

1. **Call to Order**
2. **Adoption of Agenda**
3. **Conflict of Interest Declarations**
4. **Adoption of Minutes**
 - a. June 3, 2025 – Public Hearing Minutes
 - b. June 3, 2025 – Regular Council Meeting
 - c. June 6, 2025 – Special Closed Council Meeting
 - d. June 17, 2025 – Committee of the Whole Meeting
5. **Consent Agenda**
6. **Public and Administrative Presentations**
7. **Reports and Recommendations from Committee and Private Meetings**
 - a. Personnel Committee
 - b. Emergency Measures Committee
 - c. Recreation Committee
 - d. ATV Access on Roads & Streets Committee
8. **Reports from Administration**
 - a. 2024-2028 Capital Investment Plan for the Canada Community-Building Fund (CCBF)
9. **By-Laws**
 - a. Third and Final Reading of By-Law No. 25-WAP-069-FA-01, A By-Law to Amend Ministerial Regulation 21-WAP-069-00
10. **Mayor and Council Statement and Inquiries**
11. **Notices of Motion and Resolutions**
12. **Closed Session**
 - a. Local Governance Act, SNB 2017, 68(1)(j) labor and employment matters
13. **Adjournment**

Fundy Albert Council Public Hearing

To rezone a portion of the property bearing PID 05115621 from Rural Area (RA) to Dwelling Group for the purpose of a 48-unit mini home park.

Present:
Mayor Campbell
Councillor Elderkin
Councillor Land
Councillor Jonah
Councillor Coates
Councillor Ward-Russell
Councillor Garden

Staff Present: Kim Beers – Director, Legislative Services/Clerk

CALL TO ORDER

Mayor Campbell called the meeting to order at 6:00 pm.

CONFLICT OF INTEREST DECLARATIONS

None declared.

PRESENTATION FROM PLAN 360 - SOUTHEAST PLANNING REVIEW AND ADJUSTMENT COMMITTEE RECOMMENDATIONS

Presentation by Caleb Babin and Phil Robichaud, Plan 360 Planners

REVIEW OF WRITTEN SUBMISSIONS

12 written submission were read for the record.

COMMENTS FROM GALLERY

Mayor Campbell asked those in the gallery if anyone wishes to speak.

Mr. Terry Leblanc, a long-time resident of 41 Marcombe Street, raised multiple concerns regarding the ongoing and future development in his neighborhood:

1. Maintenance Concerns: He criticized the lack of maintenance by MRM, referencing their

historical neglect since they took over the subdivision in the mid-1980s.

2. **Well Water Testing:** He emphasized the urgent need to test the well water, expressing worry about contamination or environmental impact, especially in relation to the planned developments.
3. **Environmental Impact and Sewer Systems:** Mr. Leblanc questioned how the development and sewer systems would affect the underground water system. He noted the plan includes three sewer systems within the park but pointed out MRM does not maintain the current sewer infrastructure.
4. **Zoning Transparency:** He requested clarity and public access to the construction site and zoning plans.
5. **Traffic Safety:** He highlighted severe safety concerns with traffic on Route 114, describing speeding vehicles coming over a hill near the subdivision entrance and citing multiple near-miss accidents.
6. **Future Development:** Leblanc was wary of more industrial or housing developments, particularly a planned mini-home park. He referenced past intentions for the land to be used for standard homes, not mini homes, and raised concerns about a potential new entrance via Petersfield Street.

Ms. Rebecca Davis, speaking on behalf of her family (residing on Tidewater Court with her husband and five children) and several concerned neighbors, addressed concerns about a proposed rezoning application for a 48-unit mini home park near her community. Her key points included:

1. **Safety Concerns:**
 - She highlighted that children currently cannot walk safely from Tidewater to local businesses due to traffic hazards.
2. **Support for Responsible Growth:**
 - While supportive of responsible development, Ms. Davis emphasized that the proposed density introduces urban infrastructure into a rural area, which could permanently alter the community's character.
3. **Environmental and Infrastructure Concerns:**
 - **Well Water Impact:** The development could place undue strain on this system. She called for a hydrogeological study.
 - **Stormwater Management:** She requested a study to assess whether the proposed infrastructure could handle extreme weather and flooding.
 - **Soil Erosion:** Referenced documented erosion in the area and criticized the lack of soil testing.
 - **Fire and Emergency Conditions:** Stressed the need for planning during drought or fire events.

