

Municipality of the District of Lunenburg
Minutes of a Meeting of the Policy & Strategy Committee
Held in Council Chamber, 10 Allée Champlain Drive, Cookville, N.S.
Tuesday, May 20, 2025 – 9:00 a.m.

Attendance

Deputy Mayor Chasidy Veinotte, District 10, Chair
Councillor Alison Smith, District 6, Vice Chair
Mayor Elspeth McLean-Wile
Councillor Morgen Reinhardt, District 1
Councillor Martin Bell, District 2
Councillor Wendy Oickle, District 3
Councillor Edgar Burns, District 7
Councillor Ben Brooks, District 9

Regrets

Councillor Pam Hubley, District 4
Councillor Cathy Moore, District 5
Councillor Kacy DeLong, District 8

Staff

Tom MacEwan, Chief Administrative Officer
Alex Dumaresq, Deputy Chief Administrative Officer
Joanne Powers, Executive Assistant

1. Call to Order

Deputy Mayor Veinotte called the meeting to order at 9:03 a.m. and began by acknowledging that the meeting was held in Mi'kma'ki, the traditional territory of the Mi'kmaq people.

2. Announcements, Acknowledgements, Recognition

Mayor McLean-Wile recognized the organizers of the National Para Hockey Championship that was held at the LCLC from May 15 to 18, 2025 and expressed what an amazing job had been done organizing and running the event.

Councillor Smith acknowledged the members of the Walden Fire Department for the improvements made to the hall through funding from MODL and the province.

Mayor McLean-Wile proclaimed the week of May 25 to 31, 2025, as Access Awareness Week which aims to celebrate achievements made both by and for persons with disabilities in the area of accessibility, transportation, housing, employment, recreation, education and communication.

3. Public Input – Nil

4. Changes/Approval of Agenda

It was requested that Item 10.1 – Uranium Exploration and Mining in the LaHave River Watershed, be added to the agenda. Item 12.1 – Contract Negotiations under Section 22(2)(e) of the MGA was also requested to be added to the In Camera Agenda.

Moved by Mayor McLean-Wile, seconded by Councillor Burns that Items 10.1 – Uranium Exploration and Mining in the LaHave River Watershed, and Item 12.1 – Contract Negotiations under Section 22(2)(e) of the MGA be added to the agenda. Carried unanimously.

Moved by Councillor Smith seconded by Councillor Oickle that the Agenda be approved as amended. Carried unanimously.

5. Approval of Minutes

The Minutes of April 15, 2025, were approved as circulated.

6. Business Arising from Minutes – Nil

7. Presentations/Scheduled Times – Nil

8. Referral from Committees/Council – Nil

9. Staff Reports

9.1 Recreation Development

9.1.1 Major Event Grant Application – Golden Shores Music Society – Shipyard Shindig Music & Art Festival

Ruth Wawin, Tourism & Event Development Officer, discussed the report titled, “Major Event Grant Application Golden Shore Music Society – Shipyard Shindig Music & Art Festival” (included in the agenda package).

The one-day music festival will be held at Shipyard’s Landing in Bridgewater on June 14, 2025. It will include performances by bands and DJs, including several local artists. The event will include food trucks, a beer garden and a marketplace for artists and makers to sell jewelry, clothing, and crafts.

Proceeds from the event will be donated to the Bluenose Coastal Action Foundation. There will also be a raffle at the event in support of youth sports.

Moved by Councillor Burns, seconded by Councillor Oickle that the Policy and Strategy recommends to Council that Municipal Council approves the Golden Shores Music Society's application for funding through the Major Event Grant in the amount of \$1,500 for the Shipyard Shindig Music & Art Festival event taking place June 14, 2025. Opposed: Councillor Brooks. Motion carried.

10. Mayor's/Deputy Mayor's/Councillors' Matters

10.1 Uranium Mining and Exploration in the LaHave River Watershed

Councillor Smith brought forward the issue of the Province exploring uranium by issuing a request for proposals for exploration at three specific sites with known uranium deposits. One of the sites is located in East Dalhousie which is just past the border of District 6 and neighbours Franey Corner which is located at the top of the LaHave River Watershed. She is concerned about the health risks associated with this type of mining/exploration.

Moved by Councillor Smith, seconded by Councillor Reinhardt that the Policy & Strategy Committee direct staff to prepare a report for the Committee on the risks of exploration and mining of uranium in our watershed. Opposed: Councillors Bell and Brooks, and Deputy Mayor Veinotte. Motion carried.

11. Added Items

12. In Camera

At 9:38 a.m., it was moved by Councillor Oickle, seconded by Mayor McLean-Wile that the Policy & Strategy Committee go In Camera to discuss Item 12.1 Contract Negotiations under Section 22(2)(e) of the MGA. Carried unanimously.

Policy & Strategy Committee In Camera in session.

At 9:51 a.m., it was moved by Mayor McLean-Wile, seconded by Councillor Brooks that Policy & Strategy Committee come out of In Camera and return to open session. Carried unanimously.

Policy & Strategy Committee in session.

The meeting recessed at 9:51 a.m. and resumed at 10:01 a.m.

9.2 Planning & Development

9.2.1 Municipal-wide Land Use Planning Project - Drinking Water

Reid Shepherd, Deputy Director, and Ella Gindi, Planner II, of Planning & Development Services, gave a presentation titled, "Drinking Water" (attached to the minutes). Mr. Shepherd

explained that they would be providing information on the protection of drinking water as a topic within municipal-wide land use planning. The topics discussed included:

- What is a Watershed?
- Statements of Provincial Interest (SPIs)
- Statements of Provincial Interests – Drinking Water
- Protected Watersheds in MODL (Under Environment Act)
 - Oakland Lake
 - Hebb, Milipsigate & Minamkeak Lakes
 - Dares Lake
- Jurisdictional Review
- Policy and Regulation Development
- Engagement
- Tools and Approaches
 - Natural Watershed Protection
 - Erosion Control
 - Buffers and Setbacks
 - Land Use Regulations
 - Nonconforming Uses
 - Multi-Zoned Approaches
- Regulation Options to Protect Drinking Water
- Hebb, Milipsigate and Minamkeak Lakes: Land Uses
- Watershed Protection 1 Zone – Public Lands
- Watershed Protection 2 Zone – Private Lands Within Regulated Area
- Watershed Protection Overlay – All Lands Outside Regulated Area, but Within Natural Watershed
- Oakland Lake: Land Uses
- Watershed Protection 1 Zone
- Watershed Protection Overlay – All Lands Outside Regulated Area But Within Natural Watershed

There was discussion regarding setbacks, enforcement, keeping of livestock, agriculture and how the Environment Act plays a role in Dares Lake.

