DEBERT SOURCE WATER PROTECTION ADVISORY COMMITTEE

A meeting of the Debert Source Water Protection Advisory Committee was held at the Debert Hospitality Centre on September 23, 2025, at 3:30pm.

Present:	Mayor Christine Blair Councillor Marie Benoit Peter Delewell – Rural Roots Engineering and Design Mitch Millard, Water Utility Manager Michelle Boudreau, Director of Public Works Charlotte Sullivan, Nova Scotia Environment Paul Smith, Director of Community Development Chris Verge, Area Manager, Nova Scotia Public Works
Regrets:	Representative, Millbrook First Nation
Approval of Agenda:	The meeting was called to order at 3:38pm. The meeting originally began with no quorum. Members present agreed to proceed with the proposed agenda. Chris Verge arrived at 3:42pm and quorum was established. The committee returned to the start of the agenda to formalize the meeting. A motion was made by Chris Verge and seconded by Peter Delewell. “That the agenda be approved as presented to the committee”. Carried unanimously.
Approval of Minutes:	A motion was made by Chris Verge and seconded by Peter Delewell. “That the Minutes from November 16, 2022, be approved as presented to the committee”. Carried unanimously.
Business Arising from the Minutes	None
Terms of Reference	Michelle provided an overview of the Committee’s Terms of Reference (TOR) as included in the meeting package. Committees of Council usually have a TOR to outline the Committee’s membership and mandate. The TOR as presented is an updated version from 2022. No changes were made to the goals, objectives, mandate or membership. Sections were added on conflict of interest and general committee functions. A motion was put forward by Peter Delewell and Seconded by Chris Verge.

"That the TOR be approved with the updated changes to be recommended to Council". Carried unanimously.

Councillor Benoit arrived at 3:47pm. It was agreed that Mayor Blair would continue to chair the meeting.

Wells & Zone Influence

Mapping was provided for both Debert wells, namely Well 1C and Well 2A, and zones of influence were reviewed. Michelle explained that the circular areas on the map show the zones of influence for 2, 5,10 and 20 years. Meaning any contaminants released in those areas would potentially travel to the well based on those timelines. In terms of groundwater protection, these are the focus areas.

Current Watershed Activities

<u>#450 and #250 Dakota Road</u>

250 Dakota operates under a salvage yard approval as it meets the size criteria for regulation. An audit by Nova Scotia Environment and Climate Change (NSECC) was carried out this Summer, and the site is compliant with its approval.

450 Dakota Road is mainly a repair business and does not require a salvage approval as the space taken up by salvage activities does not meet the threshold for an approval.

Paul inquired if there are containment requirements for the salvage yard site. Charlotte noted that the salvage activities taking place do not all require removal of vehicle fluids. The dismantling of vehicles takes place inside of the building with a concrete floor and there is a containment area inside the building for any fluids.

It was noted that 450 Dakota Road is currently for sale.

Chris inquired if the trucking facility on Dakota Road does repairs. Those present were unsure however, Charlotte confirmed that the province has not received notice of any spills in the Dakota Road area.

There is a 2 hectare gravel pit on Dakota Road, but it does not meet the size for approval requirements. An environmental assessment would only be triggered for a 4 hectare site. This site has been unused since 2020.

Mitch noted that no areas of concern were raised during annual source water inspections. He has met with all businesses inside the Well Influence Zones, and no spills have been reported.

County Wide Planning Updates:

Paul gave an update on the changes to the land use planning in the Debert area. Since the Committee last met, the County has adopted a County wide Municipal Planning Strategy (MPS) and

Land Use By-Law (LUB), which regulates use of land across the County. Prior to this, Debert had no enforceable zoning regulations.

The new planning documents include clauses to prohibit certain uses in Source Water Protection areas including aggregate related industries, crushing operations, concrete plants, cemeteries, heavy equipment sale/services, solid waste activities, bulk industrial/high risk storage, and heavy industrial uses. These restrictions prevent any new such uses from occurring. Existing such uses/businesses can remain but cannot expand and may be prohibited from operating if they are inactive over 6 months.

Much of the catchment area for Well 1C extends over indigenous lands which provides good protection. The catchment does extend into the Sobeys and Home Hardware warehouse areas but generally speaking is low risk. With this framework in place there is potential to create specific land use zones that correspond with the well capture zones, and which limit land uses in these areas. Paul noted it may be beneficial to implement some changes and tighten up our policies to include other high risk uses. Paul agreed to review options and bring forward some suggestions to the next meeting. Peter noted it would be beneficial to have these well catchment areas clearly defined. It was recommended to have the economic development officer attend future meetings, as they typically coordinate land sales to future businesses. Chris stated that both well catchment areas are being developed. A Long Combination Vehicle (LCV) request has been received for Dakota Road. Sobeys is planning to expand, and a new museum is planned on the indigenous lands.

Chris raised the question of whether keeping Well 2A was appropriate. Michelle noted that there are plans to bring a new well online which will provide redundancy and less reliance on Well 2A.

Public Education Initiatives:

There is currently watershed signage in the influence zones. Staff are working to repair and update signage.

It was suggested to redistribute pamphlets to local businesses as we had done in the past. Chris recommended a presentation at the elementary school may be worthwhile. Michelle will reach out to the principal.

Creating a Debert Water Utility Committee:

Michelle mentioned that Council is reviewing the creation of a Debert Water Utility Committee, which would be tasked with providing input on the operations and financials of the utility. Michelle clarified that this would be a separate committee from the Source Water Protection Committee.

New Business: None.

Next Meeting: Scheduled for Jan 13, 2026, at 3:30pm.

Adjournment: Meeting was adjourned at 4:20pm.

Michelle Boudreau & Christa Wojcik
Recording Secretary