4. Transparency and Long-Term Planning:

Requested clarity on:

- Whether there are future phases planned beyond the initial 48 units.
- The full extent of the developer's land holdings.
- The cumulative environmental impact if further development occurs.

5. Regulatory Loopholes and Precedent:

She questioned the rationale for not requiring environmental assessments, noting:

- The project narrowly avoids regulations due to flow rate limits.
- Future rezoning of adjacent land could exploit this precedent, bypassing further assessments.

6. Procedural and Ethical Criticism:

- Questioned the process of doing the bare minimum to avoid triggering environmental or soil studies.
- Criticized this approach as irresponsible, exposing the municipality to unforeseen risks.
- Quoted Richard Thompson's letter and provincial correspondence confirming existing erosion issues.

Formally requested that the rezoning process be paused until:

- A comprehensive risk assessment is completed.
- All relevant environmental and infrastructure studies are done.

If findings suggest negative impacts, she asked that the rezoning request be denied outright.

Mr. Richard Thompson who resides on Tidewater Court advised he sent emails to the Clerk and requested them to be read. The Clerk read the two emails for the record.

Mr. Terry Leblanc asked what watercourse is being referred to in the Plan. Per Mr. Babin, Plan 360 it is the small stream on the north side. Mr. Leblanc advised the name of the stream is Cherry Creek. Mr. Leblanc asked Mr. Babin where the groundwater will go from the proposed mini home park. Per Mr. Babin they do not know those details.

Ms. Rebecca Davis asked if the Well is outside the rezoning. Mr. Babin, Plan 360 showed Ms. Davis the map showing the well location and advised that yes, the well is outside the rezoning but is located on the same PID.

A resident asked where the septic fields are going. Mr. Babin, Plan 360 showed the map showing the proposed locations of the septic fields.

Mr. Terry Leblanc advised he does not trust the developer. He recounted a situation in the White Birch area, where a promised green space was later used for housing development.

Ms. Karen Thompson advised she enjoys biking and walking, and emphasized that Route 114 is already dangerous, and this development would increase traffic risks.

QUESTIONS FROM COUNCIL

Mayor Campbell asked if there are any questions from Council.

Councillor Coates advised 12 written submissions were received: some in favor, 1 with concerns of traffic on the 114. **Councillor Coates** asked how many notices were sent out, Mr. Babin, Plan 360 advised 51 notices were sent to households within 200 meters of the proposed rezoning. **Councillor Coates** advised there are approximately 100 people in the subdivision, and he does not think there is a great objection to what is being proposed.

A couple residents in the gallery advised they never received a letter.

Mr. Babin with Plan 360 advised that 51 letters were sent out to households 200 meters from the proposed rezoning property. These notices were sent based on information registered with Service New Brunswick (SNB), meaning property owners living out of province (e.g., in Ontario) would have received notices at their registered addresses.

Originally, a 100-meter notification buffer was used for informing nearby residents.

The purpose of the current meeting, following the initial one on May 6, was to expand the notification buffer to 200 meters, ensuring that more residents were informed about the proposed development.

Mr. Richard Thompson expressed his concerns about land erosion and its effects on their property, located at the bottom of Tidewater Court. Their home is located at the lowest point in the area, making it particularly vulnerable to erosion and water runoff; the steep incline of the road makes winter access difficult, requiring four-wheel drive during icy or snowy conditions; he felt it was unfair and inappropriate to exclude homeowners like themselves, who are directly affected, from the planning process; They've had to replace geothermal well covers three times due to erosion, costing them \$30,000-\$40,000; the property includes a ditch over 20 feet wide and deep, carved out by water runoff, which channels directly to the river; this erosion, was made worse by provincial actions, and no adequate mitigation has been provided; despite installing special drainage pipes, the system failed during heavy flow, with water forcefully shooting out (a "rooster tail"), highlighting the severity of the runoff problem.

