *“A nonconforming structure, nonconforming use of land or nonconforming use in a structure, may continue if it exists and is lawfully permitted at the date of the first publication of the notice of intention to adopt or amend a land use by-law”*

The Act distinguishes three different types of non-conformance: a structure, a use of land, and a use within a structure. Therefore the existing storage of topsoil and aggregates would be considered a use of land and as such, in the face of new regulations, still be permitted to continue but could not extend beyond the limits the use presently occupies.

Summary:

- 1) The storage of topsoil and aggregates could be considered a regulated use of land if the *Municipal Planning Strategy* was amended to add policy support for such regulations.
- 2) The processing of topsoil and aggregates through mobile screening and crushing machines could be considered as “Construction Operations” not permitted in the C-2 Zone.
- 3) The interpretation of mobile screening and crushing machines as “Construction Operations” may be susceptible to successful challenge given there is no definition of this use in the *Land Use By-law* and therefore Council may wish to consider adding such a definition.
- 4) Nonconforming use provisions would apply to existing facilities if new regulations were implemented.

Appendix:

Below are possible amendments to the Municipal Planning Strategy and Land Use By law for the Antigonish County Fringe Area. Strikethrough is used for portions which would be recommended for deletion and bold text is used for additions.

MPS:

Policy CS-2.6 It shall be the policy of Council to allow temporary ~~uses and structures~~ **Construction Operations** used in conjunction with a development, construction or subdivision projects, including offices, storage buildings, mobile equipment, construction tools, scaffolding, construction materials, soils or aggregates, or signs in the Plan Area. Council shall require that such temporary uses or structures be removed within a specified time following the completion of the project that they are associated with. A Development Permit shall not be required for a temporary use.

Policy CS-2.6(A) It shall be the policy of Council to provide for the regulation of the outdoor storage of goods, machinery, vehicles, building materials, waste materials, aggregates and other items and require outdoor storage sites to be screened by landscaping or structures.

Land Use By-law:

CONSTRUCTION OPERATION means the use of land or buildings for the storage of vehicles, mobile equipment, construction tools, scaffolding, construction materials, soils or aggregates, and similar items normally associated with a contractor's business as well as a cement plant and/or the processing (screening and crushing) of soils and aggregates, or similar materials but does not include a Construction and Demolition (C&D) Materials Disposal Site.

To: Glenn Horne, Municipal Clerk Treasurer

From: Planning Staff (EDPC)

Date: August 25, 2015

Reference: Orenco Systems Incorporated Treatment Technology

Background:

C.J. MacLellan & Associates Inc., now a member of the SNC Lavalin Group of Companies, presented a report to the Municipality of the County of Antigonish dated July 7, 2015 regarding the use of Orenco Systems Incorporated (OSI) treatment technology in a municipal sewer service application. The report referred to the possibility that amendments might be necessary to the subdivision requirements and municipal standards in order to implement OSI treatment technology. This memo summarizes a review conducted by planning staff, not only of the *Subdivision By-law for the Municipality of the County of Antigonish* and the *Municipal Services Systems General Specification*, but also of the *Municipal Government Act*, *Antigonish Fringe Municipal Planning Strategy*, *Central Antigonish Municipal Planning Strategy*, *Antigonish Fringe Land Use By-law*, and *Central Antigonish Land Use By-law* with regard to the proposed use of OSI treatment technology.

Analysis:

Before reviewing the Municipality of the County of Antigonish documents it is helpful to refer to the *Municipal Government Act* to understand the provincial perspective on municipal services. The Act contains five Provincial Interest Statements that all planning documents in the province must be reasonably consistent with. The following is an excerpt from the Statement of Provincial Interest Concerning Infrastructure:

1. *Planning documents must promote the efficient use of existing infrastructure and reduce the need for new municipal infrastructure. Measures that should be considered include:*
 - (a) *encouraging maximum use of existing infrastructure by enabling infill development on vacant land and higher density development;*
 - (b) *discouraging development from leapfrogging over areas served by municipal infrastructure to unserved areas;*
 - (c) *directing community growth that will require the extension of infrastructure to areas where serving costs will be minimized. The use of practical alternatives to conventional wastewater disposal systems should be considered;*

- (d) *identifying known environmental and health problems related to inadequate infrastructure and setting out short and long-term policies to address the problems including how they will be financed.*
2. *Where on-site disposal systems are experiencing problems, alternatives to the provision of conventional wastewater disposal systems should be considered. These include the replacement or repair of malfunctioning on-site systems, the use of cluster systems and establishing wastewater management districts.*

From this excerpt, two main guiding principles are evident: 1.) efficient use of existing infrastructure should be given priority over construction of new infrastructure, and 2.) alternatives to conventional systems (specifically cluster systems) are not only permitted but encouraged in situations where deemed necessary. Regarding the use of OSI treatment technology, this means that its implementation should not be given priority over the efficient use of existing infrastructure, but in situations where new infrastructure is deemed necessary, the use of alternative systems such as OSI treatment technology may be considered.

Antigonish Fringe Municipal Planning Strategy

The *Antigonish Fringe Municipal Planning Strategy* (MPS) says relatively little about municipal sewer systems or the use of new sewer technology beyond expressing the view that efficient use of existing sewer and water infrastructure should be prioritized over new expansion (as expressed in the Statement of Provincial Interest above). The preamble of section 4.1 Sewer and Water contains the following statement:

The County is well aware of the desire for water and sewer main extensions in some of the current un-serviced areas of the County. The cost of providing central services is more expensive where housing density is insufficient. Any decision to install central services would have to be supported by a policy to ensure that infilling occurs to minimize the cost to each household and to the Municipality. The cost-effectiveness of extending services is a key factor in deciding where infrastructure development occurs.

To support this view, policy CS-1.1 states: *"It is the intention of Council to consider expansions to the existing sewer and water systems only to locations deemed advisable by Council and when a clear need is demonstrated."* From these portions of the MPS it is clear that the provision of new sewer services should take place on an as-needed basis where housing density is sufficient to minimize costs through efficient use of the infrastructure. Regarding the extension of servicing to new areas, the MPS states a clear desire that infill development should be prioritized over the development of new areas through the extension of services. Section 3.2.1 Residential contains the following statement:

In order to minimize sprawl into the neighbouring countryside, Council has expressed a preference for infill development on vacant land within the lands designated residential. Further, Council's intention is that expansion of the Residential Designation should only occur when a need can be demonstrated and as long as the

capacity of community or municipal services is not exceeded. Council would like the majority of new residential development to occur in the areas that already have central services [emphasis added].

This is an important consideration, as sprawl is an inefficient use of land that results in increased infrastructure maintenance costs over time. Furthermore, it increases reliance on motorized transportation and subsequently the use of fossil fuels. The MPS expresses the intention of Council that sprawl should be minimized through the prioritization of infill development over the development of new areas through extension of services. It should also be noted that the extension of services may result in redesignations or rezonings to designations or zones intended for use in serviced areas.

Central Antigonish Municipal Planning Strategy

The *Central Antigonish Municipal Planning Strategy* (MPS) says even less about municipal sewer systems or the use of new sewer technology. This is logical, as municipal servicing is not as wide-spread within the Central Antigonish planning area as in the Antigonish Fringe. The MPS does, however, express the view that infill development in areas with existing services should be prioritized over extending new services to facilitate development in new areas. The following is a quote from Section 3.2.1 Hamlet Residential:

In order to minimize sprawl into the neighbouring countryside, Council has expressed a preference for infill development on vacant land within the hamlets. As such, rezoning land from Rural Development to Hamlet Residential in order to extend the boundaries of a hamlet will only be considered when services are extended. Further, Council's intention is that expansion of a hamlet should only occur when a need can be demonstrated and as long as the capacity of community or municipal services is not exceeded.

The MPS includes the following Policies to carry out the view above:

Policy L-9.3 It shall be the policy of Council to encourage infill development on vacant lands within a hamlet.

Policy L-9.4 It shall be the policy of Council to permit the Hamlet Residential (HR-1) Zone by amendment to the Land Use Bylaw on lands in the Rural Development (RD-1) designation upon the installation of municipal sewer or sewer and water services and in accordance with the following:

- a. the development does not strain or exceed the capacity of community services and facilities;*
- b. the amendment proposal meets the criteria to amend the Land Use By-law, Policy I-1.10.*

Furthermore, Policy CS-1.2 provides the following direction concerning the extension of services, “[i]t is the intention of Council to consider expansions to the existing sewer and water systems only to locations deemed advisable by Council and when a clear need is demonstrated.” Taken together, these excerpts from the MPS express the intention of Council that infill development should be prioritized over the

development of new areas through extended services except for situations where a need for extended servicing can be demonstrated. It should also be noted that extending services may result in redesignations or rezonings to designations or zones intended for use in serviced areas.

Antigonish Fringe and Central Antigonish Land Use By-law

Both the *Antigonish Fringe* and *Central Antigonish Land Use By-law* (LUB) make little reference to municipal sewer systems. One important consideration is the lot size requirements set out in the documents. For example, in the *Central Antigonish Land Use By-law*, all zones that permit single-family dwellings require lots to be a minimum of 29,000 ft² (subject to soil conditions) if unserviced and 7,500 ft² if serviced by sewer. In the *Antigonish Fringe Land Use By-law*, all zones that permit single-family dwellings require lots to be a minimum of 50,000 ft² (subject to soil conditions) if unserviced and either 5,000 or 7,500 ft² if serviced by sewer. In the Antigonish Fringe planning area, it should also be noted that the Rural General (RG-1) zone only provides for a reduced lot size if a lot is serviced by *both* water and sewer.

Planning staff feel there are three important things to note regarding the land use by-laws:

1. The first is that from a zoning perspective there is currently only one reduced lot size for serviced lots. Regardless of whether from an engineering perspective the proposed OSI treatment technology could only be implemented on an intermediate lot size, the land use by-laws would allow for the creation of 5,000 or 7,500 ft² lots. These lots may be too small to be adequately serviced by the OSI treatment technology. They may also be too small to be appropriate in rural locations where neighbouring lots are much larger.
2. The second is that in the Rural General (RG-1) zone of the Antigonish Fringe planning area lot sizes are only reduced for sewer serviced lots if *also serviced* by water (i.e. if a lot was serviced by sewer but not water, it would still need to be as large as if it were completely unserviced.)
3. The third is that any extension of municipal servicing may result in subsequent rezonings to implement zones intended for use in serviced areas (for example, extension of municipal servicing is a requirement for land to be rezoned to the Residential [R-1] zone within the Rural Development designation).

Subdivision By-law for the Municipality of the County of Antigonish

The *Subdivision By-law for the Municipality of the County of Antigonish* includes numerous definitions that could apply to various aspects of proposed OSI treatment technology. None of the definitions preclude the use of the proposed technology:

30. *“Municipal services systems” include sanitary sewer collection and treatment systems and water distribution and treatment systems, storm sewers and subdivision roads which are, or are to be, owned, operated and maintained by the Municipality;*
35. *“Public sewer system” means any sewer system which is owned by the Municipality;*

44. ***“Sanitary sewer” means a sewer system receiving and carrying liquid and water-carried wastes and to which storm, surface or ground waters are not intentionally admitted;***
46. ***“Sanitary sewage collection system” means the system consisting of all pipes, mains, equipment, buildings and structures for collecting and pumping of sanitary sewage (including trunk sewers and pumping stations) operated by the Municipality of the County of Antigonish. It is designed to collect and convey sanitary sewage from its point of origin to a disposal or treatment location;***
50. ***“Sewer” means pipe or conduit for carrying sanitary sewage, groundwater, stormwater or surface run-off and includes all sewer drains, storm sewer, clearwater sewers, storm drain and combined sewers;***

None of these definitions preclude the use of OSI treatment technology. Further to these definitions, it should be noted that Section 30 of the *Subdivision By-law for the Municipality of the County of Antigonish* currently prohibits private roads in areas *“depicted as serviced in Schedule “G” of this By-law, or that have access to the Municipal sewer system.”* Therefore, private roads would be prohibited in areas where the Municipal sewer system is extended using OSI technology. Amendments to the serviceable area boundary shown in Schedule “G” of the Subdivision By-law may also be required if the Municipal sewer system is extended using the proposed technology.

Municipal Services Systems General Specification

The *Municipal Services Systems General Specification* makes specific provision for innovative design without amending the specifications. Under this provision, new technologies can be approved by the Director of Engineering Services and the Director of Planning without conforming to the exact requirements of the specifications. The following is an excerpt from the Introduction/General Requirements section:

This document is not intended to eliminate the necessity for detailed design, rather it is intended to provide minimum standards for the materials, design criteria and method of construction to be utilized in the installation of municipal services. Further, it is not the intention of the Municipality to stifle innovation. Where, in the judgment of the Design Engineer, variations from this document are justified or required and where the Design Engineer can show that alternate approaches can produce the desired results, such approaches will be considered for approval. In considering requests for variations from these design criteria, the Director of Engineering Services (DES), or designate, in conjunction with the Director of Planning for the Municipality of the County of Antigonish, shall take into consideration such factors as safety, nuisance, system maintenance, capital costs, operational costs, life cycle costs, environmental issues, and natural topography. All variations to these design criteria will be filed by the Development Officer. [emphasis added]

From this section, it is apparent that if the Director of Engineering Services (in this case C.J. MacLellan/SNC Lavalin) were to approve the use of the new technology in conjunction with the Director

of Planning (in this case the Director of the EDPC), it would then be a permitted technology. The use of the technology would then need to be filed with the Development Officer, and from that point onward, the *Land Use By-law* and *Subdivision By-law* would consider the technology the same as any other municipal sewer system. If the Director of Engineering Services (in this case C.J. MacLellan/SNC Lavalin) were to recommend the increased use of OSI treatment technology in the future, amendments to the *Municipal Services Systems General Specification* may be desirable so future approvals would not need to be on a case-by-case basis. These amendments should be prepared by the Director of Engineering Services to his or her satisfaction based on professional expertise and compliance with any applicable legal requirements or standards for municipal services.