Councillor Oickle left the meeting at 11:12 a.m.

Mr. Shepherd discussed the role of the Department of Municipal Affairs and its overreaching control over municipal planning.

9.2.2 Public Input – Drinking Water Protection

George Buranyi, Hebb's Cross, stated that he appreciated the approach of the Planning Department and how they recognized different zones and the individual requirements of each zone. He addressed the industrial development presently occurring within the Hebb,

Milipsigate and Minimkeak Lakes Watershed. He expressed the importance of future land use planning addressing industrial use.

13. Adjournment

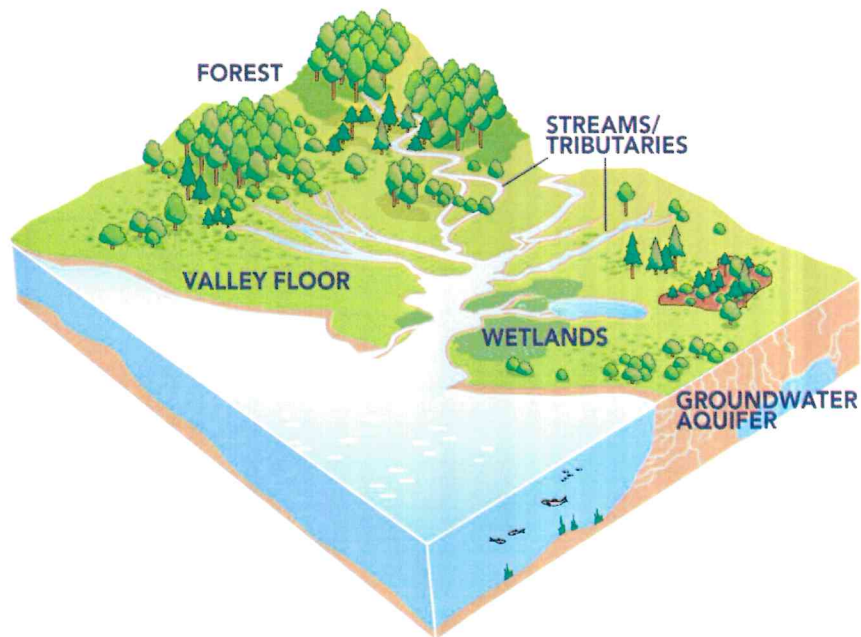
There being no further business, the meeting adjourned at 11:37 a.m.



Drinking Water

May 20, 2025

What is a Watershed?



A watershed is an area of land where all water flows down to the lowest point, through streams, rivers and underground, ultimately to the sea








Statements of Provincial Interests (SPIs)

SPI	Goal
Drinking Water	To protect the quality of drinking water within municipal water supply watersheds
Flood Risk Areas	To protect public safety and property and to reduce the requirement for flood control works and flood damage restoration in floodplains.
Agricultural Land	To protect agricultural land for the development of a viable and sustainable agriculture and food industry.
Infrastructure	To make efficient use of municipal water supply and municipal wastewater disposal systems.
Housing	To provide housing opportunities to meet the needs of all Nova Scotians.

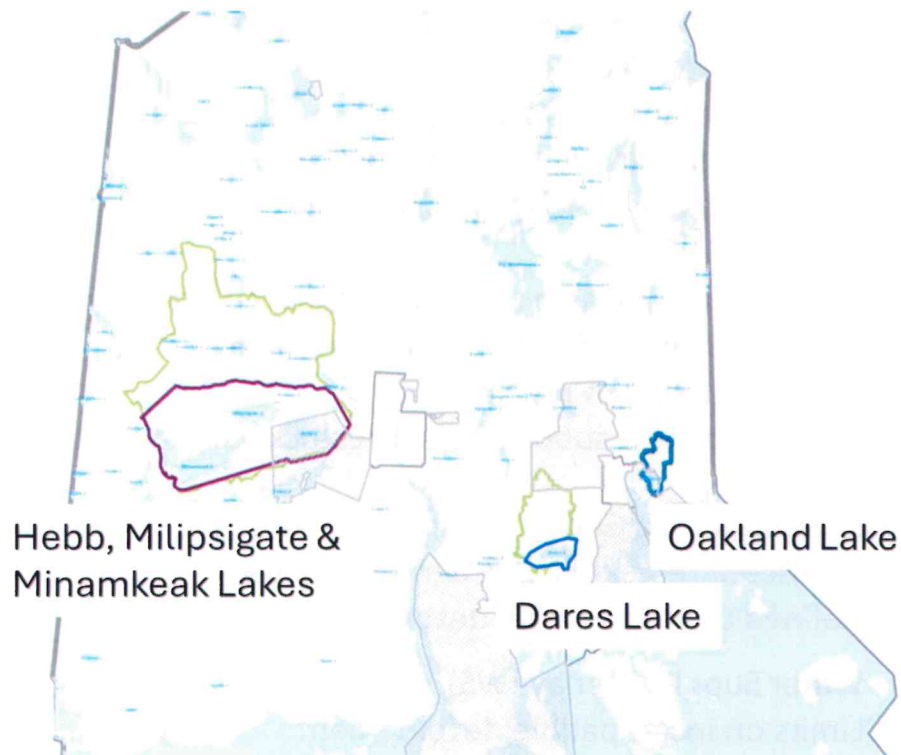


Statements of Provincial Interests – Drinking Water

Planning documents must address drinking water protection in municipal water supply watersheds. Measures that should be considered include:

-  **Permit uses** that do not pose a **threat** to drinking water quality
-  Balance the **expansion** of existing **legal nonconforming uses**
-  Limit the **number and size of lots** to reduce impervious surface
-  Establish **separation distances** between new development and watercourses via **water setbacks and vegetative buffers**
-  Establish measures to **reduce erosion, sedimentation, run-off and vegetation removal** associated with development.