Mr. Thompson advised he is now spending time and money on repairs instead of normal activities like landscaping.

He advised if the development is approved, those responsible should also fix the problems it creates.

Ms. Davis advised the information provided by Plan 360 did not go far enough down to the

residents on Tidewater Court.

Mayor Campbell advised that the topic at hand had been misdirected by unrelated comments.

Mayor Campbell stated that Plan 360 notified residents within a 200-meter radius, exceeding the usual requirements.

Mr. Thompson advised that he is a former senior ambassador to a deputy minister with 26 years of experience, stating he is familiar with how systems and rules can be maneuvered.

- Asserted that he understands how bureaucratic processes work and recognize when "the game is being played."
- He does not trust the current process and believe manipulation may be occurring.
- His primary request: for those responsible to "own the problem", take accountability for the consequences of their decisions.
- Additionally, he asked that his property location at the very end of Tidewater be recognized to illustrate the direct impact the proposed development would have on them.

Mayor Campbell asked Mr. Thompson who built the Street (Tidewater Court). A resident in the gallery advised Downey's built the Street. Mr. Thompson advised it was the province that caused the problem. **Mayor Campbell** advised that this is a different problem than the one being discussed.

Ms. Davis asked Council to be proactive instead of reactive.

Mr. Leblanc asked if the reason an environmental impact study can't be conducted is due to the size of the site? Per Ms. Babin with Plan 360, yes, it falls underneath the size.

CONCLUDE PUBLIC HEARING

Mayor Campbell concluded the Public Hearing at 7:05 pm

Present: Mayor Campbell
Councillor Ward-Russell
Councillor Elderkin
Councillor Land
Councillor Jonah
Councillor Coates

Staff Present: Kim Beers – Director, Legislative Services
Jillian Hutchinson – Treasurer
Ian Barrett – Director, Operations

CALL TO ORDER

Mayor Campbell called the meeting to order at 7:22 pm.

ADOPTION OF AGENDA

IT WAS MOVED by **Councillor Coates** and **SECONDED** by **Councillor Jonah** **THAT** the agenda be adopted with the addition of Public Statements.

It WAS MOVED by **Councillor Elderkin** to remove the third and final reading of By-Law No. 25-WAP-069-FA-01, A By-Law to Amend Ministerial Regulation 21-WAP-069-00 from the agenda per the presentation from Plan 360, to be included on the July Regular Meeting Agenda, **SECONDED** by **Councillor Jonah**.

MOTION CARRIED (unanimously)

CONFLICT OF INTEREST DECLARATIONS

None.

ADOPTION OF THE MINUTES

IT WAS MOVED by **Councillor Elderkin** **SECONDED** by **Councillor Coates** **THAT** the Minutes of the Public Hearing held May 6, 2025, be approved.

MOTION CARRIED (unanimously)

IT WAS MOVED by **Councillor Jonah** **SECONDED** by **Councillor Land** **THAT** the Minutes of the Regular Council Meeting held May 6, 2025, be approved.

MOTION CARRIED (unanimously)

IT WAS MOVED by **Councillor Land** **SECONDED** by **Councillor Garden** **THAT** the Minutes of the Special Council Meeting held May 14, 2025, be approved.

MOTION CARRIED (unanimously)

IT WAS MOVED by **Councillor Coates** **SECONDED** by **Councillor Land** **THAT** the Minutes of the Committee of the Whole Meeting held May 20, 2025, be approved.

MOTION CARRIED (unanimously)

CONSENT AGENDA

None

PUBIC AND ADMINISTRATIVE PRESENTATIONS

Two (5) minute presentations:

Robin Pooley – Dawson Settlement 4 Corners

Mr. Pooley raised concerns about ongoing traffic safety issues at the Dawson Road Four Corners intersection. Key points included:

- Multiple accidents have occurred at the intersection, including a recent one involving the speaker's daughter, where a driver ran the stop sign at approximately 60 mph.
- Visibility of the stop signs is poor; drivers often claim not to see them, even after signage has been repainted.
- Trucks traveling from the Osmond corner to Pine Glen frequently speed through the area; the current speed limit is believed to be 80 km/h.
- The speaker has made repeated complaints over the past 20 years, resulting in the installation of a stop sign 10–12 years ago, but enforcement and compliance remain problematic.
- Tower Road has seen some improvement after cleanup, but Dawson Road continues to be a major concern with frequent accidents.
- A fire marshal has recommended installing a flashing red light to draw more attention to the intersection.
- Environmental conditions such as sunset glare, dirty windshields, and the straight eight-mile approach worsen visibility and driver response times.
- The speaker emphasized the emotional toll of repeated accidents and stated that action is urgently needed, expressing frustration with the Department of Transport's lack of meaningful intervention.

Councillor Coates advised there have been numerous vehicle accidents at the four-way intersection of Pine Glen Road, Osborn Corner, Dawson Road, and Tower Road.

- Ambulance New Brunswick has responded to seven motor vehicle accidents (MVAs) at this location involving injuries.
- Concerns were raised regarding high speeds and insufficient safety measures at the intersection.

IT WAS MOVED by **Councillor Coates** **SECONDED** by **Councillor Land** to send a letter to Traffic Request and the MLA to investigate the intersection; and consider lowering the speed limits on Pine Glen Road and Osborn Corner.

MOTION CARRIED (unanimously)

Phyllis Sutherland - Tourism Market Readiness in Fundy Albert

Mrs. Sutherland highlighted the following:

1. Community Readiness Analogy

- Readiness was likened to "fixing the step before selling the house"—emphasizing the importance of addressing small but significant issues before promoting or developing an area.

2. Tourism: Exploitive vs. Regenerative

- **Exploitive tourism** (historically common) involves tourists taking from communities with little return or respect.
- **Regenerative tourism** (a growing global trend) focuses on contributing positively to local economies, cultures, and environments. It promotes mutual understanding and peace.
- 67% of global tourists surveyed by Booking.com expressed interest in regenerative tourism.
- The **Bay of Fundy** and its tides are considered international points of interest with significant potential for this type of tourism.

3. Overnight Parking Bylaw

- Concerns were raised about overnight parking on private and public properties.
- Liability and legal risks associated with allowing overnight parking were discussed.
- Positive feedback was received about posted "**No Overnight Parking**" signs; these have helped but further action may be needed.
- The possibility of a **municipal bylaw** or additional enforcement mechanisms was discussed, referencing similar regulations in **Prince Edward Island**.
- A link to a **Department of Natural Resources camping guideline poster** was mentioned, though there were technical issues accessing it.

4. Fundy Trail Development

- Ongoing efforts to **complete the Fundy Trail** were discussed.
- Historical context was provided, including early advocacy in the 1980s and political developments that shaped the current trail.
- The original vision of a trail from **St. Martins to Riverview** remains partially unrealized.
- The presenting organization is now re-engaging stakeholders, including council and local groups, to lobby for the trail's completion and promote its value to the region.
- Materials such as the **Albert County Directory** were distributed to support local awareness.

Mr. Jim Lindsay – Pickleball (2 minutes)

Mr. Lindsay presented the first annual pickleball tournament plaque to be hung at the Riverside-Albert Recreation Centre.

Mr. Sean McGrath – Financial Update and Mini Home Park (2 minutes)

Mr. McGrath stated that the public hearing was very informative and some residents in

support of the development.

Mr. McGrath asked for a financial update. Ms. Beers advised that the auditor met with the team on May 22nd and agreed to resume work. They plan to begin processing the 2023 files starting in July, followed immediately by the 2024 files. Although no specific completion date was projected, the process is expected to proceed smoothly due to additional office support. Currently, the team is compiling information and organizing the files to facilitate workflow.

REPORTS & RECOMMENDATIONS FROM COMMITTEES AND PRIVATE MEETINGS

Personnel Committee – **Councillor Elderkin** advised that the advertisement for the CAO position closes this evening. A report from Every Lemon, shared with Council last night, indicates there are 18 candidates selected for preliminary interviews, which is very positive for Fundy Albert. The next step is for Council to appoint two Council members to assist with the interview process, scheduled for later this month.