Conclusions:

Planning staff have reviewed the *Municipal Government Act*, *Antigonish Fringe Municipal Planning Strategy*, *Central Antigonish Municipal Planning Strategy*, *Antigonish Fringe Land Use By-law*, *Central Antigonish Land Use By-law*, *Subdivision By-law for the Municipality of the County of Antigonish*, and the *Municipal Services Systems General Specification* with regard to relevance to the proposed use of OSI treatment technology. Based on this review, staff have determined that the documents provide more guidance regarding where and why municipal servicing should be used rather than what type of technology should be used.

The Statement of Provincial Interest Concerning Infrastructure found in the MGA and the Antigonish Fringe MPS and Central Antigonish MPS (that are required to comply with the MGA) all agree that infill development that makes efficient use of existing servicing should be prioritized over development that requires the provision of new services. This makes it clear that the Municipality should carefully consider where and why municipal servicing will be used and the implications of these decisions on the resulting form of the community. Planning staff are of the opinion that using OSI treatment technology to promote infill development or to increase density to make efficient use of services in urban or hamlet situations or as a means of creating a "Rural Conservation Design" type development would be a positive form of development. Conversely, planning staff are of the opinion that using the technology solely as a way to maximize the number of lots that could be subdivided from a single parcel of land in a rural location (where higher density development is inconsistent with surrounding development) would be a negative form of development.

Staff have determined that the documents are relatively silent regarding the specific technology used to provide municipal servicing. The documents instead refer to ownership. If the infrastructure is owned by the municipality, the documents assume it is designed and constructed to the municipality's satisfaction. The *Municipal Services Systems General Specification* is the one document that *does* specify design requirements. It, however, makes specific provision for the use of innovative technologies if approved by the Director of Engineering Services in conjunction with the Director of Planning. If however, Council determines that the Municipality should use OSI treatment technology extensively in the future, it may be beneficial to amend the *Municipal Services Systems General Specification* to include specifications for its design and use.



SNC-LAVALIN INC.
65 Beech Hill Road
Antigonish, Nova Scotia
Canada, B2G 2P9
Telephone: 902-863-1220

3 July 2015

File # 628651-07

Municipality of the County of Antigonish
285 Beech Hill Road
Antigonish, NS
B2G 0B4

Attention: Glenn Horne,
Municipal Clerk Treasurer

Dear Sir:

RE: Orenco Systems Inc. Treatment Systems Summary

1. Introduction

CJMac is pleased to provide our summary on the Orenco Systems Incorporated (OSI) treatment technologies. We summary is presented in the context of an explanation of the treatment process and O&M considerations in the context of the MOCA assuming ownership of these systems in new developments.

2. Technology Summary

Generally, the OSI systems can be divided into three main components:

2.1. Collection System

The collection system used to collect sewage from the contributors (residential dwellings) can be comprised of a single type or hybrid of the following, depending on the topography of the collection area and whether all sewage is directed to the treatment site or only septic tank effluent. In systems where all sewage is directed to the treatment site, the collection system could consist of conventional gravity collection system (gravity pipe and manholes) and/or pressurized system utilizing central pump station or individual grinder pumps. In systems where septic tank effluent is directed to the treatment site, the collection system could consist of small diameter gravity collection (gravity pipe with cleanouts) and/or pressurized septic tank effluent system (STEP). It is most likely that proposed systems will consist of septic tank effluent systems because they have a number of advantages over a conventional collection system including small pipe size, lower maintenance costs due to the pipes only handling the liquid portion of the wastewater, and easy identification of system abusers since each home will have its own septic tank and problems can be easily isolated.



Glenn Horne,
3 July 2015
Page 2

2.2. Treatment System

The OSI treatment technology is a small/medium scale pre-engineered, package treatment technology using primary settling and packed bed secondary treatment. Final effluent polishing through nutrient removal and/or disinfection is provided based on the receiving water. OSI manufactures system using sand (intermittent and recirculating sand filters) or textile (Advantex) as the treatment media. The textile filters will be the focus of this summary since most of the systems issued now by OSI are the textile filter type due to their relative ease of construction, compact footprint, and efficient operation.

The main system components consist of:

- Primary settling tank (septic tank);
- Recirculation tank
- Treatment system (various filter media types)

The primary settling tank serves to provide separation of the solid, liquid and floating portions of the sewage. The solid and floating portions are retained in the tank while the liquid portion (septic tank effluent) is directed on for further treatment. The tank is typically sized to retain a minimum of two to three days flow. The tank outlet is equipped with an effluent filter which prevents solids carry over into the downstream treatment process.

Primary settling can be achieved either by:

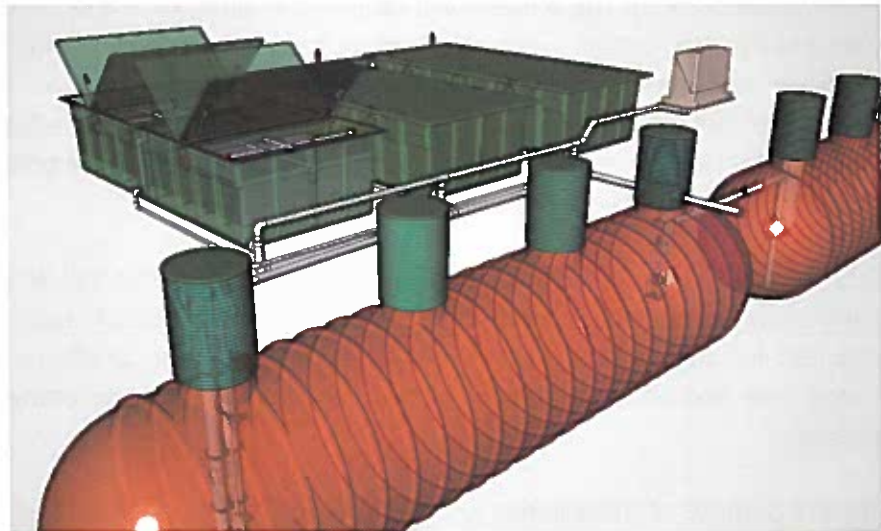
- a central primary tank(s) (located at the treatment site) to which all sewage from the serviced properties is directed through the collection system; or,
- an individual primary tank on each residential property with only the septic tank effluent directed to the treatment site.

The nature of the collection system would depend on the topography and whether a central tank or individual tanks is used. The primary tank can be located at the central treatment site and all sewage is directed to the plant site through a gravity or pressurized collection system, depending on topography.



Glenn Horne,
3 July 2015
Page 3

The recirculation tank is located at the treatment site and accepts the septic tank effluent generated from the central tank or the individual tanks, depending on which is used. A number of dosing pumps are located inside the tank. These pumps supply septic tank effluent to the treatment unit(s) on a dosing cycle based on incoming flow. The recirculation tank accepts some of the effluent draining back from the treatment unit(s) after the effluent has passed through the unit. Once effluent has passed through the treatment unit, a flow control valve inside the recirculation tank will determine whether the effluent is directed to discharge or returned to the recirculation tank. The rate of incoming flow to the recirculation tank will determine the ratio of effluent directed to discharge vs that returned to the tank. For example, during higher flow times, more effluent is sent to discharge while during lower flow times, more effluent is returned to the recirculation tank to mix and have additional passes through the treatment media. The recirculation tank is sized to provide a minimum number of passes through the filter for adequate effluent treatment.



The treatment unit contains the treatment media where effluent treatment will take place. The filter media commonly used are either granular (sand, pea stone) or textile. As mentioned above, for the purpose of this summary, the textile filter will be assumed. The treatment process is a microbially mediated, aerobic, packed bed secondary treatment process which means that a variety of microbes that require oxygen for respiration reside on the surface and in the pores of the textile media. As described above, effluent from the recirculation tank is supplied to the filter on a dosing cycle. The alternating periods of dosing and rest provide nutrients (pollutants in the effluent) and oxygen to the microbes residing on the filter. The microbes consuming these nutrients are the basis of treatment process. The textile media also



Glenn Horne,
3 July 2015
Page 4

provides some filtration. After the effluent has passed over/through the treatment media, it drains to the bottom of the media containers and flows back to the recirculation tank.

2.3. Effluent Disposal

The final treated effluent can be disposed of in two main ways:

- Surface discharge to receiving water body (ie river or ocean); or,
- Sub-surface land disposal.

Surface discharge of the effluent will require the siting of a new outfall location and regulatory approval of the outfall. Approval would be based on an evaluation of the mixing in the receiving water and potential impacts of the treated effluent on the receiving water body. Regular effluent testing would be required to assure that the effluent quality objectives are being met. Gaining an approval for surface discharge would be potentially more onerous than approval for sub-surface discharge.

Sub-surface discharge involves applying the effluent to the soil at a rate where the soil can continually accept and absorb the effluent. The application rate and the subsequent area required for sub-surface disposal will depend on the soil conditions (depth of permeable soil, topography and other potentially limiting conditions such as groundwater table and presence of bedrock).

For the purpose of this summary, sub-surface effluent disposal will be assumed. The OSI systems use one of two sub-surface disposal methods although the second method is being recommended for local installations due to our winter conditions. Sub-surface irrigation is a commonly used method for warmer climates and involves the use of shallow buried drip tubes and a system





Glenn Horne,
3 July 2015
Page 5

of dosing. However, in colder climates such as ours, there were issues with freezing and some of the larger systems involved very elaborate dosing and control systems because the small diameter pipes and the large areas. The move now has been towards larger piping installed in shallow trenches, not unlike an on-site sewage disposal system or infiltrator trenches as shown in the above photo. The dosing systems are simpler using locally sources materials and easier construction. The size, configuration and depth of the effluent disposal system will depend on the soil characteristics as stated above. In evaluating a proposal from a developer, ensuring the area allotted for the sub-surface disposal system is adequate will be crucial.

3. Operation & Maintenance

Generally the OSI systems are low maintenance unless the system is being abused or subject to external influences that damages equipment. Frequent operator intervention is not usually necessary and operator visits are more centred on inspections which are easily carried out since the equipment is easily accessible. Inspections facilitate preventative and proactive maintenance which is preferred over equipment failure which can impact on the system operation or capacity.

The Advantex designs have some inherent Maintenance Advantages:

- AdvanTex systems and equipment are constructed from durable materials selected for the application and engineered to be modular and fully accessible for inspection and maintenance;
- System operation is quite passive with just small horsepower, yet robust, pumps engineered for the application;
- The AdvanTex modules are fully accessible through retractable covers which makes them accessible for inspection and maintenance while also making them safe, secure and aesthetically pleasing;
- Pumps, float assemblies, discharge piping assemblies, effluent filters and other tank and pod accessories and components are all pre-engineered modular equipment, designed for quick and simple installation and removal to facilitate assembly inspection and maintenance if required;
- 24/7 system monitoring by the TCOM panel provides for remote monitoring and servicing of the site in many cases, deals with emergencies, minimizes site visits and duration and also allows lifetime tracking of system performance and maintenance;



Glenn Horne,
3 July 2015
Page 6

Annual maintenance includes accessing and inspecting tank equipment and pods against the start-up baseline. The inspection is primarily a visual check to identify any impending problems, any irregular wear or component blockages (such as laterals or spray nozzles) plus some light rinsing or cleaning of any components that may have heavy solids loading (such as an effluent filter). Activities might include exercising valves, checking filters, verifying proper pump and float functionality, testing lateral squirt heights against baseline measurements and visually inspecting filter material for any signs of bridging or abuse (such as FOGs, Gas, Grease or Oil, etc). The required checks should only take an operator a few hours each year on a larger system.

Other maintenance activities include pumping of the septic tanks which can be carried out on a rotational basis by perhaps doing in groupings at different times of the year.

4. Other Municipal Installations

There are a number of Municipal installations in the Maritimes as well as many private residential developments and commercial installations. The most notable and comparable Municipal installation would be in Village of Victoria, PEI which has 57 residential and 6 commercial connections and employs a septic tank effluent collection system, the Advantex treatment system and sub-surface soil disposal system. A case study on this installation is included attached to this summary.

The effluent sewer to packed bed filter concepts are in also use in a number of communities locally such as Little Dover (Guysborough), Villa Drive (Sydney), Argyle & Tusket (Yarmouth) and Shore Drive (District of Lunenburg) in NS, a 13 home development in Cap Pele (New Brunswick) and more recently the 10 Beaches Subdivision development in Hubbards, the Seven Lakes Development in Porters Lake and the Forest Lakes Community Developments in Hants County.

5. Benefits

Some key benefits of Septic Tank Effluent Sewers include:

- Reduced line sizes as solids are not being moved;
- Reduced installation costs associated with directional boring and ability to follow topography;
- Small hp, high head effluent pumps (25 year rated with 5 year warranty);



Glenn Horne,
3 July 2015
Page 7

- Drop-in modular and engineered pump packages facilitate installation, inspection and removal in minutes;
- Reduced maintenance issues as you are moving just water rather than solids;
- Reduced loading concentration going to the treatment plant as primary treatment is achieved in the homeowners tank;
- Reduced system abuse issues as the system abuse is limited to the abusers home; and,
- Increased ability to identify abusers as the septic tank can be inspected for paint, hydrocarbons, excessive solids (frequent pumping).

Some key benefits of the AdvanTex treatment system include:

- Provides pre-treated, high quality effluent before putting it in the soil or direct discharge (10-30 times higher quality than septic tank effluent);
- Modular construction of the treatment facility providing for deferral of costs for the secondary treatment components;
- Designed for easy and complete access for inspection, installation and removal of equipment;
- Reduced construction requirements with pre-assembled textile filter beds;
- Modular pre-engineered equipment simplifying installation and eliminating installation inconsistencies and errors;
- Elimination of concerns around treatment media consistency and conformity (controlled by factory level QC);
- Reduced footprint (only 1/10th to 1/20th the requirement of typical sand based recirculating filters, mounds, contours, etc.);
- Reduced dispersal bed size in most applications and extended life of the dispersal field and avoidance of early failures;
- Use of small, low horsepower, yet robust pumps reducing complexity and ongoing energy costs;
- Covered and sealed filter media which eliminates infiltration and concerns for public contact or vandalism. The systems are buried and sealed, yet fully accessible through retractable covers and modular equipment design which makes them accessible for inspection and maintenance while also making them safe, secure and aesthetically pleasing;
- 24/7 computer monitoring and data logging of the key system components such as pumps, floats, tank levels and flows; and,



Glenn Horne,
3 July 2015
Page 8

- Automated email and call out function to operator through control panel internet connection on alarms as well as real time remote system adjustment capabilities.