Protected watersheds in MODL (under Environment Act)



- **Oakland Lake Watershed Protected Water Area**
 - Designated in 1963
 - Serves Mahone Bay
- **Hebb, Milipsigate & Minamkeak Lakes Watershed Protected Water Area**
 - Designated in 1964
 - Serves Town of Bridgewater, portion of Osprey Village, Cookville and Wileville
- **Dares Lake Protected Water Area**
 - Designated in 1972
 - Serves Town of Lunenburg, Garden Lots

Jurisdictional Review

Municipality	Key Strategies
Region of Queens County (2022)	<ul style="list-style-type: none">- Created Watershed (W) Zone in LUB- Limited development intensity- Study on recharge areas & contamination- Only municipal water facilities allowed
Chester (2022)	<ul style="list-style-type: none">- Designated Spectacle Lake as Protected Watershed- Restricted development within boundary- Erosion mitigation plans- Prohibited: new subdivisions, livestock, commercial uses
Yarmouth (2020)	<ul style="list-style-type: none">- Protected Lake George Watershed- Restricted recreational & agricultural uses- Defined LGW Zone with development limits
Antigonish (2020)	<ul style="list-style-type: none">- Water Supply Overlay (WS) Zone- Limits on incompatible development- Allows conservation, existing homes, and water-related public works

Policy And Regulation Development

Defining Roles	<p>MODL's Role: enabled via Municipal Government Act and Statement of Provincial Interest to regulate and enforce Land-Uses</p> <p>Water Utility Role: Enabled via the Environment Act to regulate and enforce activities</p> <p>- Complementary regulatory approach</p>
Guiding Principles	<p>Comply with Provincial Requirements</p> <p>Consistent regulatory approach</p> <p>Consider the implications for landowners</p>



Engagement



Council Workshop:
Number of impacted by proposed regulations what our neighbours are doing and what are the current land-use



Stakeholder Workshops:
Policies need to be more stringent to protect the quality of drinking water.



What We Heard Report: priorities to protect undeveloped land, watershed protection, and prioritizing sustainable forestry practices



Provincial Watershed Planner:
Important to actively listen and collaborate with water utilities committees. The new proposed regulatory approach is a step in the right direction.

Tools and Approaches

Natural Watershed Protection

- Use natural watershed boundaries to guide protection
- Protects water quality across the entire drainage area

Erosion Control

- Address erosion from disturbed land as a pollution source
- Apply best practices near sensitive watercourses
- Follow provincial guidelines

Buffers and Setbacks

- Maintain 30–50 metre vegetated buffers along watercourses
- Filter pollutants from stormwater runoff
- Prevent erosion and support biodiversity



Tools and Approaches

Land Use Regulations

- Limit development in protected water areas
- Permit only public utilities, conservation projects, and select residential uses
- Reduce land use activities that impact water quality

Nonconforming Uses

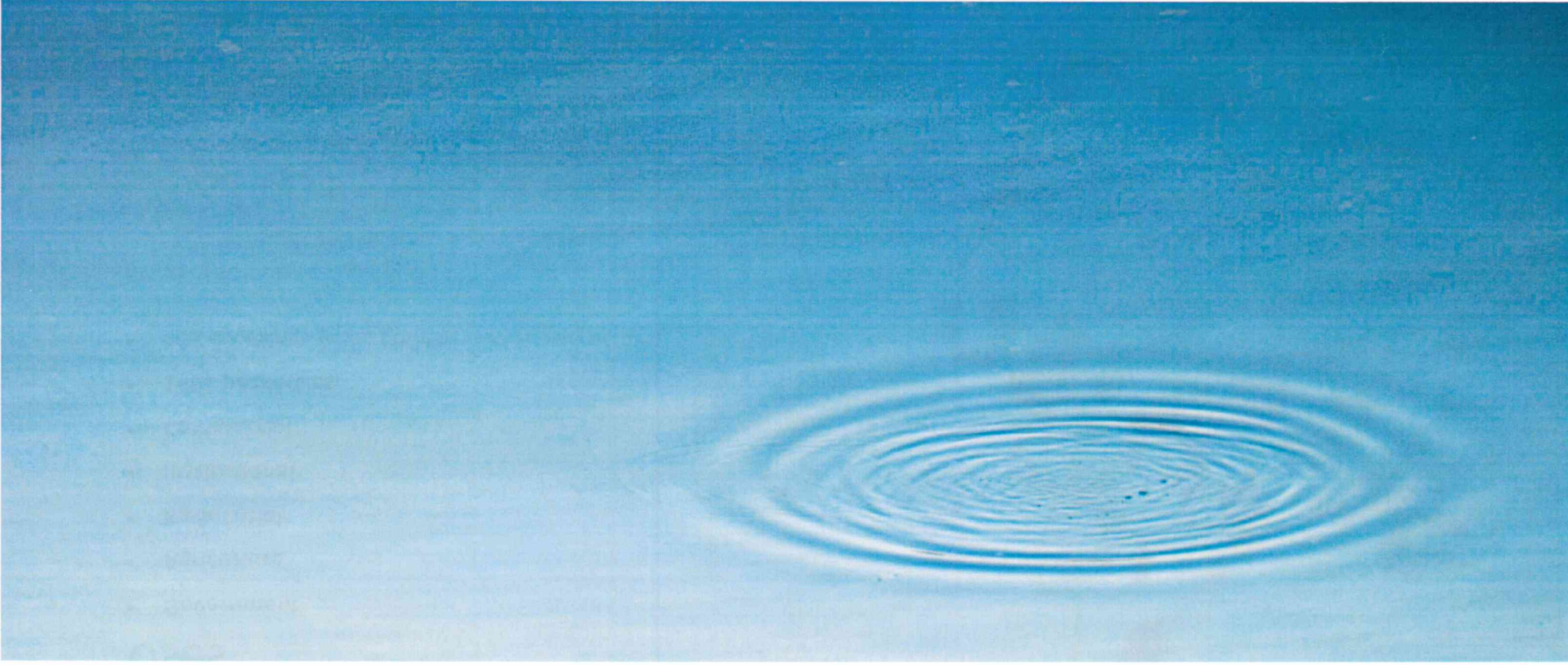
- Apply regulations to minimize impacts from existing development
- Ensure new development meets stricter environmental standards

Multi-Zoned Approaches

- Use tiered zoning for watersheds with differing contexts
- Tailor policies to watershed size, development patterns, and community needs

