

DEBERT SOURCE WATER PROTECTION ADVISORY COMMITTEE

A meeting of the Debert Source Water Protection Advisory Committee was held at the Debert Hospitality Centre on January 13, 2026, at 3:30pm.

Present:	Councillor Marie Benoit Peter Dellewell – 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 Jennifer Martin, Economic Development Officer
Regrets:	Mayor Christine Blair Dan Troke, Chief Administrative Officer
Approval of Agenda:	A motion was made by Peter Dellewell and seconded by Chris Verge. “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 Dellewell. “That the Minutes from September 23, 2025, be approved as presented to the committee.” Carried unanimously.
Business Arising from the Minutes	None
Member, Confederacy of Mainland Mi’kmaq	The Committee Terms of Reference includes a representative from the Confederacy of Mainland Mi’kmaq, however the position has been vacant for some time. Jenn will discuss with CMM’s Business Development Officer, Michelle Williams and follow up.
Terms of Reference	The updated approved Terms of Reference as approved by Council were circulated to the committee as an information item.
Current Watershed Activities	An overview of property sales and development was provided by Jenn Martin. • MacElmon Road - 18 acres besides TDL have been sold and are earmarked for commercial warehousing. Development is expected to be staggered over the next 2 years. • Ventura Drive - Properties have been sold for logistics and trucking.

- Lancaster Crescent – 2 properties have been sold. One for warehouse leasing, and the other one for truss manufacturing.
- Although it is still in the preliminary stages, the Municipality has also entered a letter of intent with a company for a major development with new roads, multiple buildings and a closed loop processing system along Plains Road.
- Sobeys is currently expanding their cold storage on Lancaster Crescent.
- There are also plans to develop commercial lands on MacElmon Road.

Charlotte noted that there are no changes to the 2 salvage properties on Dakota Road, one continues to operate under a salvage yard permit, and the other salvage yard does not meet the size threshold for a permit. Nothing has been reported at either site.

Source Water Protection Inspections

Mitch reviewed the annual inspection forms from September. Sampling on Staples Brook Road was completed; staff did field inspections of the watershed areas via ATV. Additional water quality sampling in the future could be beneficial. Mitch reached out to local businesses, none reported any spills or issues, some business names/contacts needed updating.

Planning Considerations

Paul circulated and walked through the sections of the new Municipal Planning Strategy that relate to watershed protection. The new plan supports Council's intention to establish source water protection plans. All County watersheds have been protected under the plan by restricting certain activities within the watershed regardless of zoning. More specifically aggregate related activities, cemeteries, heavy equipment sales/service, heavy industrial uses, solid waste disposal and hulk storage of harmful products are not permitted in watershed areas. These restrictions are also included in the Land Use By-Law, so when a development permit application has been received, we determine if it's in the watershed area and the Development Officer makes an evaluation of the permit based on restricted uses. Debert watershed has not been designated as a protected water area under the environment act, this may be something the Committee wishes to consider. At the next meeting the Committee will review the existing Debert Source Water Protection Plan as well as the Protected Water Designation for the Tatamagouche Water Utility. Staff will reach out to see if the provincial watershed planner is able to attend the meeting to speak to this process.

Public Education Initiatives

Staff have contacted the Debert Elementary School, and they are open to having a presentation on source water protection. Michelle to coordinate.

Signage

A copy of the French River Watershed new signage was circulated for reference.

A motion moved by Chris Verge and Seconded by Peter Dellewell.

“That the Debert Watershed Signage be updated with the same design as the new French River Watershed signage.” Carried unanimously.

New Business:

Peter asked for an update on the creation of a Debert Water Utility Committee. The creation of a new committee has been approved by Council, advertising for new members will now be required. This will be coordinated by the CAO's office.

Next Meeting:

Scheduled for May 12, 2026, at 3:30pm.

Adjournment:

Meeting was adjourned by Chris Verge.

Michelle Boudreau & Christa Wojcik
Recording Secretary