Some key benefits of the sub-surface dispersal systems include:

- Advantex systems are typically afforded higher loading rates than a conventional on-site sewage disposal system as they apply high quality secondary wastewater effluent (30-30 mg/l BOD & TSS or lower) to the soil;
- Modern secondary treatment processes can virtually eliminate most of the BOD and TSS before the effluent is applied to the soil, therefore the full treatment capacity of the soil, microbes, fungi and plant roots is made available to address everything else in the wastewater including nutrients such as nitrogen & phosphorus, and emerging contaminants such as pharmaceuticals, personal care products, etc.;
- Complete treatment of most contaminants takes place within a very short distance of the dispersal piping, therefore some jurisdictions have allowed reduced separation distances or drain field sizes for these technologies (this would have to be evaluated with NSE); and,
- The dispersal trenches can be inspected and maintained with access through cleanouts and inspection ports. The cleanouts also provide the ability to verify field lateral operation.

6. Potential Impacts on Existing MOCA Municipal Standards

The inclusion of these systems may require some additional sections to the MOCA Standards including technical information to accommodate the potential use of septic tank effluent collection systems, procedures on maintenance of septic tank on private property, and the sub-surface effluent disposal system. In addition, subdivision rules may need to be reviewed to determine any conflicts with using a cluster system and defining the mechanisms and requirements for system takeover by MOCA.

7. Summary

In summary, the OSI systems have been used in many North American jurisdictions for over 30 years and are a proven technology. The technology is also continually improving. The systems are generally low maintenance, low energy, and do not require regular operator intervention. The systems are modular and system expansion can proceed in a more linear fashion according to the development expansion. The treatment technology itself is pre-engineered and any



Glenn Horne,
3 July 2015
Page 9

proposal submission may not require a large amount of review on the treatment itself but aspects such as appropriate sizing of the sub-surface dispersal bed would need to be reviewed as this is the only mechanism through which the effluent is disposed of. Where the MOCA would be assuming ownership, it may be prudent in a development application to consider having a possible second location for effluent dispersal, should it be required in the future.

If you have any questions or comments, please let me know. There is a large amount of supporting technical information available should you wish to have a more in depth examination. Also, if there is an area you wish a greater focus on, I would be pleased to present that to you.

Yours truly,

SNC-LAVALIN INC.

A handwritten signature in black ink, appearing to read "H. Dunnewold".

Hilda Dunnewold, P.Eng.
Environmental Engineer



Waste Water Management Districts

Proposal to Antigonish County Council

Preamble: Good Evening Councillors, Thank you for allowing me to present this Development Concept to you and ask for your approval to proceed with a Pilot Project for a 100 lot Subdivision on the Dunmore Road. This project would be phased over a 20 year timeframe to match demand. Construction Phases would take place every three years starting in the spring of 2015. I've submitted a preliminary Concept and Budget Proposal for the Treatment System as well as three case studies for your review. Also submitted was the conceptual layout of the subdivision to give you a better understanding of the scope of this project.

I propose the County of Antigonish considers taking over ownership, maintenance, and operation of Residential Effluent Treatment Systems, designed and installed by the developer in areas or "Districts" that have municipal water service but do not have sanitary sewer service.

Presentation Summary:

1. Effluent Sewer Treatment Systems used for Cluster Developments – Orenco Systems Technology
2. Cost of operating and maintaining an Advantex Effluent Treatment System. Review of actual costs from the Village of Victoria in PEI. Sewer fees to be collected by the Municipality.
3. Advantages to the Municipality in allowing greater density in Rural Areas to increase potential assessment and increase the number of customers on existing Water System infrastructure.
4. Advantages to the Developer in allowing more lots/acre of land. Depending on the soil conditions in a particular area the number of lots can increase from 0.43lots/acre to 3 lots/acre. Another important ratio to consider when building new streets is the number of lots you can fit along the street. When using on-site systems the width of lot ranges from 76m (250', worst soil type) to 37m (121', best soil type) in comparison to 15m (50') minimum street frontage in a fully serviced area. Typically we will see 20.5m (67') to 30.5m (100') in a fully serviced Subdivision.
5. Another advantage the Effluent Treatment systems have is their modular design and implementation. The Developer needs only install and commission the portion of the overall system that is required for the number of lots in the phase. Then, as lots are sold,

Engineering • Surveying • Environmental

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Deer Lake Office
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a portion of those sales are put aside for the next phase keeping the upfront capital costs to a minimum as well as lending costs. One of the complaints we hear regularly is the bareland and Infrastructure development costs are high, lot sales are in the range of 3-5 lots/year, so the financial payout is long term. Financing costs can deplete much of what is considered profit meaning risk tends to be high when profit is based on how fast lots sell.

In conclusion I feel the County of Antigonish has little risk in this proposed project. The technology I'm proposing has a proven track record and the fees collected will cover the costs of ownership and operation, not to mention the increased user fees on the water system. The developer still bears the risks associated with such a development but this has the potential to lower unit costs and defer some of the infrastructure costs closer to when the lots are actually sold. Having the Municipality County of Antigonish support a project such as this, and eventually others, shows the willingness of Council to support development in our rural area as well as be at the forefront of technology as we try to find more economical ways to foster growth in our Region.

Thank you for your consideration,



Greg Stewart, CET, QP2
Development Consultant
Strum Consulting Ltd

CASE STUDY

An Affordable Wastewater Collection Solution for Municipalities

VICTORIA, PRINCE EDWARD ISLAND

Problem The Community of Victoria, PEI needed to replace its antiquated, failing septic systems with an environmentally-sensitive, cost-effective solution suited to the unique requirements of its location. In addition, the treatment system had to accommodate the highly-variable daily flows common to a summer vacation destination.

Solution Victoria chose an Orenco® Effluent Sewer, followed by an AdvanTex® AX100 Treatment System, because of the system's outstanding treatment and low operating and lifetime costs. The system is scalable and is capable of treating flows of up to 95,000 Lpd (25,000 gpd) during the tourist season, with peaks of over 180,000 Lpd (50,000 gpd).

Scalable, Award-Winning Wastewater Solution

The Community of Victoria is a picturesque, rural fishing village located on Prince Edward Island in the Canadian Maritime Provinces. Its natural beauty, period buildings, and attractions make it a popular tourist destination. The community's public health and development potential, however, was hampered by its sanitation problems. Many historic buildings in the town core were using antiquated septic systems, which were frequently failing and in need of upgrades. Most of the small lots



Photo courtesy of Ron Garnett - AirScapes.ca

Surrounded by water, the small town of Victoria, PEI, needed a community wastewater solution that was both environmentally-sensitive and affordable. After installing an Orenco Effluent Sewer followed by Orenco's AdvanTex Treatment System, the community and its consulting engineer have won multiple awards, including the 2011 "Sustainable Community Award" from the Confederation of Canadian Municipalities.

Municipal Market

Project Overview

VICTORIA, PEI, CANADA



Design Parameters

- Peak flows of 95,000-180,000 Lpd (25,000-50,000 gpd) during the tourist season
- Actual Flows of 15,000 Lpd (4,000 gpd) during the winter season and 57,000 Lpd (15,000 gpd) during the summer season

System Engineer

- Kelly Galloway, P. Eng.
Engineering Technologies, Canada Ltd

Installation Date

- 2008

Project Cost

- \$2,500,000 CDN (\$2,100,000 US)

Rate Structure

- \$515 per EDU, annually

Collection System

- 63 connections; collection tanks
- STEG & STEP systems

Secondary Treatment System

- 10 AdvanTex AX100 filter pods

Dispersal

- Pressure-dose sand filter with the addition of a drip irrigation system during the tourist season

Operation

- One part-time operator monitors the system via an Orenco TCOM™ control panel

AdvanTex Effluent Quality

- 6 mg/L BOD
- 5 mg/L TSS
- System also exceeds treatment requirement for TN

Continued on page 1

VICTORIA, PRINCE EDWARD ISLAND

could not support a modern septic system meeting current codes. As a result, residents and business owners were forced to use a “bubble gum” approach to the problem, employing frequent septic tank pumping to get through the busy summer tourist season. Provincial regulators would not approve new development or expansion of businesses until the Village solved its septic problems.

When community members searched for a cost-effective, sustainable wastewater system, they had specific parameters in mind. First, because residential lots in the village center were laid out in the 1800’s and were not large enough to accommodate traditional onsite wastewater systems, they needed a compact solution. Second, because treated effluent might negatively affect the nearby harbor and estuary, direct effluent discharge to the bay was not a popular option with residents and businesspeople who depended on Victoria’s coastal waters for their livelihood. Third, because Prince Edward Island relies on groundwater for its drinking water, the system needed to work well as part of an integrated, sustainable, watershed-based approach.

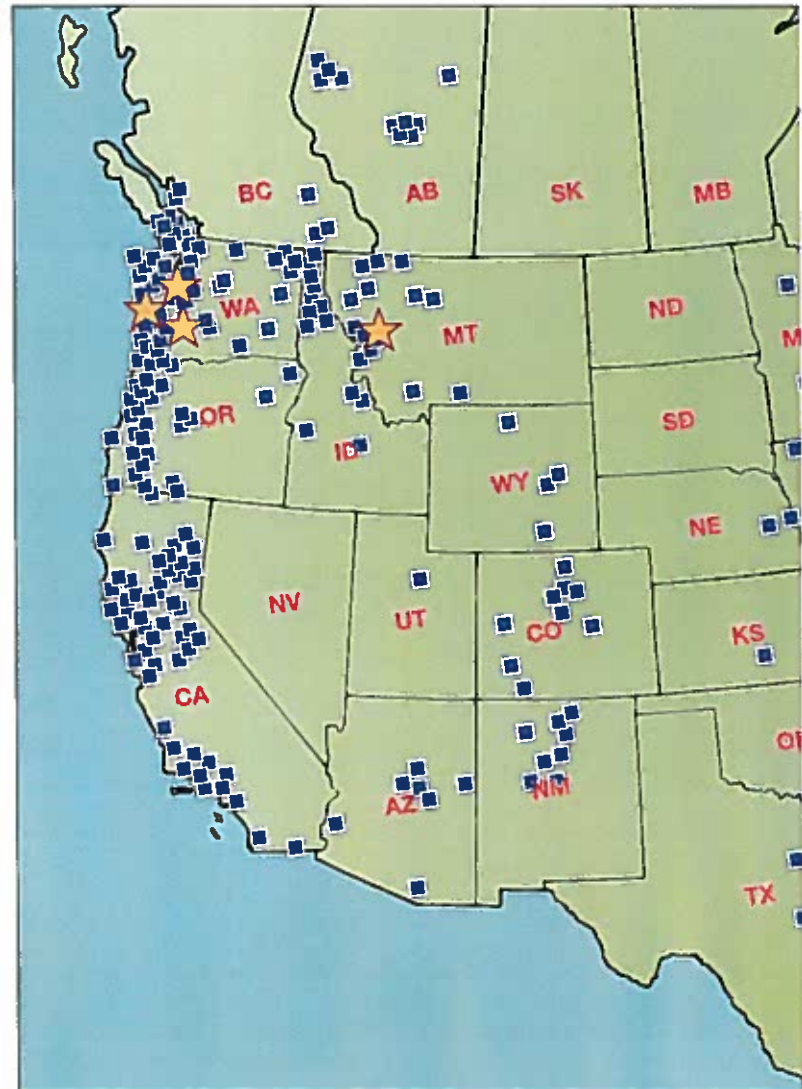
Engineering Technologies Canada, Ltd. (ETC: www.engtech.ca), was retained in September, 2003, to identify and evaluate the various options and recommend a wastewater management solution best suited to the community’s needs. After a detailed life-cycle analysis of several conventional and alternative systems, ETC recommended an Orenco Effluent Sewer and AdvanTex Treatment System. Installation was completed in 2008, and the system services 57 residential locations and 6 commercial sites (with a mixture of both STEG — effluent gravity — and STEP — effluent pumping — equipment).

Following primary treatment in collection tanks at each site, treated effluent is pumped to the AdvanTex Treatment System. AdvanTex uses a packed bed textile filter to treat effluent effectively, with low power requirements and low O&M costs. Because effluent is dosed at a specific rate to AdvanTex pods, the system can accommodate widely varying daily flows. The AdvanTex system can also be easily expanded to allow for further development in the area.

After AdvanTex treatment, the effluent is dispersed to two land-based dispersal systems. The pressure-dose



The Victoria Wharf is one of the town’s main tourist attractions. Victoria needed a wastewater system that could handle highly variable flows ... flows that quadruple during the busy tourist season.