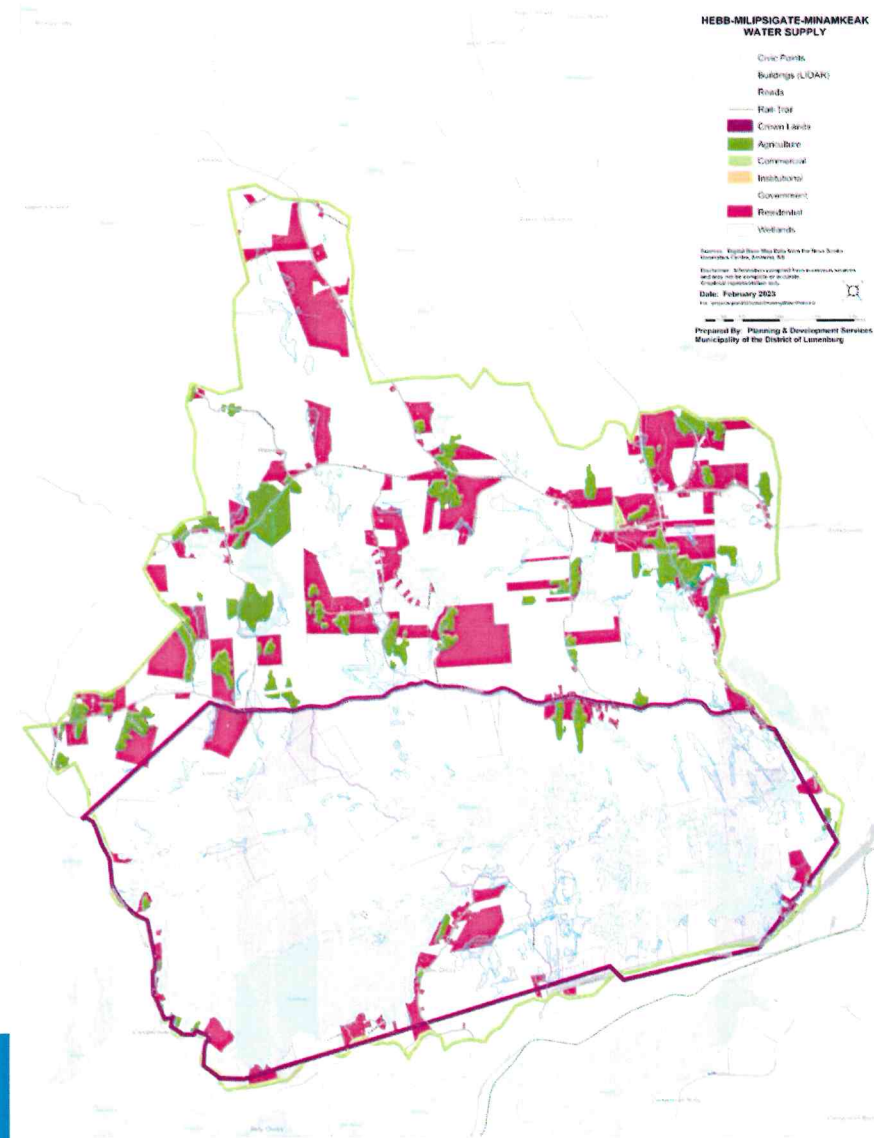


Regulation Options to Protect Drinking Water



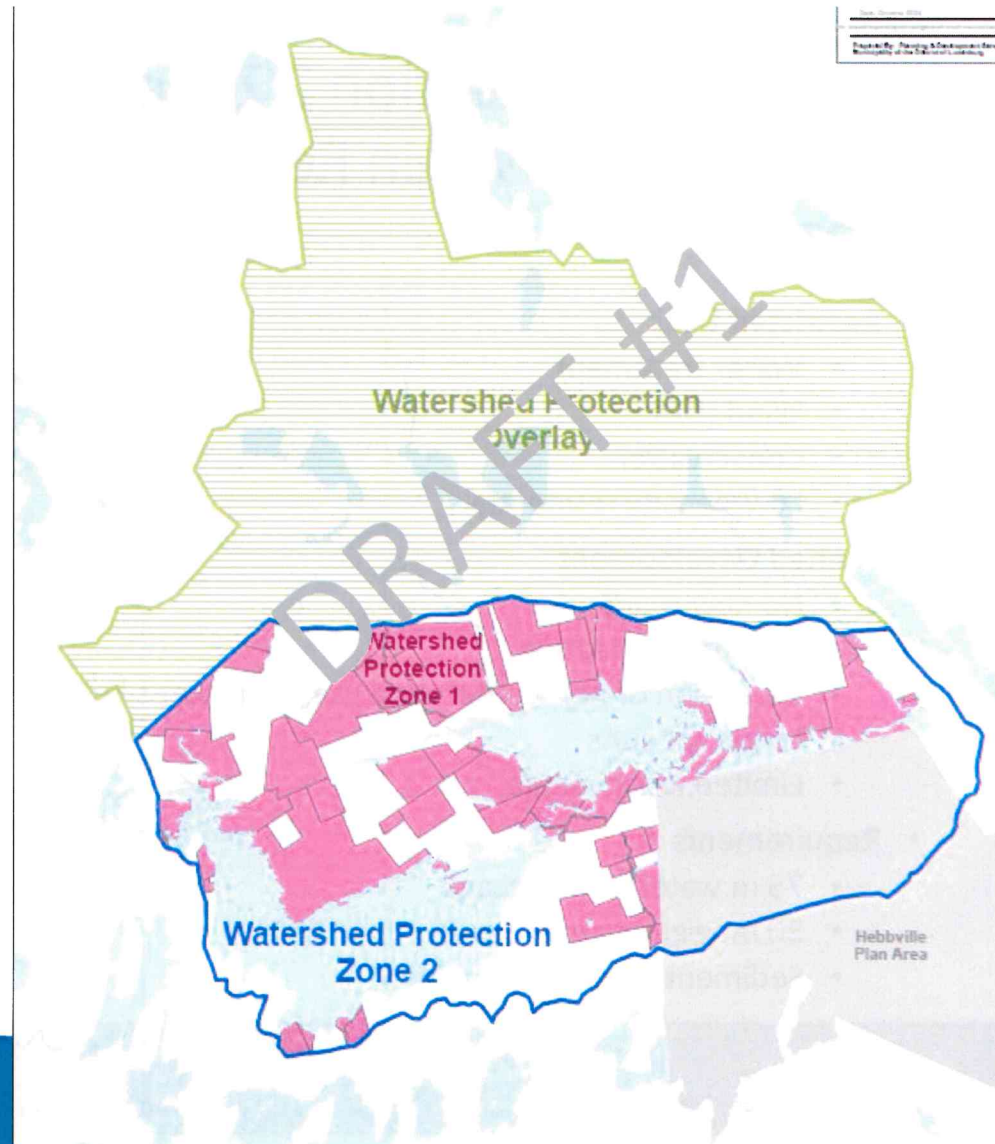
Hebb, Milipsigate and Minimkeak lakes: Land Uses

