



ATTENDING

- Councillor Wendy Elliott (Chair),
- Mayor, Wendy Donovan
- John Brustowski,
- Councillor Ian Palmeter
- Alex de Sousa, Director of Engineering & Public Works
- Councillor Peter Allen, Municipality of the County of Kings,
- Karen Outerleys, Recording Secretary

ALSO ATTENDING

- Colin Walker, CBCL Hydrogeologist
- **ABSENT WITH REGRET**
- Meghan Swanburg
- Marcel Falkenham, Acadia University Representative
- Mike Allen, Nova Scotia Department of Environment
- Shane Warner

CALL TO ORDER

Chair, Councillor Wendy Elliott, called the meeting to order at 2:36 pm

○ APPROVAL OF THE AGENDA

CARRIED

○ APPROVAL OF THE SOURCE WATER PROTECTION ADVISORY COMMITTEE MINUTES OF THE REGULAR MEETING OF MAY 10, 2023.

CARRIED

○ NEW BUSINESS:

- a. Discussion regarding the rezoning of a property from A2 Rural Mixed use to C4 Rural Commercial.
- b. Source Water Corrosivity

○ DISCUSSION & QUESTIONS:

- The Municipality of the County of Kings rezoned 4.5 acres of the 11 acres from A2 Rural to C4 Commercial, the remaining 9 acres at the back remains A2 Rural.
- The property at 1299 Ridge Road, isn't in Wolfville, but it sits in the Towns 25-year time of travel zoning for source water protection.
- The current use of the property doesn't raise any red flags for the Town Engineer, other than where it sits with in our water protection zone.



- At the PIM meeting, the permit usage was designated as storage for bulk building supplies for personal contractor use and not for wholesale or resale, as well as office space.
- It was noted that now that the property has been rezoned, there is a very long list of commercial future uses, such as a used car lot, service station, crematorium, etc.
- Now that the possible future uses had been explained to the committee, members felt that a close eye should be kept on the usage of the property especially if the land was to be sold, as the C4 zoning goes with the property.

- Regarding the issue of water corrosivity, we often hear from residents, landlords about the hardness of the Town water and the need to change water heaters sooner than expected. Most hot water heaters are lasting 4 to 7 years instead of the 10 to 20 years.
- Overview of Water Corrosivity, describes how aggressive water is at corroding pipes and fixtures. Corrosive water can cause lead and copper in pipes to leach into drinking water and can eventually cause leaks in plumbing. Surface water and groundwater, both sources of drinking water, can potentially be corrosive.
- Wolfville water is on the aggressive side, and it has been like that's since the wells have been put in. There is no indication that the Town water is getting more corrosive.
- There are options for treating water and the corrosive effects, chemicals used add alkalinity in the form of lime, soda ash, or caustic soda, however the use of chemicals to treat corrosivity have other health effects.
- The Town water comes from pretty much the same water source, so it is unlikely there are any significant differences between Town water and other jurisdictions in the county.
- There may be a minor difference in overall chemistry but the Town water is within compliance of our Approval to Operate, all our parameters for water are within the Environment NS guidelines.
- The cause of water being corrosive, can be lack of dissolved calcium and magnesium, low pH, high water temperature are just a few factors.
- Some Water Treatments systems/filters remove healthy minerals, other systems remove only contaminants.
- The Hydrogeologist confirmed that Wolfville's water is aggressive and that is mostly because it comes from a gravel aquifer, it has low pH and a particular mineral content that will wear down the pipes. Wolfville has been dealing with this, one of the reasons we don't use one of the wells as much as HSF (Hydrofluosilicic Acid) has to be added to the water to keep the pH up which adds a lot of sodium, and residents don't want to be drinking water with excessive sodium in it, otherwise the Town water is very, very good and it is a trade off of having nice tasting good water and it being aggressive on the pipes.

- **NEXT MEETING:** July 12, 2023, 2:30-4:30

- **ADJOURNMENT:** The meeting adjourned at 3:01pm.

Approved at the October 11, 2023, Source Water Protection Advisory Committee Meeting.

As recorded by Karen Outerleys, Administrative Assistance Public Works