VICTORIA, PRINCE EDWARD ISLAND



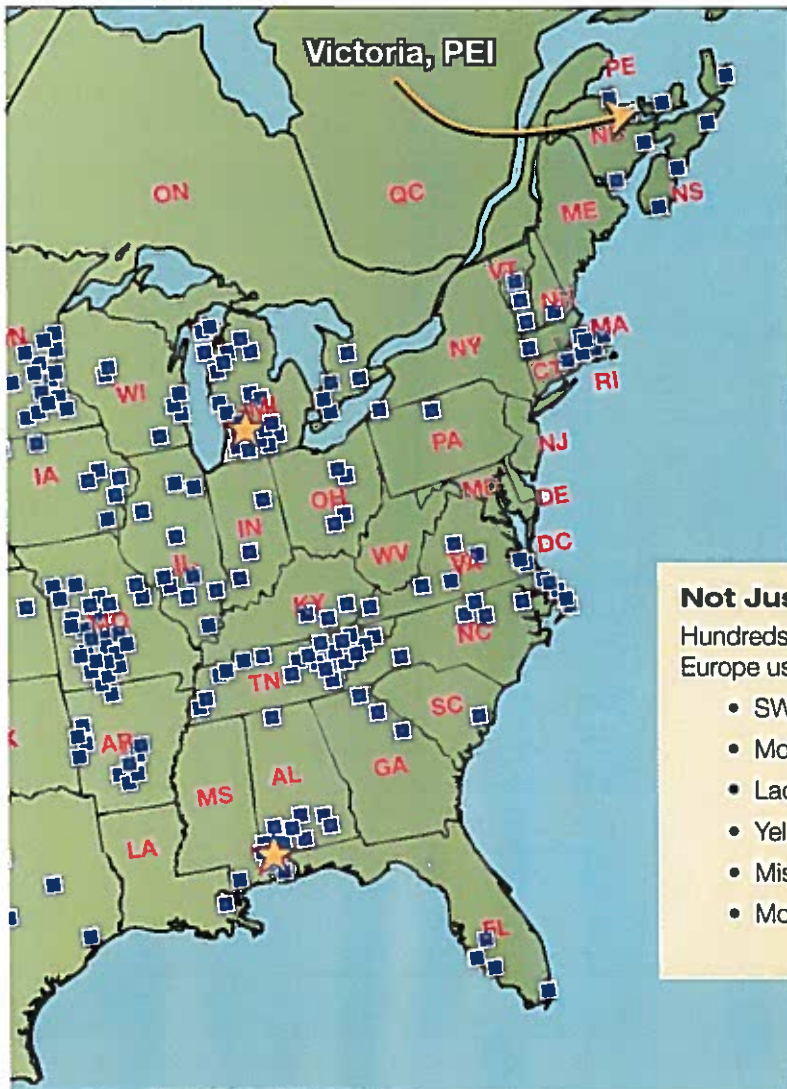
With an Orenco Effluent Sewer, solids are collected in an on-lot underground tank, where they decompose naturally. Only filtered effluent travels to the energy-efficient, low-maintenance treatment system: a modular array of AdvanTex® textile filters in watertight fiberglass containers (above). These textile filters produce such clear, odorless effluent that it is used during the summer for drip irrigation.

sand dispersal bed (mantle) operates year-round, while a subsurface drip irrigation system comes on line during the busy summer season to provide the total required effluent dispersal capacity.

Another key part of the integrated approach was a water efficiency program in which regular toilets were replaced with low-flow models (6 litres/flush or less), and water meters were installed at each connection. In addition to reducing potable water demands, this helped reduce the amount of effluent needing treatment and allowed ETC to reserve more land at the wastewater treatment site for future expansion.

Victoria's system is also scalable. While all 10 AdvanTex AX100 pods are used for peak summer flows, in the slower winter season the system uses only 3 pods and 2 pumps, conserving energy and extending equipment life.

Since the system is so robust and reliable, only a part-time operator is needed. This was a critical factor for the Community. According to Kelly Galloway, P. Eng., the system's designer, "Operation and maintenance associated with traditional, 'big city' sewage treatment solutions can be onerous and time-consuming, requiring advanced, high-level operators. If these technologies are misapplied they can be a huge burden on small rural communities, often making up the biggest portion of their utility costs." The operator monitors the system remotely and is notified if any maintenance is needed via an Orenco TCOM™ telemetry panel. Effluent quality is excellent;



Not Just for Villages!

Hundreds of communities in North America, Australasia, and parts of Europe use Orenco sewers. Larger communities include ...

- SW Barry County, Michigan: 4,500 connections
- Mobile, Alabama: 4,000 connections
- Lacey, Washington: 2,800 connections
- Yelm, Washington: 1,800 connections
- Missoula, Montana: 1,500 connections
- Montesano, Washington: 1,300 connections

An Affordable Wastewater Collection Solution for Municipalities

VICTORIA, PRINCE EDWARD ISLAND

though BOD and TSS levels of 15 mg/L each were anticipated, actual levels are 6 mg/L and 5 mg/L, respectively. The system also exceeded the desired treatment requirement for Total Nitrogen.¹

For the system's design, Galloway won the 2009 Engineers PEI Award for Engineering Achievement; subsequently, the Community of Victoria was honored with the 2010 "Municipal Achievement Award" from the Federation of PEI Municipalities and the 2011 "Sustainable Community Award" from the Confederation of Canadian Municipalities.



Photo courtesy of The Studio Gallery, Victoria, PEI

Historic period buildings (above) and landmarks such as the Victoria Lighthouse (right) draw tourists and stimulate the local economy.

"ETC was successful in solving Victoria's challenging sanitation problems, which had eluded resolution via traditional engineering solutions for over 20 years," said Garry MacDonald, P. Eng., in his nomination of Galloway for the Engineers

PEI Award. While more than 2,500 AdvanTex AX100 filters have been installed elsewhere, MacDonald noted that "[This was the] first municipal-scale STEG/STEP effluent sewer collection system in PEI ... [and the] first major municipal scale, synthetic packed-bed filter (PBF) treatment system in Atlantic Canada."²

Hilary Price, Administrator for the Community of Victoria, puts it this way: "The AdvanTex system was installed and became totally operational in 2008 ... [It] has been a stimulus for expansion in our tourism businesses and has allowed our residential population to dramatically increase. Prior to the installation of this central sewage system, the community periodically experienced bad odours from failing septics. The new central sewage system rectified this problem and removed the serious public health hazard caused by failing septic systems ... This system has exceeded our expectations in dealing with our wastewater disposal."³

"Residents and tourists alike enjoy the quality of life offered by Victoria: sport fishing, clamming, bird watching, photography, water sports, pristine beaches, and coastal sunrises and sunsets are just some of the many eco-based activities and attractions. Protection and enhancement of the delicate ecosystem in the Victoria Harbour and the Westmoreland River estuary is of paramount importance to the village residents and tourists."

~ Hilary Price, Community of Victoria



For more information about Orenco Effluent Sewers and AdvanTex® Treatment Systems, contact Orenco Systems®, Inc., at 800-348-9843.



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¹ ETC Environmental Results Report, p. A1

² Engineers PEI Award nomination form, p. 3

³ E-mail conversation, January 21, 2011



MUNICIPALITY OF THE COUNTY OF ANTIGONISH

TO: COMMITTEE OF THE WHOLE
FROM: GLENN HORNE, MUNICIPAL CLERK TREASURER
SUBJECT: *EVOLVE MUSIC & AWARENESS FESTIVAL*
DATE: SEPTEMBER 15, 2015

Summary

The Evolve Music and Awareness Festival (Evolve) was held from July 9 – 12, 2015. This report will provide Municipal Councillors with an understanding of the event itself in addition to the issues and associated discussions preceding and following the event. This report seeks to facilitate a discussion by Municipal Council concerning some issues raised by community stakeholders and provide direction to staff and Evolve organizers on how to proceed.

If Evolve applies for another Special Event Permit and Municipal Council is inclined to approve a permit, it is recommended that in addition to the requirements put in place for the 2015 festival efforts are made to enhance health services, entrance and site control, and challenges with the location, and the festival duration and hours of operation are shortened. These recommendations are being forwarded in an attempt to make Evolve a safer event and are supported by community stakeholders. However, these efforts can only succeed with the cooperation of festival organizers.

Attached you will find:

- A planning map of the site;
- The site plan provided by Evolve organizers;
- Temporary parking restrictions put in place by the NS Department of Transportation and Infrastructure Renewal;
- Three (3) editorial contributions from *The Casket* published following Evolve.

Background

Traditionally, the Municipality had no regulatory authority over Evolve or any other special event held in the Municipality, other than through the Noise Bylaw applying to the Antigonish County, now Fringe, Planning Area. In previous years the event organizer had simply obtained from the Municipality a letter confirming the land-use policies and bylaws permit such an activity to take place, a requirement to obtain a camping permit from the provincial Department of Tourism.

Following Evolve in 2014 a meeting of stakeholders was convened by the Nova Scotia Fire Marshall to discuss concerns raised about the safety of the festival. Since this meeting in July 2014, the Municipality has taken on the role of facilitating ongoing stakeholder dialogue concerning safety issues at Evolve.

The Municipality approved the Special Events Bylaw in March 2015, requiring all large out-door entertainment events to obtain a municipal permit prior to promoting or holding any event. Evolve



- Traffic control for safe traffic and pedestrian flow.

Evolve applied for a permit under this bylaw with exemptions for noise, which was approved just prior to the festival in June 2015. The following areas of concern were identified by stakeholders following the 2014 festival and were of prime consideration in working with Evolve toward a safer festival in 2015:

- Site Access for Emergency Responders,
- Fire Safety, and
- Adequate and Lawful Parking.

Based on the application and follow-up after the event, the organizer was in compliance with the bylaw and specifically these identified areas of concern.

Economic Implications

The Antigonish Regional Development Authority released an economic impact assessment in 2010 that attributed a \$497,000 increase in the areas GDP to Evolve. The total economic activity generated by the festival was estimated to be \$1.8 million dollars across Nova Scotia, with \$1.2 million occurring in Antigonish.

The Municipality is also currently investing in economic development and working toward a strategic plan for tourism for the area.

Evolve 2015 Follow-Up

In addition to private safety and security measures, significant public resources (police, fire, paramedic, hospital, etc...) were employed as a direct response to the festival. It is important to acknowledge the service and commitment of these first responders and health care professionals in their various roles.

On Thursday, July 16, 2015, the Municipality called a meeting of community stakeholders from the local Royal Canadian Mounted Police, Emergency Health Services & Department of Transportation and Infrastructure Renewal, Emergency Management Office, Pomquet Volunteer Fire Department and St. Martha's Hospital. The meeting was called to:

- 1) Identify if the conditions of the festival's Special Event Permit were followed,
- 2) Provide a venue for local stakeholders to express their thoughts & concerns and
- 3) Seek input from stakeholder for this report to Municipal Council on the Evolve Festival.

The identification and review of Evolve's permit conditions were addressed previously. The RCMP informed the group that 39% of all calls for service from July 9-12, 2015, were Evolve-related. Further, 33 charges were laid by the Antigonish Detachment directly attributable to Evolve: 7 for trafficking, 12 possession with the purpose of trafficking, 10 possession and 4 impaired driving.

Representatives from EHS informed the group that it received 12 requests for service from the Evolve site. Eight patients were transported from Evolve to St. Martha's Hospital and there were three responses to motor vehicle accidents attributed to Evolve. In addition to the EHS transports, patients were being brought in for care by other means. Beyond these statistics it is not possible to



organizer, Jonas Colter, spoke in favour of the Bylaw at a public hearing, raising concerns only over the regulation of noise.

Location

Evolve has taken place at 1648 Meadow Green Road, owned by John and Judy MacDonald, since 2006. For six years previous to this it was hosted at numerous other locations throughout Antigonish County. The MacDonald's property is 225 acres rising up a hill from the intersection of Meadow Green Road and the Antigonish Guysborough Road (please see the attached map).

Festival usage straddles the Meadow Green Road with parking on both sides. There is further parking by festival goers along both the Meadow Green Road and Antigonish Guysborough Road.

The festival site is divided into parking, camping, vendors and performance/common areas (please see the attached site plan). There are four stages including a main stage. Semi-permanent and temporary structures including tents comprise the majority of the structures in place during the festival. Organizers have stated that, "well over \$100,000 spent on [the property] in the forms of pads, roads, culverts, and buildings." Photos and a video will be shown at the meeting to provide a visual of the site.

Entertainment

Evolve hosted approximately 5000 festival goers, volunteers and performers in 2015 (number provided by the organizer) and presented approximately 120 musical acts. It is essentially a 24 hour festival with some sort of entertainment being available at all times from the first until the last day of the festival. In addition to the musical acts there is an awareness component of the festival. Its "Awareness Village" provides a venue for organizations and vendors to raise awareness of various environmental, political and social issues.

Security for Evolve has been provided by Shadow Security, a provincially licensed event security company. Shadow Security services include special events security, static and mobile guard, access control, close-quarters protection and crowd risk analysis. It is unknown what specific services Shadow Security provides Evolve.

You can learn more about the festival at <http://www.evolvefestival.com>.

Considerations

The Municipality's Special Events Bylaw provides authority to require an operational plan from any special event organizer that describes and makes enforceable the provision of [among other things]:

- First aid;
- Severe weather plan;
- Easy access to the site by emergency and police vehicles;
- Adequate and lawful parking are for vehicles of those attending the event;
- Entrance control to deter alcohol and illicit drugs being brought to the premises during a special event;
- Outside inspection and clean up in the vicinity of the premises during and after the event;
- The employment of a security firm licensed by the Government of Nova Scotia;



know of any other police or health-related interventions that may have occurred outside the Antigonish area.

As verified by St. Martha's Hospital, the cases that were seen at the Emergency Department were not straight-forward interventions like bruises and scrapes. They were significant medical concerns and medical problems that require a lot of resources of the emergency department.

Of the issues raised by the Municipality and identified stakeholders, the most urgent can be summarized as follows:

1) Festival Location:

The location of the festival at 1648 Meadow Green Road has a number of associated implications:

- Cellular phone coverage is sparse and unreliable.
- A round-trip drive for a first responders or a tow-truck is 45 minutes to Antigonish in the best of conditions.
- If an evacuation was required it would be very difficult to execute at this relatively isolated location with limited vehicular access.

2) Festival Timing and Duration:

In 2015, as it did in 2014, Evolve took place on the same weekend as the annual Highland Games. In previous years Evolve has fallen on the same weekend as the IWK 250 at the Riverside Speedway. Allowing this overlap in large events puts a considerable strain on public resources.

Evolve was permitted to start on Thursday evening this year in response to a request from the organizers. Traditionally a number of festival goers would arrive on Thursday evening prior to the festival beginning on Friday. Extending the official festival dates to include Thursday was presented as a means to regulate these early arrivals.

The Municipality also granted Evolve an exemption to the noise provisions of the Special Events Bylaw. As describe in his application, Mr. Colter felt, "... if all stages are shut down at proposed times of 1am or 2am that Evolve may lose its advantage in the market and would be forced to leave Antigonish County." Mr. Colter further argued that allowing for music around-the-clock would keep festival goers safer whereby they would not leave the site.