- Government
- Agriculture
- Residential
- Institutional
- Commercial
- 1401 properties
- 402 dwellings (civic points)



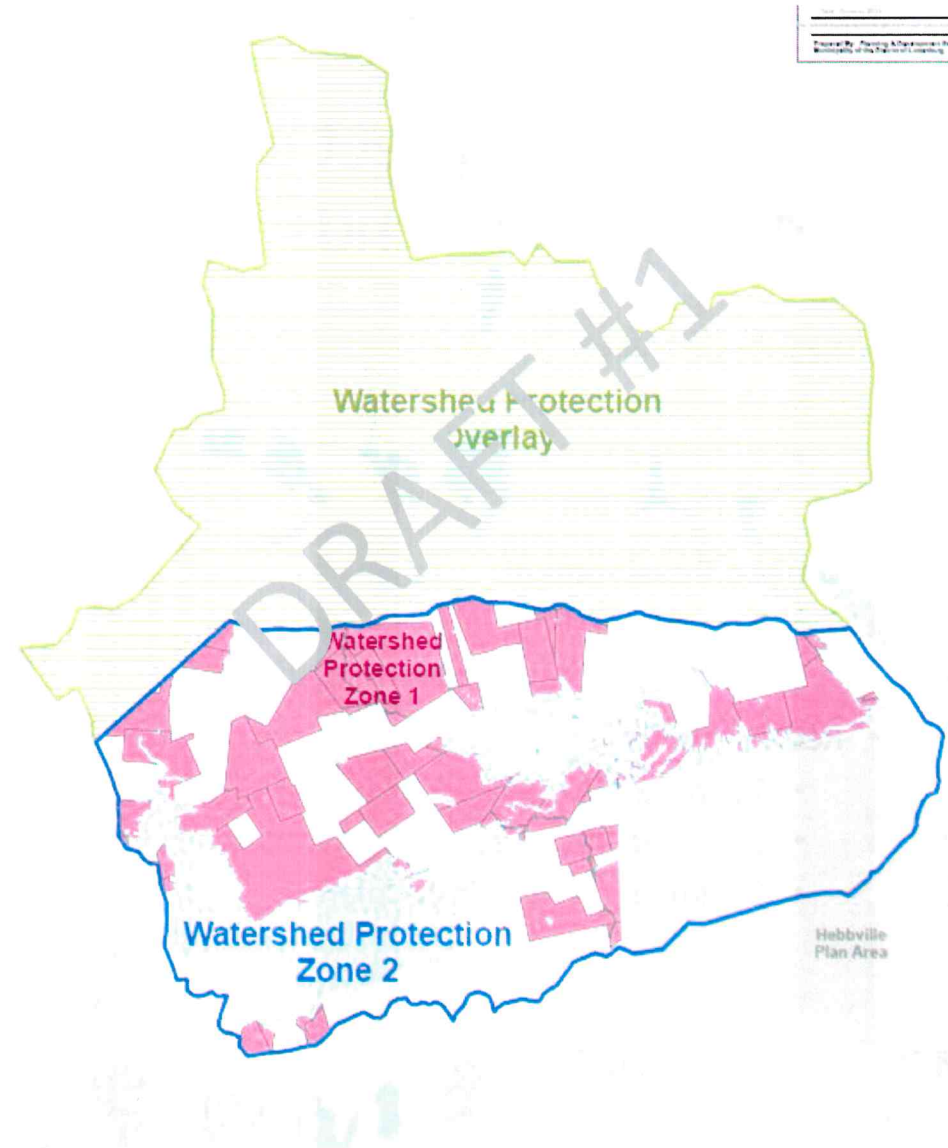
Watershed Protection 1 Zone – Public Lands

- **Restricted Uses**
 - Water treatment
 - Wind (DA)
 - Conservation
- **Limited Development**
 - No new roads
 - Expansion of non-conforming by DA
- **Requirements**
 - 75 m waterbody setback (water utility uses exempt)
 - 30 m vegetative buffer (water utility uses exempt)
 - Sediment, SWM control plan



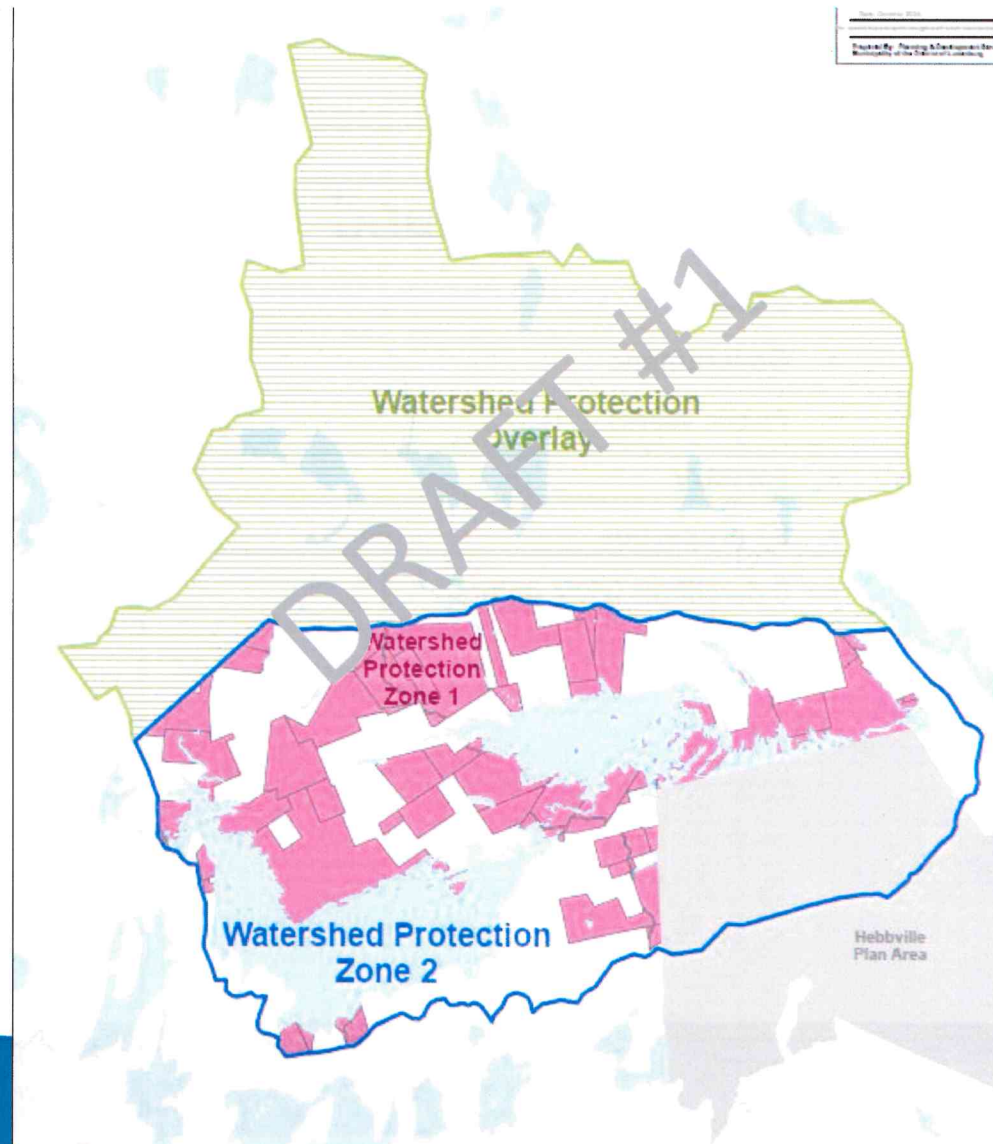
Watershed Protection 2 Zone— Private Lands Within Regulated Area