In reality, the extension of the festival an additional day combined with an exemption to the noise provisions may have contributed to the fatigue and exhaustion of festival goers. This again put added strain on first responders and enables an unhealthy and potentially dangerous environment. Fatigue is something that Mr. Colter has identified as his biggest safety concern as he described in an interview on CBC Radio's Q.

3) Entrance and Site Control

Shadow Security is responsible for entrance control and provides security services for the site. They works with RCMP officers to support a safe and secure festival. Due to the nature of site and its setup limitations for entrance and site control have been identified. Specifically:

- There is no fencing to separate the site from the forested surrounding. Without a significant security presence it would be very difficult to secure the site by preventing access of people of substances through the forested area.



- A search of a festival goer's bags or person is conducted when they first arrive on the site, but they are permitted to come and go from the site with no follow-up searches of their bags or person.
- The placement of tents on the site has been and remains a concern. Tents are required to be at least five feet apart. Educational efforts are made by the organizers, however, tents are inevitably erected with little regard for these required separations.

4) Provision of On-Site Health Services:

As outlined in its operational plan, Evolve makes use of off-duty paramedics and nurses as volunteer for the provision of on-site medical and health services. Off duty health care professionals are regarded as first aiders regardless of their areas of expertise, training or professional practice. Volunteers provide 24 hour coverage of first aid, but there are no licenced medical practitioners.

In 2014 a five room semi-permanent structure was erected for use by first aiders and security personnel. It is located adjacent to the emergency access road. First aiders also have access to a golf cart and other supplies including a defibrillator. There is private parking for EHS vehicles next to the first aid building.

The reliance on volunteers and the lack of adequately equipped professional practitioners is of significant concern. This is particularly concerning given the relatively high number of complex, mixed-drug occurrences that EHS and other health professionals are aware of that resulted in transport to hospital, many of which presented in profound states of psychosis, unresponsiveness, and seizure.

The real challenge is not knowing what/who has been treated on-site and either sent to hospital by private vehicle or what they treated and didn't send-on for further medical assessment / intervention. Further, there is no data collected beyond the number of transportation / interventions by EHS.

Use and Presence of Illicit Drugs

The most significant media presence concerning Evolve occurred in the days leading up to the festival when organizer, Jonas Colter, told CBC News that Evolve would offer free drug testing to concert goers: "drugs are expected and giving attendees the chance to be more aware of what they're using is part of a harm reduction mandate."

Subsequently, Evolve's insurance underwriter cancelled its coverage and Mr. Colter was required to sign an affidavit stating drug-testing would not occur to secure a new underwriter.

The trafficking, possession and use of illicit substances are police matters to be dealt with under the Criminal Code. However, it bridges into a municipal matter where insurance coverage for the event and operational plans are considered for the provision of first aid and entrance / site control are concerned.

Media Coverage



Following Evolve municipal staff conducted a media scan focused particularly on print media (newspapers and websites). Of the thirty (30) stories (articles and editorials) appearing in the print media prior to and after the Evolve Festival, twenty nine were focused on the proposal to test drugs or the drug culture of Evolve. Ten of the stories appeared in the local media, eleven provincial, eight national and one international.

Of the editorials (5) they fell in two camps: 1) an appeal to not permit the festival to continue, and 2) supportive of Evolve and an appeal to make it a safer event. Of these various editorials four appears in the local media and are attached for your review.

Next Steps

In conversations with Mr. Colter, he is eager to start planning for next year. I have informed Mr. Colter that he will be required to get a Special Event Permit from the Municipality prior to promoting the event, which was not the case last year.

If Evolve applies for another Special Event Permit and Municipal Council is inclined to approve a permit, staff recommend that in addition to the requirements put in place for the 2015 festival, the issues outlined above be addressed to the satisfaction of Municipal Council, specifically: enhance health services and entrance and site control, a shorter duration and limits on hours of operation and efforts to address challenges with the location.

These recommendations are being forwarded in an attempt to make Evolve a safer event and are supported by the aforementioned local stakeholders. These stakeholders will also provide assistance to the municipality and Evolve in addressing the outlined issues. However, these efforts can only succeed with the cooperation of festival organizers.

Prior to further dialogue with Mr. Colter and engagement with our stakeholder group, Municipal staff are seeking direction from Municipal Council.

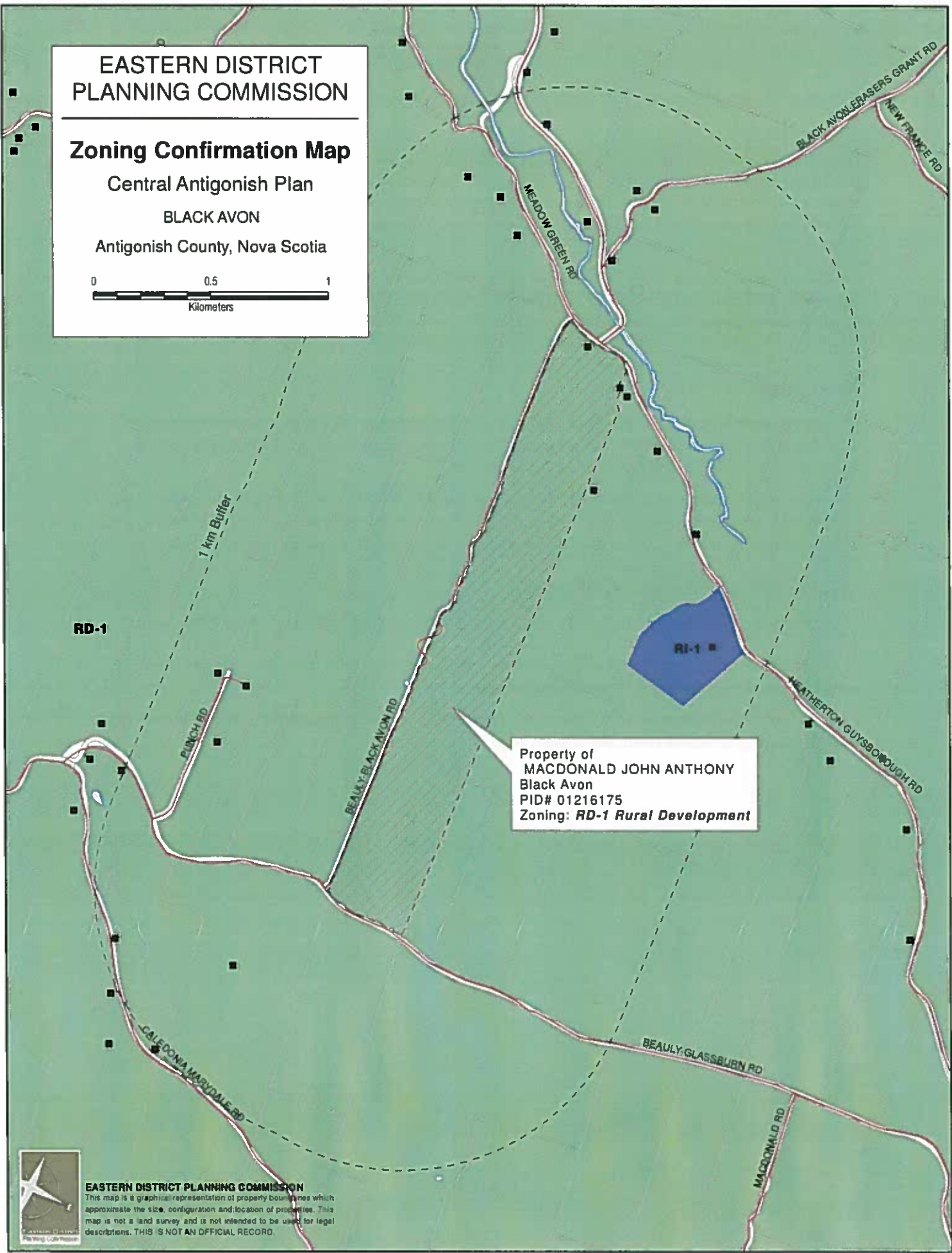
**EASTERN DISTRICT
PLANNING COMMISSION**

Zoning Confirmation Map

Central Antigonish Plan

BLACK AVON

Antigonish County, Nova Scotia

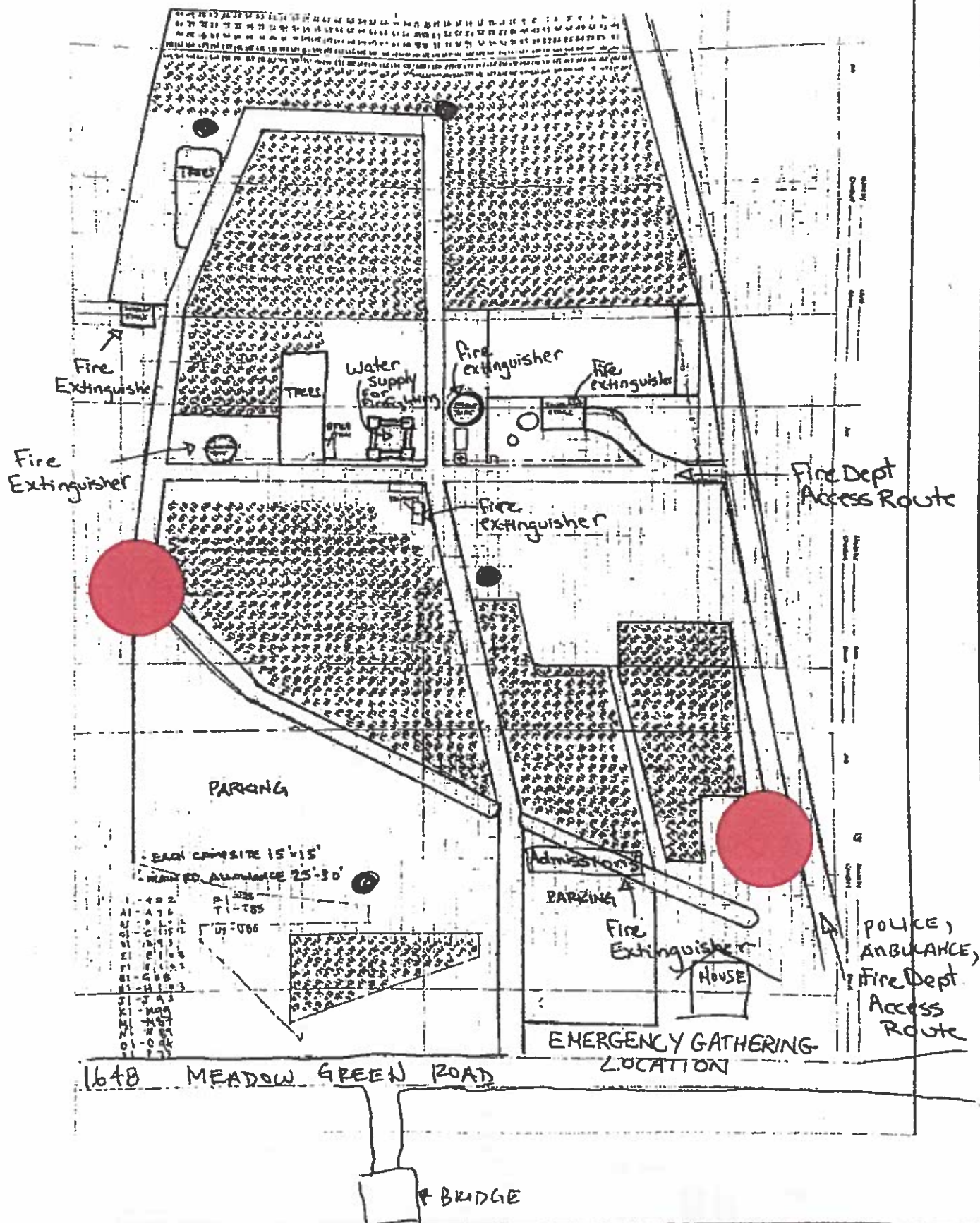


Property of
MACDONALD JOHN ANTHONY
Black Avon
PID# 01216175
Zoning: *RD-1 Rural Development*



EASTERN DISTRICT PLANNING COMMISSION
This map is a graphical representation of property boundaries which approximate the size, configuration and location of properties. This map is not a land survey and is not intended to be used for legal descriptions. THIS IS NOT AN OFFICIAL RECORD.

⊙ = WATER TUB



- 1-402
- AI-A16
- U-P-152
- CI-C152
- VI-V193
- EI-E104
- FI-F104
- SI-S104
- HI-H104
- JI-J104
- KI-K104
- LI-L104
- MI-M104
- NI-N104
- OI-O104
- PI-P104

P-106
T-106
U-106

EDITORIAL

Long election campaign has little advantage

BRIAN LAZZURI
 Editor@thecasket.ca

They're all in and we aren't just talking the Toronto Blue Jays who, on Tuesday night, took over sole possession of the second wild card spot following a hectic week of major trades.

Sunday, Gov. Gen. David Johnston dissolved Parliament, at Stephen Harper's request, setting the stage for one of the longest election campaigns in Canadian history. And Canada's political parties are all in leading up to the Oct. 19 vote.

Eleven weeks of campaigning will mean this election will be the most expensive ever in Canada. Parties will be able to spend nearly \$50 million and

each candidate will be allowed to spend up to nearly \$100,000. Compared to a normal 37 day election calendar — where candidate's spending in Cape Breton-Canso would have been capped \$95,872.36 and Central Nova at \$95,258.74 — this amount is staggering. Even more so is that the Canadian Taxpayers Federation estimates the election will cost Canadians \$500 million rather than \$375 million.

What will we get for all that money?

The parties will try to tell us it is about leadership. Liberals will say Harper is arrogant and a tyrant. Conservatives will say Justin Trudeau does not have enough experience. The NDP will say what about us. The first few days of the campaign

have seen Harper in Quebec, Trudeau in British Columbia and Alberta as each of the parties tries to make headways into the other's strongholds. Promises are already being made.

Seventy-eight days are too many for a campaign to hold the electorate's attention. For the first month, we will be busy with the end of summer activities and not paying attention. Then it is back to school and getting

settled into a routine and before we know it will be October and the Blue Jays will be in the playoffs holding our attention.

Election day will come and then maybe a little more than 50 per cent of us will actually go to the polls and cast a ballot.

Yet here we are in the dog days of August waiting for those who want to lead Canada to tell us why their political party or party leader is better than

the other.

Our advice, don't grow weary, weed through the rhetoric, learn about the issues you care about and choose the person, party or leader whose values line-up with your own.

And on Oct. 19, vote.

Then we can focus on baseball as the Jays try to win a third world championship.

THE CASKET

ANTIGONISH'S SOURCE FOR NEWS SINCE 1852



The Casket was established by John Boyd in 1852 and the name comes from the recommendation of Dr. William Currie, a local physician. The word, casket, at that time, meant a treasure box, a container of precious things. The Casket is the oldest continuing weekly paper in Canada.

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READERS WRITE

Your thoughts on news and events shaping northeastern Nova Scotia

Working towards peace

August 2015 marks the 70th anniversary of the nuclear bombing of Hiroshima and Nagasaki. It is terribly difficult to pinpoint the number of dead and wounded: 200,000 may be a conservative estimate.

To this day, physical and emotional trauma continues to devastate survivors, their families and their descendants. Thankfully, Aug. 6 and Aug. 9, 1945 remain the only two instances of nuclear weapons being used in war.

The Treaty On the Non-Proliferation of Nuclear Weapons entered into force in 1970, aims to stop the spread of nuclear weapons and promote the peaceful use of nuclear energy. However, 45 years on, nine countries possess more than 17,000 nuclear weapons.

While the bombings may seem long ago and far away, it

is specifically for this reason that the Antigonish Women's Resource Centre, as an advocate for peace, is writing this today. The bombings are the one horrific example we have of the capability for carnage that nuclear weapons represent.

Further, as Pope Francis reminds us, spending on nuclear weapons squanders the wealth of nations, wealth that would be better invested in human development and the fight against poverty. The passing of the memories of Hiroshima and Nagasaki to later generations is recognized around the globe as a meaningful step toward realizing a world without nuclear weapons.

Communities around the world will acknowledge the bombings of Aug. 6 and 9, 1945 by vigils, peace walks, the communication of oral histories, art exhibits, performances and rebroadcasts of films.

Perhaps most poignantly, children will fold paper into

cranes, to commemorate one little girl and all the sufferings in Hiroshima and Nagasaki. Sadako Sasaki was two years old when the bomb was dropped on Hiroshima. When she was 12, she was told she had leukaemia, with only one year to live. Japanese legend says that if someone makes 1,000 paper cranes, one wish is granted. Sadako spent the rest of her short life making paper cranes, but had only made 644 when she died. Her story and that of countless others impacted by the bombings can be found on display at the People's Place Library.

We invite you to stop for a moment on Aug. 6, and Aug. 9, to reflect, and think about how you can work toward greater peace in your own life, with your family, your community and the world.

Sarah O'Toole
 Board Member
 Antigonish Women's Resource Centre & Sexual Assault Services Association

OPINION

Let's make Evolve safer

DIANE SMELTZER

With the unfortunate death of Dylan Champion after attending Evolve this year, the future of the festival is in question. As an older person who has been to many of the Evolve festivals, I am a strong supporter of the festival.

Firstly, I want to say that I hope all those who attend the festival will examine their own behaviours and realize we all need to take responsibility for ourselves if we wish to enjoy these events. Anyone attending Evolve without their parents should be mature enough to realize they need to pace themselves and make sure that Evolve will be the fun event it is meant to be.

I am deeply saddened by the death of the young man and I hope festival goers will see this as a wake-up call.

It also appears that Dylan Champion had a history of seizures and epilepsy. Anyone with serious health conditions ought to be extra careful attending any event that involves hot sun, intoxicants and strenuous exercise. You do not have to push your body to extremes to have a good time.

The insurance fuss the week before the festival was disconcerting. All was well until Jonas Colter actually began a constructive conversation about drug use and how to reduce harm. Suddenly the elephant in the room was acknowledged and everyone had to act shocked and righteous.

It's like not talking to your kids about sex in the belief that

if you talk to them about safe practices then you are condoning the act. Or simply telling them to abstain. That's worked really well, huh?

Frankly, I think the harm reduction conversation is long overdue. If kids are going to experiment with drugs (and many will despite their parents' wishes), then it's far better to have medical and social supports available and frank discussions about the risks than to have them doing this surreptitiously and in sketchy circumstances. Not to say that the drug testing would have been the most effective harm reduction strategy — it needs to go farther than that, but it's a start to the conversation.

Listening to the emergency doctor interviewed on the radio, I do absolutely agree with her concerns about multiple substance ingestion and massive intake of drugs and alcohol. That is just not a good thing. And the heat and lack of good nutrition is a big contributing factor. But I would like to suggest that some of the naysayers try to attend the festival for an afternoon and see what a wonderfully beautiful peaceful gathering it really is. There is superb music and such a feeling of friendship and community that I do not feel at other music events attended by more mature and less energetic audiences. By far, the majority of kids are very sensible and are there to have a relaxing weekend of dancing to music and making new friends.

Perhaps more people could come up with ways to make it a safer environment. Drug education and infrastructure changes such as more shade, free water

depots scattered around the site, perhaps a mist tent to cool down in. Local businesses might get on board to provide some support.

I met a couple guys from a Halifax based group that provides free food to people, who were cooking up free meals everyday — maybe grocers and restaurants could provide surplus food for the event. All we hear on the media is the negative events at Evolve. And with a group around 5,000 or more young people there are bound to be some not so good things happening.

I suspect a survey of kids who attend underground parties of this type would show similar if not worse outcomes in the drug overdose realm. When my daughter was in her teens and early 20s, copious drinking at Stanfest and private parties actually caused her more problems than she ever had at Evolve.

Evolve is not 'just a rave,' as stated by the above mentioned physician. It's a celebration of music and youth. Let's allow our kids to have fun with as little risk as possible. And be open to or even involved in strategies to reduce the risk. Most people have a wonderful time enjoying excellent music and go home happy and safe.

We cannot control the actions of everyone and there will always be those who seem to lack judgement, drugs or not, but don't let those few destroy a wonderful summer weekend for thousands of young people.

Let's work towards making Evolve a safer event next year rather than shut the door

Smeltzer resides in Giant's Lake.



EDITORIAL

Time to say goodbye to Evolve

BRIAN LAZZURI
 editor@thecasket.ca

This past weekend was a busy one for our community with two popular festivals occurring. The Antigonish Highland Games and Evolve. Great weather and good crowds left organizers happy with the results at the gate. Businesses throughout Antigonish appeared busy all week, especially from Thursday on.

Both events attract outside visitors to Antigonish. People come to see old friends and to make new ones. They are here for music and to have a good time. Both raise cultural awareness, albeit drastically different — one for our area's cultural

history and the other for global issues such as social justice and the environment.

The Games speak of tradition and after 152 years continue to improve. There are dances, suppers, races, the parade, music, vendors, dance and athletic competitions and the beer tent. Organizers try to make the Games family friendly from babies to senior citizens.

Evolve is new, edgy and attracts young adults and perhaps a few younger families who come for music, shows, a global village and camping. Some feel the need to include soft and hard-core drugs in their weekend.

This is the problem. As indicated by the RCMP, there were no calls for service for the Games and 56 for Evolve

leading to four arrests and 22 charges under the Controlled Drugs & Substances Act. There were 10 checkpoints and four charged with impairment. There were overdoses, with one person being airlifted to Halifax, and accidents that fortunately did not kill anyone.

RCMP and county council have taken a proactive approach with Evolve and rightfully so.

This spring the county passed a bylaw to regulate large events under the auspices of emergency preparedness. For events involving 750 or more attendees, organizers must have a permit. If more RCMP than usual are required, organizers must cover the cost of that extra presence. Noise bylaw provisions have to be adhered to between 2 and 7 a.m. There must be a \$1,000

deposit made, which is refunded after the event, unless it is required for the remediation of the site.

Only one person spoke out against the bylaw, Jonas Coulter of Evolve opposed the extra policing cost, the noise restrictions and a requirement of having members of the fire department onsite at all times. He spoke about how the five hours without music would lead to downtime and was concerned about public safety when people are left to their own devices.

He threatened to cancel, or move the festival. The bylaw passed and the county showed some leniency in granting exemptions this year due to the timing of the approved bylaw and the planning already well underway for Evolve.

For their part, the RCMP stepped up their efforts and yet there were still major issues. When an organizer takes to social media encouraging people to wait until they arrive at Evolve to take their drugs because of police presence something is wrong. Does Antigonish want to be associated with this type of activity?

While there are economic benefits to the community they have never been measured. Are they that substantial when an event takes place in a contained area outside of town? One has to ask are all the problems worth it? Evolve marked its 16th birthday this year and, if it continues to operate as it has, the festival should celebrate number 17 somewhere else.

THE CASKET READERS WRITE

ANTIGONISH'S SOURCE FOR NEWS SINCE 1852



The Casket was established by John Boyd in 1852 and the name comes from the recommendation of Dr. William Currie, a local physician. The word, casket, at that time, meant a treasure box, a container of precious things. The Casket is the oldest continuing weekly paper in Canada.

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Your thoughts on news and events shaping northeastern Nova Scotia

Public safety a priority for RCMP

There has been a wealth of media coverage and comments from the community about the recent Evolve Music Festival occurring in Antigonish this past weekend. As the local commander, I wanted to take this opportunity to update the community about the enforcement actions of the RCMP and the resulting charges and seizures from the event.

Each year the RCMP works closely with other first responders and partners in the community to prepare for the event in order to maintain public safety and minimize criminal activity. As your provincial police, we take our role seriously and want that the community expects us to address illegal activity and drug use.

That is why over the course of the weekend, RCMP dedicated a significant number of resources to the festival who responded to 56 calls for service directly related to occurrences at the festival. Officers also conducted 10 checkpoints in an effort to apprehend individuals driving under the influence, resulting in three people being charged with impaired by drug and one being charged with alcohol impaired driving.

Four people were arrested for Trafficking of a Controlled Substance resulting in a total of 22 charges under the Controlled Drugs & Substances Act. As a result of traffic stops and checkpoints, 10 charges of drug possession and three charges of possession for the purpose of trafficking were laid. The RCMP also seized quantities of marijuana, psilocybin (mushrooms), cocaine, MDMA (ecstasy) capsules and powder, LSD (acid), ketamine powder (Special K), and amphetamine tablets (speed).

In addition, RCMP assisted EHS with three calls involving people displaying symptoms of

a drug overdose. One individual has since been transported to a Halifax hospital in serious condition for treatment. Sadly, the police response did not end with the conclusion of the event.

There were also two extremely serious motor vehicle collisions involving those who had attended the festival. Fortunately, no one was seriously injured however, anyone of these crashes could have resulted in more severe injury or death. While the cause of those crashes is still under investigation, we know that fatigue did play a role.

Antigonish District RCMP is committed to public safety and this past weekend was no exception. By working with our partners and planning ahead, we were ready to respond. S/SGT Holly Glassford
 Antigonish District Commander

A pharmacist for mental health

The Bloom Program is a demonstration project funded by Nova Scotia's Mental Health and Addictions strategy. In Antigonish, Haliburton PharmaChoice recently qualified and is now enrolling patients into the Bloom Program.

The extent of the unmet health needs of people living with mental illness is larger than any single health provider group can manage. Family doctors and psychiatrists are competent, capable and dedicated but the needs across Nova Scotia exceed their sizeable capacity. Pharmacists are accessible and have specialized knowledge and training that includes mental illness and addictions and their pharmacotherapy. Each day they help identify and work toward resolving medication and health issues while promoting recovery and wellness.

The Bloom Program provides a system for patients, their doc-

tors and other members of their health team to work more collaboratively with pharmacists. Pharmacists work within their scope of professional practice in the program. They provide in-depth medication management, education, treatment recommendations when appropriate, follow-up assessment and support where necessary. They are not granted any new professional privileges. They do not diagnose or prescribe.

People with a diagnosed mental health condition and a medication problem (e.g., treatment not working, troublesome side effects, difficulty stopping medication) are eligible to participate.

To enroll, you meet with the pharmacist and complete the initial paperwork together. The pharmacist will provide you with support for accessing and navigating the mental health and addictions system. The pharmacist gets in touch with your physician and you continue to see your doctor as you normally would. The usual timeline for each participant to be enrolled in the Bloom Program is six months.

Haliburton PharmaChoice in Antigonish is one of the pharmacies in Nova Scotia that offers the Bloom Program.

To learn more about the program visit <http://bloomprogram.ca> or contact one of the 20 Bloom Program pharmacies in Nova Scotia.

An interactive educational session with Dr. David Gardner, professor of psychiatry and pharmacy and Dr. Ian Slayter, psychiatrist at St. Martha's Regional Hospital will be held Wednesday, July 15 at Antigonish Town and County Library at 6:30 p.m. Dr. Gardner will also be available on Thursday, July 16 at the Medicine Shoppe in Port Hawkesbury (10-11:30 a.m.) and Haliburton PharmaChoice in Antigonish (1:30 to 3 p.m.).

Joan Haliburton
 Antigonish

Congratulations to

Gordon Bryson, Havre Boucher

Gordon is the lucky winner of a Family Pass to this weekend's IWK 250 presented by Steve Lewis Auto Body at Riverside International Speedway.

Thank you to our contest sponsors:
 Northumberland Heating & Air Conditioning,
 A & W, Snappy Tomato, MacDonald Chrysler,
 Antigonish General Trucking, C.A. Smith Mechanical,
 B & N Distributors.

Stay tuned for our next race contest starting July 29.

Correction

In the photo caption for last week's (July 8) Nova Scotia Road Builders Association donation to the R. K. MacDonald Nursing Home photo, participants in the photo are noted as being from the R. K. MacDonald Board when, in fact, they're from the R. K. MacDonald Nursing Home Foundation. The Casket apologizes for error.