- **Restricted Uses**
 - Water treatment
 - Wind (DA)
 - Conservation
 - Low-density residential
- **Limited Development**
 - No new roads
 - Limited lot creation
 - Expansion of non-conforming uses/structures by DA
 - Larger lot sizes
 - Limited lot coverage
- **Requirements**
 - 75 m waterbody setback
 - 30 m vegetative buffer
 - Sediment, SWM control plan



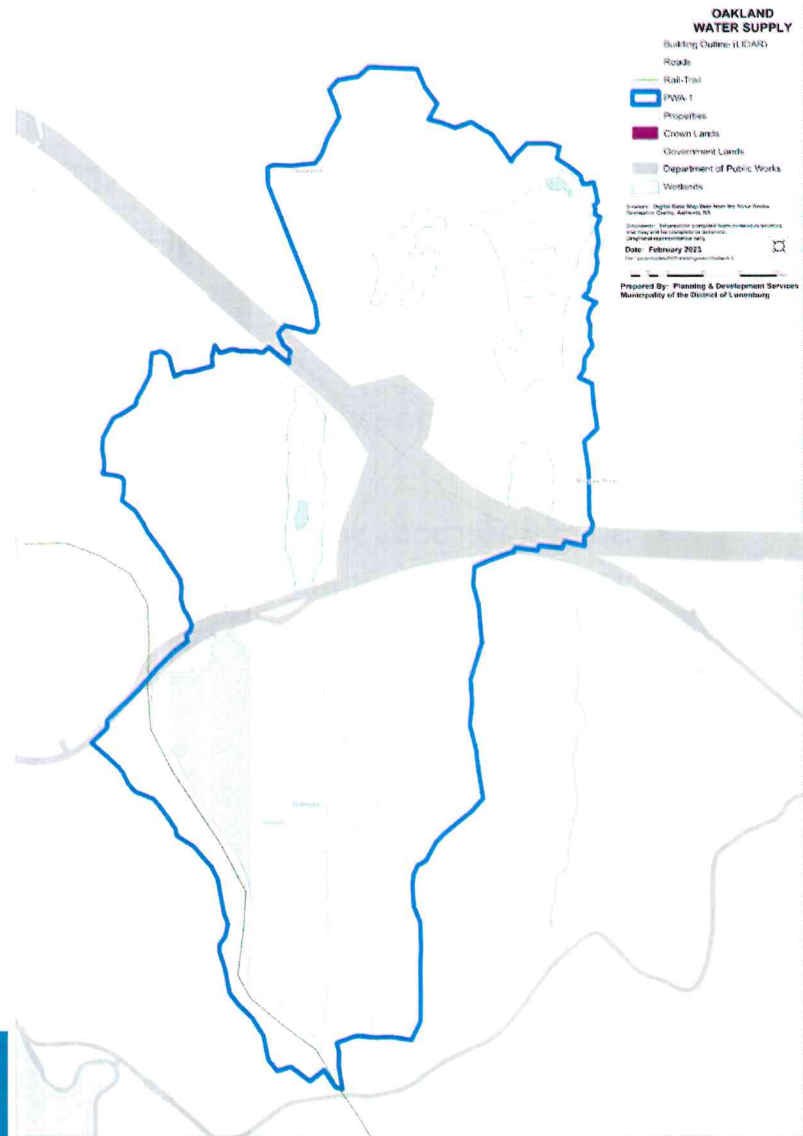
Watershed Protection Overlay— All Lands Outside Regulated Area, But Within Natural Watershed

- **Uses**
 - Underlying zone will dictate (RU)
- **Requirements**
 - 30 m waterbody setback (same across the municipality)
 - 15 m vegetative buffer
 - 100 m livestock setback