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CHAMPION SPRINTER



Melvin Chisholm exits the blocks during the 100-yard sprint at the 1978 Antigonish Highland Games track meet. PHOTO: Casket files

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EDITORIAL

The lazy days of summer?

BONNIE MACDONALD
@bonniemac@hotmail.com

We live in a busy world. Rushing, scurrying, stressing. Every-one is busy.

But it seems now, people are busy competing with each other about who is actually busier. When did it get to be a badge of honour to be too busy?

(It always amuses me when adults talk of their schedules and admit to no free time even to read a book, but in the same breath, know just what bride the latest Bachelor selected, or the latest antics of the Kardashians.)

Personally, being too busy embarrasses me. It means we are trying to keep up with the Jones'. Or worse still, trying to schedule our kids into unimaginative drudgery that takes the "playtime" out of childhood.

We have two boys who like to play sports. My husband and I are the first to admit we overcommitted to activities this summer. Soccer, baseball and lacrosse. Times two. We struggled with letting them do it all, but neither boy could decide on just one activity. We knew it would be busy, but we also knew we could manage it. We reassured ourselves this year will be the last summer of multiple sports. Next summer, our kids will be required to choose one sport each.

But in our case, I am at home with the kids. We have the luxury of letting the kids sleep in, lounge around and play all day. We are actually very un-busy during the day. In fact, at

least once a day, I hear one of them say, "Mom, I'm bored." To which I am required to respond (as mothers similarly responded through the generations), "Here, I have a list for you, then. You can help me mow the lawn, clean the bathroom, do the laundry, wash the floors."

It is amazing how quickly they find their baseball gloves to toss the ball to each other. I read once where it takes a half hour of unstructuredness to enter into the imaginative zone. When I hear the "I'm bored" sentence, I know something good and creative follows.

But then the evening scurrying begins when one boy has lacrosse practice in Port Perry and the other has a soccer game in Pickering. Or there is a baseball game for both in Bobcaygeon and one had to miss soccer in Uxbridge. Evenings tend to be chaotic but not unmanageable.

Most importantly, the kids still are eager to go to soccer, baseball, lacrosse. And again, since I am at home, I can make an early supper, settle the kids down a bit, and then load them up in the mini-van for whatever sporting event(s) is happening that evening.

We are asking the kids to narrow it down a bit and choose what they like to do best. Soccer or baseball? Lacrosse or soccer? Baseball or lacrosse? Hockey, of course, in the winter. They gave guitar lessons a shot and decided it was not for them right now. We feel we have exposed them enough and now they can pick their passions.

And besides, we don't want every minute of our existence accounted for and scheduled.

Regardless of their extracurricular choices, school and just being a kid should always come first. But trying to do everything means something else has to give. Is it our kids' imaginations? Is it family time that gets demoted to the bottom of the activity barrel?

We have friends who proudly tell us their kids have something on every night of the week. Rushing home from work, picking up the kids at daycare, driving through McDonald's for supper on the way to whatever activity is on tap that evening. Yes, the kid loves hockey, but is it really necessary to require a nine-year-old commit to an hour a night of dry land training? Kids, especially nine-year-old children, should not have a cardio and weightlifting regime.

Wearing our busyness as the gold standard of parenting is warped.

Let our kids be kids. Climb trees, ride bicycles, play tag, stretch out on the grass and turn those white, billowy, summer clouds into crazy animals. Or better yet, let them pick up a book, jump in the hammock and spend a lazy day reading.

Take the schedule of summer and just breathe.

MacDonald is a mother of two boys and former staff member of the Casket who is making her home in Uxbridge, Ont. If you want to share your transplanted story @contact her at bonniemac@hotmail.com

READERS WRITE

Your thoughts on news and events shaping northeastern Nova Scotia

In defense of Evolve

I live in Black Avon, about four doors down from the site of the Evolve festival. Each year I look forward to the event and the sight of carloads of happy and excited young people and families heading for the show.

Contrary to what Mr. Lazuri seems to believe, these are not drug maniacs. They are good kids — they are our kids. Furthermore, they are not babes in the woods at the mercy of evil drug pushers. Thanks to the iPhone there isn't anything they don't know about the drugs out there and the dangers involved. As for the dangers of alcohol consumption they only have to observe their elders, don't they?

Nobody goes to Evolve alone. They go with their friends. If they are alone it isn't for long. They meet people and everyone looks out for one another.

The show seems to be very tightly and skillfully organized and orchestrated and made as safe as humanly possible. Of course there are bound to be incidents, but certainly less than when kids party in vacant homes and parked cars.

It's a happy sight to see 5,000 young people setting up their little campsites, hanging out in the sun and swimming at the falls — celebrating their beauty and their youth and their independence, a chance to spread their wings away from the oppressive surveillance of parents and adults.

Children have to grow up, Mr. Lazuri. My children have all attended and have been completely impressed. We don't mind the thumping of music drifting down to us for a few nights, and any young people passing by have always been friendly and courteous. The organizers of the show always make sure the grounds and the falls are cleaned up nicely.

Rather than "saying good-

bye" to Evolve, we should say "thanks" to whoever they are who so skillfully organize such a complex event. There is room in this county for two festivals — Evolve for young people and the Highland Games for families and those old folks who finished their hell-raising decades ago.

Bruce Partridge

Black Avon

Games can learn from Evolve

While the co-occurrence of both the Antigonish Highland Games and Evolve festival naturally leads to a comparative analysis, it may be more helpful to contextualize both events within a larger conversation of substance-related health issues in Nova Scotia generally.

Solely framing Evolve as a festival with serious health and public safety risks for its party drug use (cocaine, MDMA, etc), while ignoring binge drinking behaviours at the Highland Games (often localized at the beer tent) effectively minimizes Nova Scotians' problems around substances. Nova Scotians, particularly those living in rural areas, are more likely to report heavy drinking than Canadians in other provinces.

As binge drinking is defined as consuming five or more units of alcohol in one drinking event, or four units for women, it is not a stretch to suggest that many of the Highland Games beer tent attendees engage in what we would define as heavy drinking.

Heavy drinking constrains the Nova Scotia health care system and carries a plethora of short and long-term negative public health and safety outcomes such as an increase in incidences of domestic violence, damages to public property, depression and type II diabetes, for example. In fact the Diagnostic and Statistical Manual of Mental Disorders (DSM-V) does

not distinguish between substances and problematic alcohol use sits alongside cocaine and MDMA in the assessment of substance-related disorders.

Indeed, the Evolve festival carries serious health and public safety risks associated with party drug use to which event organizers have attempted to mitigate through progressive public health harm reduction strategies whereby drug testing kits and counselling services are offered on-site in order to reduce adverse events. Ostensibly, conversations around substance use at music festivals, such as Evolve, happens to be a part of the public discourse, which may actually help to open up dialogue and opportunities for intervening upon these troubling health behaviours.

On the other hand, heavy drinking disguised as "culture" as per Highland Games week leaves no room for confronting substance related disorders that permeate the landscape of Antigonish and the province of Nova Scotia.

Organizers of the Highland Games and the beer tent could learn from Evolve and similarly offer harm reduction interventions in order to reduce alcohol consumption during the Games week, which may ultimately improve the short and long-term health outcomes for Antigonish attendees and influence other Highland Games events throughout the province.

Kinnon Ross MacKinnon
Antigonish PhD student,
Dalla Lana School of Public Health, University of Toronto

Correction

In the caption from last week's story on FAST's Francine Deschepper, fellow actor Garry Williams was mistakenly identified as Michael MacEachern. We apologize for the error.



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Mr. Glenn Horne

CAO

Municipality of the County of Antigonish

Beech Hill Rd.,

Antigonish, N.S.

Re: Antigonish Region Emergency Management Planning Committee Recommendations

Although, we realize that the date for your request for submissions has gone by, but the committee met on 2015.09.09 and made several recommendations that we felt were important to bring the attention of yourself and council in their review of the Evolve Festival.

Your report has summarized many of the relevant points but we felt it was imperative to bring a few more salient points to the fore front.

1. The committee felt the venue required more mitigation strategies to be put in place to make the venue a more secure and safe site. Mitigation strategies to reduce the availability of illegal drugs and substances made available to festival participants must be increased. The site itself should be fenced to reduce the stashing of illegal drugs on the site in advance of the arrival of security personnel. An agreement should be reached with the RCMP to have the area searched by Police Service Dog personnel in advance of opening the grounds to campers. The promoter must contract for extra duty RCMP officers as part of the security plan to bolster the police presence in the area and at the festival in order to reduce the availability of illegal substances.
2. Security qualifications of all security personnel used on site must be presented to the RCMP for verification in advance of them working at the site to ensure they meet provincial standards.
3. All equipment, bags, etc., must be searched each time a participant enters or re-enters the site. Security at each of the entrances must ensure no illegal drugs or alcohol are permitted. A licence from the Alcohol and Gaming Commission must be obtained to sell alcoholic liquor on site in safe containers.
4. An agreement must be arranged with EHS and St. Martha's Hospital to have paid staff on site at the festival to handle emergency medical assistance. The use of volunteers for first aid must be replaced with paid professionals who are not participating in the festival activities.
5. Electrolytes must be made available at competitive prices to reduce dehydration of festival participants.
6. The First Aid Station in addition to being staffed by contracted medical professionals, should have a sexual assault nurse on staff due to better inform festival goers of the assistance they can receive.

7. The policy of not allowing festival goers to return to the venue if they leave to seek medical assistance must be terminated.
8. Health care providers (St. Martha's & EHS) on many occasions need assistance with volatile patients who have been adversely affected by drugs. An MOU must be developed with the RCMP in order to provide protection for health care workers, police and the patients under the authority of health care legislation.

These recommendations are being provided for your consideration and that of council should they agree on the continuance of the concert. The committee recognized that although the venue is somewhat isolated, if they put the mitigation policies in place, it will increase the safety and security of the participants. For the event to move to a more remote venue, it is felt the participants will be more at risk.

Tom Bennett

AREMC

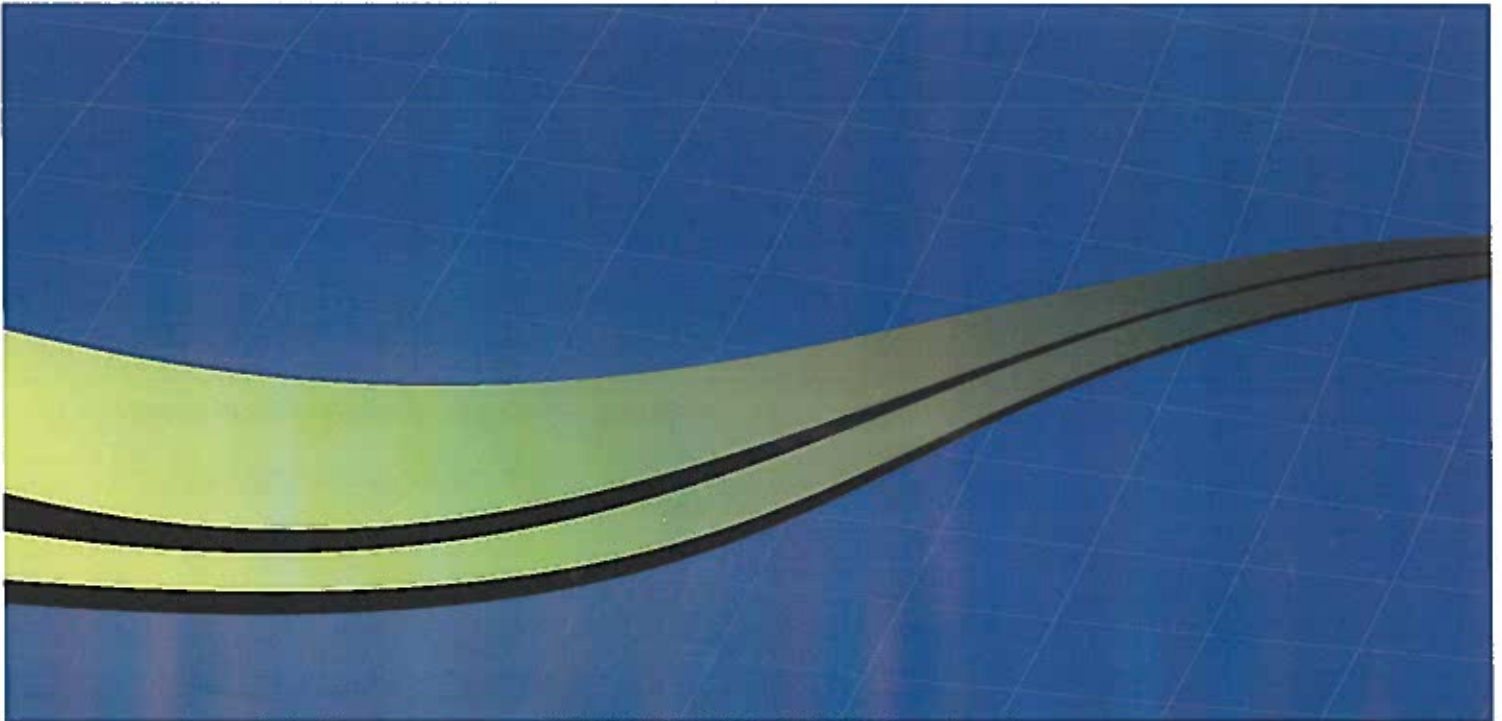
Antigonish Region Emergency Management Planning Committee



UNSM 2015 Fall Convention

Conference Program Outline

November 3rd – 6th, 2015 – Westin Nova Scotian Hotel, Halifax, NS



TUESDAY, NOVEMBER 3rd

2:00 p.m. – 8:00 p.m. - Registration

7:00 p.m. – 8:00 p.m. – Meet & Greet Reception

8:00 p.m. - The Halifax Ghost Walk - Brought to you by UNSM's Active Transportation Committee



When: After dark on Tuesday, November 3rd

(The tour will most likely begin at 8 p.m. but the time will be confirmed closer to the date.)

Where: Tour starts at the Old Town Clock on Citadel Hill.

The Halifax Ghost Walk is a 1 ³/₄ hour-long walking tour which takes you through the streets of Old Halifax (f.1749) at night.

Founded in 1990, The Halifax Ghost Walk is the oldest and one of the most respected ghost walks in North America! Your narrator will wind you through the historic streets at night to spin tales of ghosts, pirates, hauntings, buried treasures and other mysterious things from our city's rich past. It is an interesting and thought-provoking and fun way to spend part of an evening in Halifax, poking around its nooks and crannies.

The cost of the tour is \$ 10 - Space is limited to the first 50 registrants, so register early to reserve your spot!

Please Note: There will be no shuttle to Citadel Hill for the ghost walk (it takes approximately 20 minutes to walk to the Old Town Clock from the Westin). Participants are encouraged to walk to Citadel Hill as the tour will end at the Maritime Museum of the Atlantic, just a few blocks away from the Westin.

WEDNESDAY, NOVEMBER 4TH

8:15 a.m. – 9:30 a.m. - Opening

- Remarks by Chair of the Conference Planning Committee – Councillor Claire Detheridge, Cape Breton Regional Municipality
- Remarks by Premier McNeil (TBC)
- Greetings from Halifax Regional Municipality
- Greetings from President of AMANS
- Remarks by UNSM President Keith Hunter
- Presentation of UNSM Long Service Awards

9:30 a.m. – 10:30 a.m. – Keynote Address: *The Fourth Wall* – Dave Meslin

Meslin's latest area of focus is to build awareness of what he calls the 'fourth wall' in politics. Referring to the sense of disconnect



between politicians and citizens; he hopes to change 'the passive way that politics are consumed, because when society is as much our world as theirs, we also have a say in how it is shaped.'

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10:30 a.m. – 10:45 a.m. - Break/Viewing of Exhibits

10:45 a.m. – 12:00 p.m. - Concurrent Sessions:
(Attend 1 of 2)

▪ **Engaging Today's Seniors**

Come and learn about the seniors in your communities. 1000 Nova Scotians turn 65 years of age each month, and the profile of seniors is changing. The Department of Seniors will provide a picture of seniors in Nova Scotia, laying the foundation for different ways of thinking about seniors in your communities. Saint Mary's

University will talk about how to look at aging differently, empower seniors in your community to make a meaningful contribution to society and to enrich the well-being of members and their communities.

- **Role of Municipalities in Housing** – This presentation will focus on partnerships between municipalities and the Province with respect to affordable housing and other housing options. Presenters: Mr. Dan Troke, President and Chief Executive Officer, Housing Nova Scotia; and Mr. Bob Bjerke, Chief Planner and Director, Halifax

12:00 p.m. – 1:00 p.m. - Delegates' Luncheon

Kindly sponsored by:



1:15 p.m. – 2:15 p.m. – Engaging Youth in Municipal Government - This presentation will discuss the role of youth participation on municipal committees and strategies to engage youth in entrepreneurship. Presenters: Mr. Adam Hayter, Chair, Fusion Halifax; Ms. Joy O'Neill, Economic Development Officer, County of Colchester and Ms. Alison Grant, Business Development Officer, Town of Truro

2:15 p.m. – 2:45 p.m. – It's Better to Work Together! - This presentation will highlight the services and initiatives created and delivered in partnership between PVSC and municipalities. Building on offerings such as the Single Address Initiative and eDelivery, together, we are now focused on improving permit data sharing and also opening data to the public – bringing PVSC, municipalities, and Nova Scotia homeowners closer together. Presenters: Ms. Trudy LeBlanc, Sr. Advisor, Municipal Client Relations & Ms. Connie Nolan, CAO, Municipality of East Hants, Integrated Property Services Council (IPSC) -

2:45 p.m. – 3:15 p.m. – FCM Update

3:15 p.m. – 3:30 p.m. - Break/Viewing of Exhibits

3:30 p.m. – 4:45 p.m. – Concurrent Sessions (Attend 1 of 2):

- **Municipal Alcohol Policy Guide to Reduce Alcohol-Related Community Harms** - Developed

at the request of municipal leaders, this guide represents a concise resource for municipalities to improve the quality of life for their communities by addressing alcohol-related harms through local alcohol policy development. Presenter: Dr. Robert Strang, Chief Medical Officer of Health

- **Changing the Conversation About Tourism & Supporting the Creative Economy in Our Communities** – This two-part session will provide you with an abundance of food for thought as we explore how tourism and the creative economy are changing our communities for the better! In the first part of the session you will learn how tourism spurs economic activity in all regions of the province and why tourism works for Nova Scotia. You will also hear how we can (and need to) reposition tourism in the economy and how, by being more strategic with our tourism marketing and use of public assets, we can reach the goal of doubling our tourism receipts by 2024, as set out in the *one Nova Scotia* report. In the second part of the session, you will learn how municipalities have long been thinking “outside of the box” to make their communities vibrant places to live and work. For some units, this has meant capitalizing on their existing creative economy in an effort to turn their communities into hubs for cultural events, where the arts and cultural industries are taking hold and creating jobs, attractions and opportunity. This session will help to define what is meant by the term *Creative Economy*. It will explore municipalities in Nova Scotia where the creative economy has taken hold and show how this element of the economy goes a long way to renewing community spirit and improving quality of life for residents, young and old. Presenters: Mr. Glenn Squires, Chairman of Tourism Industry Association of Nova Scotia (TIANS); Mr. Marcel McKeough, Executive Director of Communities, Culture & Heritage; and Ms. Pam Scott Crace, Chair of the NS Creative Leadership Council

Dinner on your own

7:00 p.m. – 9:00 p.m. Caucus Meetings

THURSDAY, NOVEMBER 5TH

6:50 a.m. – 7:50 a.m. – Women in Local Government Continental Breakfast - Dr. Catherine Loughlin, Associate Dean, Research & Knowledge Mobilization & Canada Research Chair, Sobey School of Business, Saint Mary's University, will present her key research findings on the importance of increasing the number of women municipal elected officials and the importance of continuing to offer municipal campaign schools for women.

8:00 a.m. – 9:00 a.m. – Asset Management - Asset management plans help municipalities make important decisions to prioritize limited resources for public infrastructure in order to maintain optimum service levels for healthy and prosperous communities. As a new requirement of the 2014 Gas Tax Funding (GTF) agreements, all municipalities in Nova Scotia must show progress towards developing asset management plans by 2018. This session aims to provide you with basic information about asset management from the experience of other municipalities. You will hear how the City of Fredericton has taken incremental and cost-effective steps to build a robust asset management plan. You will also learn how four municipalities in Pictou County are working towards a five-year Capital Investment Plan which will result in a regional prioritized schedule of assets. This process will help them determine the timing and costs of replacing, extending or the acquiring infrastructure to ensure they continue to provide safe, efficient and reliable public infrastructure and services to their residents. Finally, a brief update will be provided on the Province's plans to develop a Nova Scotia-wide asset management initiative to help municipalities meet the requirements of the GTF agreements.

9:00 a.m. – 10:15 a.m. – RESOLUTIONS

10:15 a.m. – 10:30 a.m. – Break/Viewing of Exhibits

10:30 a.m. – 12:00 p.m. – RESOLUTIONS

12:00 p.m. – 1:15 p.m. – Delegates' Luncheon

1:30 p.m. – 2:30 p.m. – Concurrent Sessions (Attend 1 of 2)

- **Risk Management 101** – Frank Cowan Company Ltd.- Risk is inherent in the operating

environment of every municipality. It is impossible to eliminate risk, but it is possible to manage it. The principles of risk management have been around for many years. Their implementation is crucial in today's changing world. Escalating claim costs, joint and several liability and new provincial regulations are some of the reasons why ignoring the importance of sound risk management can have serious consequences for any organization. This session will outline the steps of risk analysis, relevant legislation and real life examples of claim situations. It will give the participant important tools for effective risk management that they can take and use in the course of their work.

- **Engaging Diverse Communities** – This presentation will focus on strategies for municipalities to engage diverse communities including the African Nova Scotians, immigrants, and persons with disabilities. The presentation will also include municipal strategies to address racism and discrimination. Presenters: Dr. Wanda Thomas Bernard - Professor, School of Social Work, Dalhousie University and Chair, Nova Scotia Advisory Council on the Status of Women; Ms. Nabiha Atallah, Manager, Communications & Outreach, Immigrant Services Association of Nova Scotia; Mr. Steven Estey - NS League for Equal Opportunities; and Warden Diana Brothers, County of Kings

2:30 p.m. – 3:15 p.m. – Annual General Meeting

- Audited Financial Statements/Motion re Dues
- Election of President & Vice-President

3:15 p.m. – 3:30 p.m. – Break/Viewing of Exhibits

3:30 p.m. – 4:00 p.m. – Honourable Zach Churchill, Minister of Municipal Affairs, Province of NS (TBC)

4:00 p.m. – 5:00 p.m. – Ministers' Panel

6:15 p.m. – Reception

R.K. MACDONALD NURSING HOME CORPORATION

TEMPORARY BORROWING RESOLUTION

\$355,614

File 15/16-1

Boiler Replacement & Smokestack Replacement

WHEREAS R.K. MacDonald Nursing Home Corporation was incorporated under the provisions of the Municipal Housing Corporations Act, Chapter 304, of the Revised Statutes of Nova Scotia 1989;

AND WHEREAS R.K. MacDonald Nursing Home Corporation has determined to borrow the aggregate principal amount of Three Hundred Fifty-Five Thousand Six Hundred Fourteen Dollars (\$355,614) for the purpose of boiler replacement and smokestack replacement, and has applied to the Town of Antigonish and the Municipality of the County of Antigonish for their guarantees for the principal and interest to which the borrowing relates;

AND WHEREAS R.K. MacDonald Nursing Home Corporation has determined to postpone the issue of debentures and borrow a sum not exceeding Three Hundred Fifty-Five Thousand Six Hundred Fourteen Dollars (\$355,614) from any chartered bank or trust company doing business in Nova Scotia for a period not exceeding twelve months;

AND WHEREAS Section 12 of the Municipal Housing Corporations Act provides that a corporation may borrow on the security of its real and personal property or either of them or any part thereof, or any other security or without security for the purpose to improve, enlarge, alter, and equip any building owned by it;

BE IT THEREFORE RESOLVED

THAT under the authority of Section 12 of the Municipal Housing Corporations Act the Corporation borrow a sum not exceeding Three Hundred Fifty-Five Thousand Six Hundred Fourteen Dollars (\$355,614) in total from any chartered bank or trust company doing business in Nova Scotia for the purpose set out above;

THAT the borrowing be subject to the guarantee of the Town of Antigonish and the Municipality of the County of Antigonish;

THAT under the authority of Section 88 of the Municipal Government Act, this borrowing be subject to the approval of the Minister of Municipal Affairs;

THAT the sum be borrowed for a period not exceeding Twelve (12) months from the date of the borrowing;

THAT the interest payable on the borrowing be paid at a rate to be agreed upon; and

THAT the amount borrowed be repaid from the proceeds of the debentures when sold.

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution duly passed at a duly called meeting of the R.K. MacDonald Nursing Home Corporation held on the _____ day of _____ 2015.

GIVEN under the hands of the Chairman and Secretary and under the Seal of the Corporation this _____ day of _____ 2015.

Chairman

Secretary

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MUNICIPALITY OF THE COUNTY OF ANTIGONISH

GUARANTEE RESOLUTION

\$177,807

R.K. MacDonald Nursing Home
(Boiler & Smokestack Replacement)

WHEREAS the R.K. MacDonald Nursing Home Corporation was incorporated under the provision of the Municipal Housing Corporations Act, Chapter 304, of the Revised Statutes of Nova Scotia 1989;

AND WHEREAS the R.K. MacDonald Nursing Home Corporation has determined to borrow the aggregate principal amount of Three Hundred Fifty-Five Thousand Six Hundred Fourteen Dollars (\$355,614) for the purpose of boiler replacement and smokestack replacement, and has applied to the Municipality of the County of Antigonish for its guarantee for one-half of the principal in the amount of One Hundred Seventy-Seven Thousand Eight Hundred Seven Dollars (\$177,807) and interest to which the borrowing relates;

AND WHEREAS a municipality that executed the instrument of incorporation of a municipal housing corporation may, pursuant to Section 17 of the said Municipal Housing Corporations Act, guarantee a borrowing by the Corporation;

AND WHEREAS R.K. MacDonald Nursing Home Corporation has requested the Municipality of the County of Antigonish, a municipality that executed the instrument of incorporation of R.K. MacDonald Nursing Home Corporation, to guarantee the said borrowing;

AND WHEREAS Section 88 of the Municipal Government Act provides that no guarantee of a borrowing by a municipality shall have effect unless the Minister has approved of the proposed borrowing or debenture and of the proposed guarantee;

BE IT THEREFORE RESOLVED

THAT the Municipality of the County of Antigonish does hereby approve the borrowing by R.K. MacDonald Nursing Home Corporation of Three Hundred Fifty-Five Thousand Six Hundred Fourteen Dollars (\$355,614) for the purpose set out above;

THAT subject to the approval of the Minister of Municipal Affairs of the borrowing by R.K. MacDonald Nursing Home Corporation and to the approval of the Minister of Municipal Affairs of the guarantee, the Municipality unconditionally guarantee repayment of one-half of the principal in the amount of One Hundred Seventy-Seven Thousand Eight Hundred Seven Dollars (\$177,807) and interest of the borrowing of Three Hundred Fifty-Five Thousand Six Hundred Fourteen Dollars (\$355,614) for the purpose set out above;

THAT upon the issue of the debentures, the Warden and Clerk of the Municipality do sign the guarantee attached to each of the debentures and affix hereto the corporate seal of the Municipality.

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution duly passed at a duly called meeting of the Council of the Municipality of the County of Antigonish held on the _____ day of _____ 2015.

GIVEN under the hands of the Warden and the Clerk and under the Seal of the Municipality this _____ day of _____ 2015.

Warden

Clerk

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