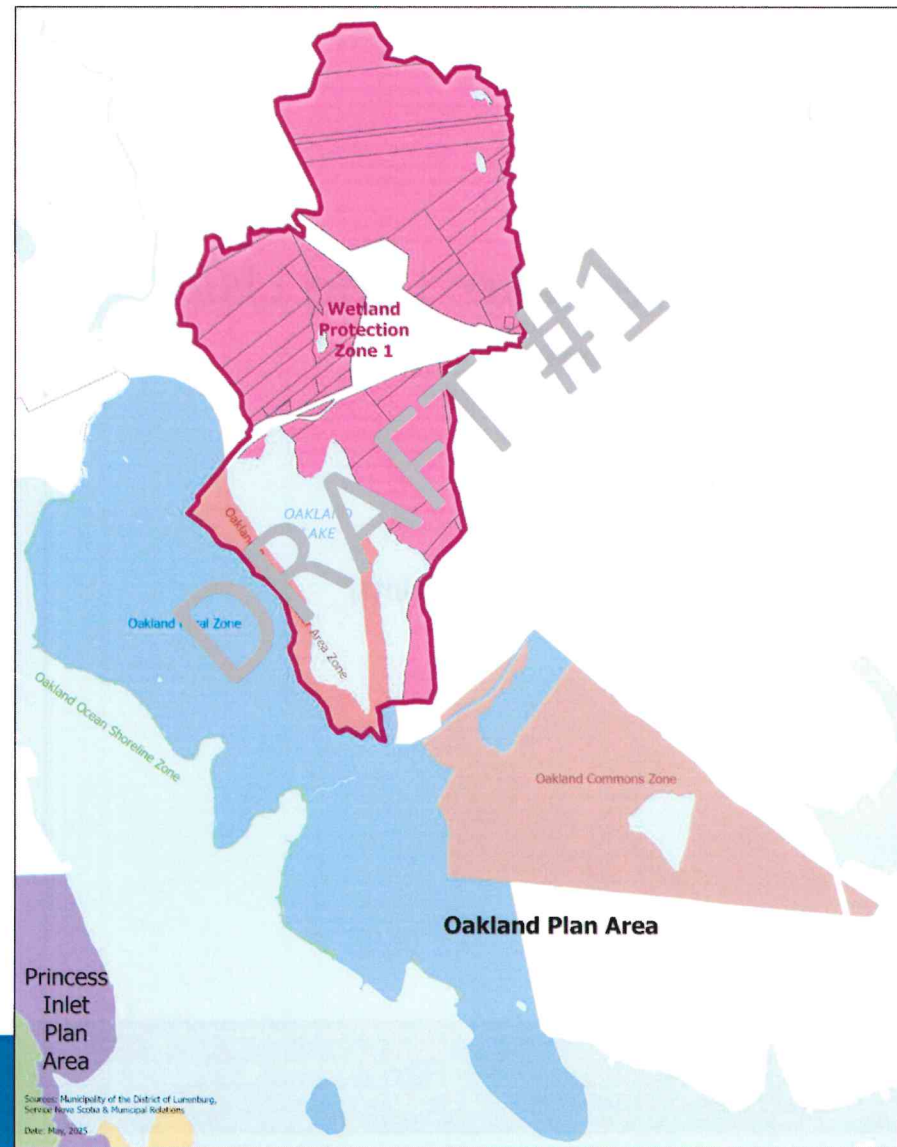
Oakland lake: Land Uses

- **Government**
- **Public Works**
- **Forestry**
- **87 properties**
- **0 dwellings (civic points)**



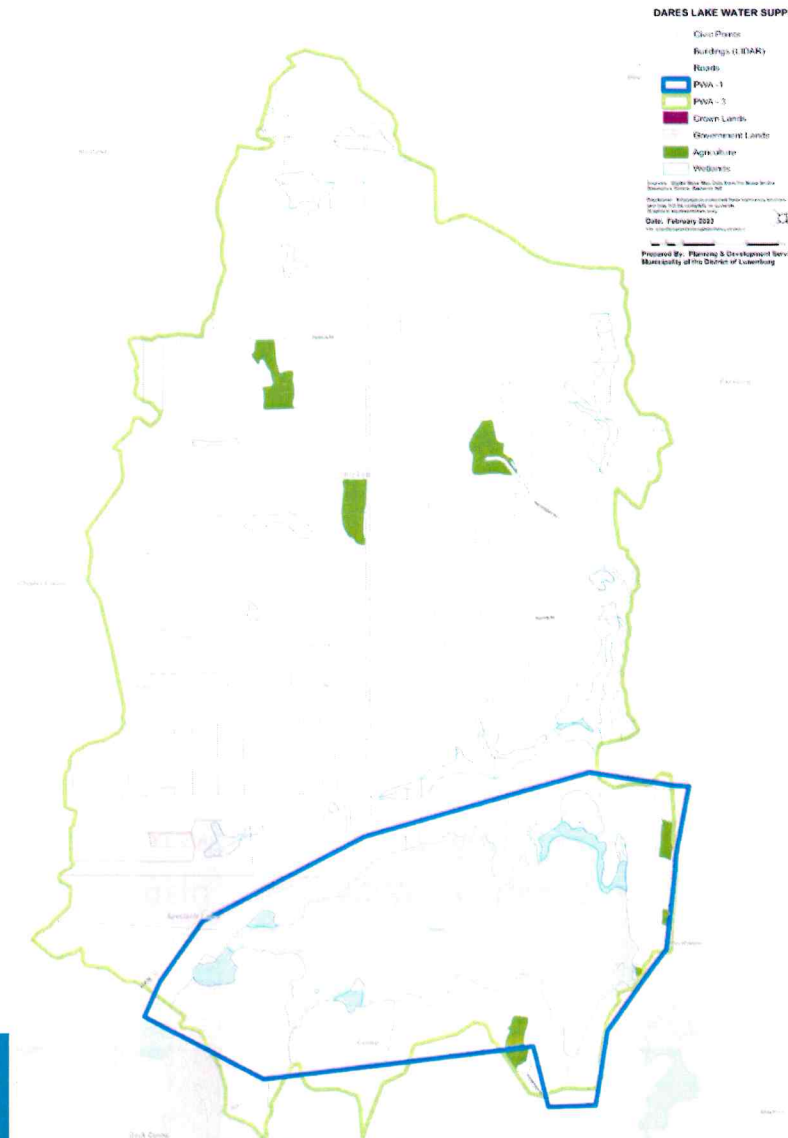
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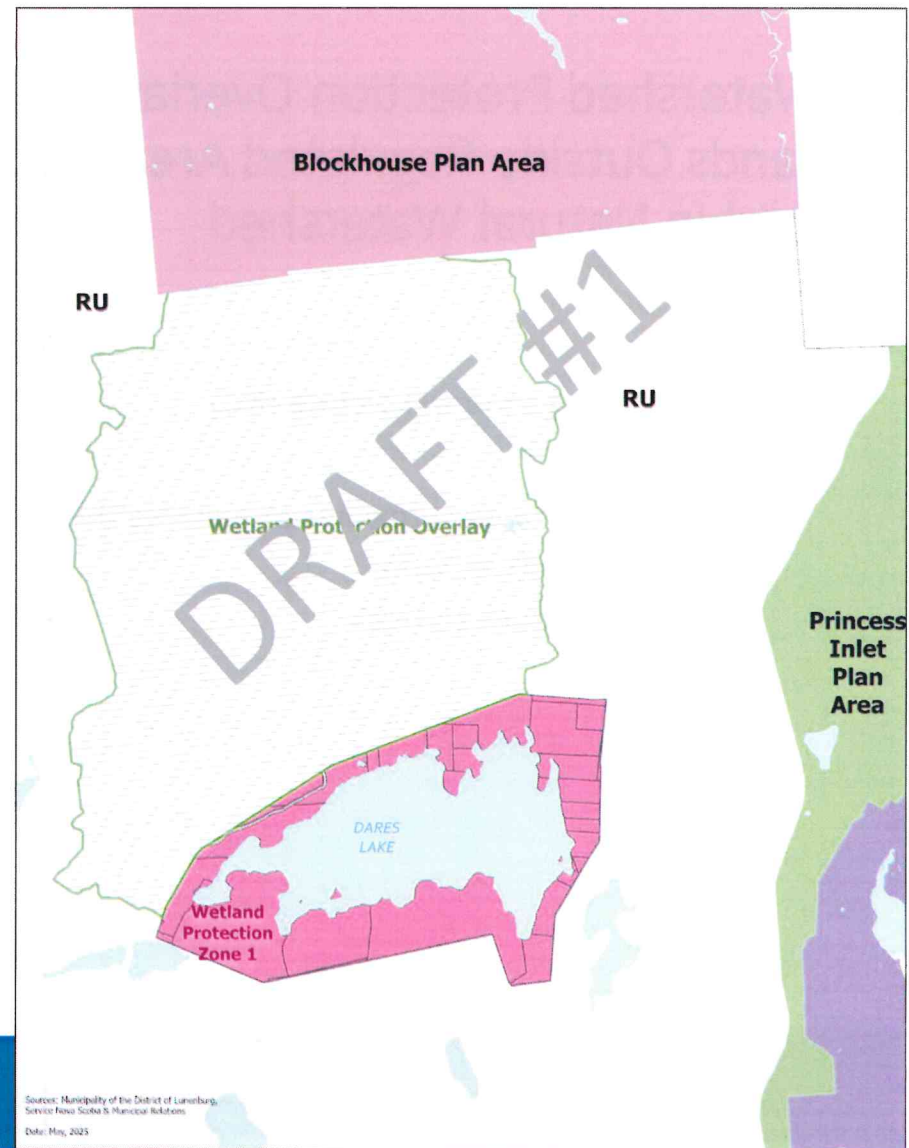
Dares lake: Land Uses

- Government
- Agriculture
- Forestry
- 189 properties
- 7 dwellings (civic points)



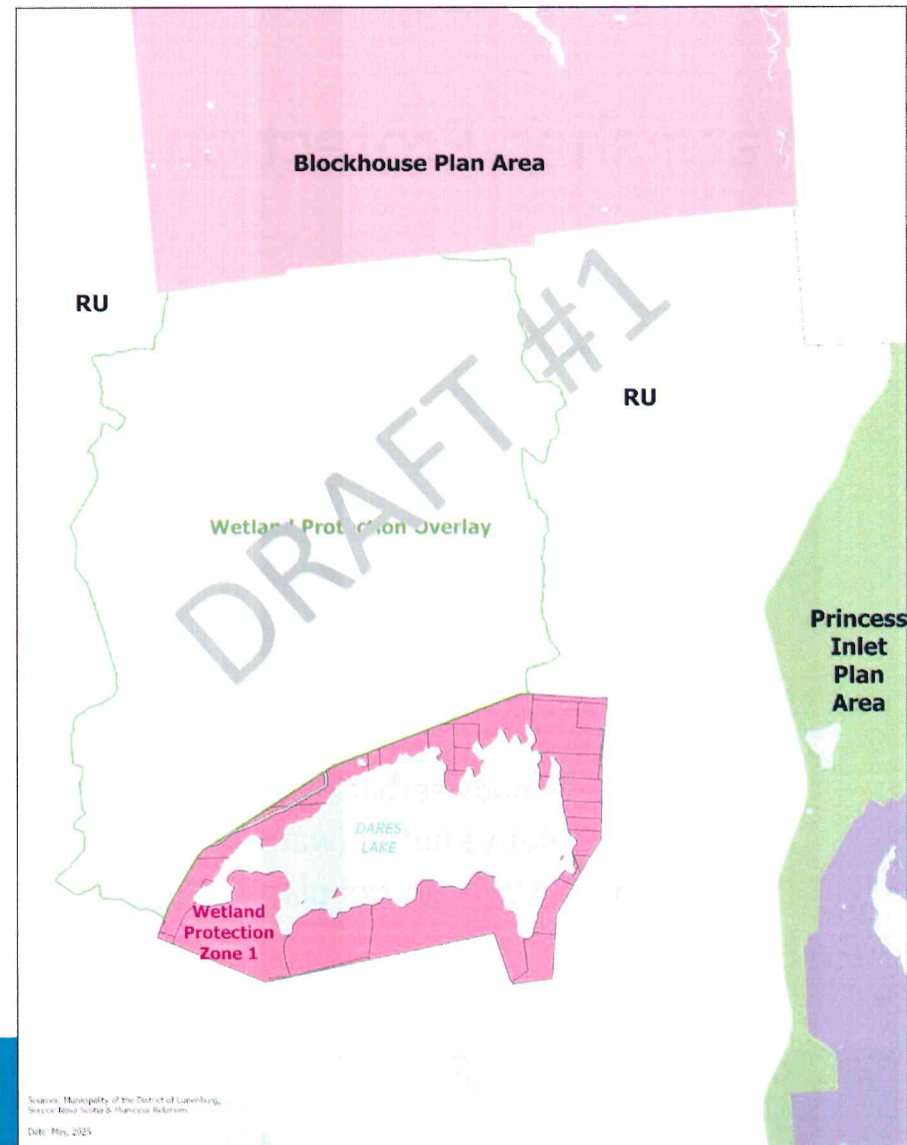
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Watershed Protection Overlay— All Lands Outside Regulated Area, But Within Natural Watershed

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 - Underlying zone will dictate (RU)
- **Requirements**
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 - 15 m vegetative buffer
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Thank you!

Municipality of the District of Lunenburg
Planning and Development Services