Councillor Land requested to sit on the interview committee and requested to see all resumes. **Mayor Campbell** advised he does not agree that all resumes need to be reviewed by all Council members.

Councillor Elderkin advised that Council may reach out to Ms. Rampersaud with questions relating to the process.

Mayor Campbell advised that the interview committee consists of two members: himself and likely **Councillor Garden**.

EMO Committee -IT WAS MOVED by **Councillor Coates** **SECONDED** by **Councillor Jonah** **THAT** Council approve the MUNICIPAL EMERGENCY MEASURES PLAN as presented.

MOTION CARRIED (unanimously)

Recreation Committee – **Councillor Jonah** advised he plans on having the first meeting next Wednesday. **Councillor Garden** asked whether all committee members have been invited. Per **Councillor Jonah**, yes.

ATV Access on Roads and Streets Committee – **Councillor Coates** advised he is waiting for the maps of the proposed roads. Once received a public meeting will be scheduled.

REPORTS FROM ADMINISTRATION

- a. Alma Gazebo – Transfer of Funds

Councillor Ward-Russell asked for clarification regarding the remaining balance (difference between the donation and the quote receive. Ms. Beers advised this difference is explained by additional optional features (add-ons) included in the quote, such as stamped concrete. The team plans to work closely with the contractor to maximize what can be achieved within the available

budget rather than committing to the full \$50,000 cost.

Councillor Ward-Russell asked why there is a \$7.00 difference in the amount being transferred per the motion presented. Mr. Barrett advised that the motion was prior to receiving the donation; the original proposal we were looking at was \$7.00 under budget.

Councillor Ward-Russell advised the necessary time to complete the process correctly is important. Currently, there are three different scopes of work proposals, which need to be clearly defined to distinguish what is included and excluded. Without a defined scope, price comparisons are ineffective "apples to oranges." The current tender request is considered basic, merely calling for the demolition of a 16x6 structure with a roof. Before any funds are released or approved, it is essential to fully understand what is being purchased and ensure value for money. There was also a question about whether the final design will be presented for approval, given indications it might not be. Ms. Beers confirmed Council will not have to approve the final design. However, all Council and community members are invited to participate in the design phase.

Councillor Garden advised that the quote received does say, the final drawings will be submitted to the client for review and sign-off before fabrication. The budget includes one round of revisions. The sign-off refers specifically to the drawings, which are a distinct line item in the proposal.

Councillor Ward-Russell asked if the final contract will not require approval because its value is under the \$30,000 threshold. Per Ms. Beers, that is correct. **Councillor Ward-Russell** advised that the key consideration is ensuring the project is well-scoped and offers clear value for money, not simply spending available funds because they exist.

Councillor Garden stated that council members are not experts in gazebos or construction, and while input into proposals is valuable, the final technical decisions should be entrusted to staff, specifically the Director of Operations. If council had concerns about the initial request for proposals, there was an opportunity to address them before proposals were released. Spending more time debating details now may not be productive, as council relies on staff to make informed decisions that ensure the best outcome for residents. The responsibility lies with staff to select the best product.

Councillor Land advised he would like to see the exact scope of work and deliverables for the project. Questions remain about specifics such as whether there will be a cement slab or screw piles. **Councillor Land** advised that all Council should be involved.

Mayor Campbell advised that Council can be involved in the design process and expressed concerns that if Council drags this on, we may lose the donation.

Councillor Elderkin confirmed with Ms. Beers that the \$25,000 donation was intended to enhance the gazebo and advised that the gazebo project has been under discussion for several years; Council members are invited to participate in committee meetings; and involvement of residents of Alma is appreciated and viewed as a positive step. Given these factors, **Councillor Elderkin** expressed support for moving forward with the design and construction of the gazebo within the current fiscal year.

IT WAS MOVED by **Councillor Elderkin** and **SECONDED** by **Councillor Coates**

THAT WHEREAS Fundy Albert has a GIC (#0011) Reserve of \$172,345 for Capital Projects within the former Villages of Alma, Hillsborough and Riverside-Albert;

WHEREAS Fundy Albert's Canada Community Building Fund 2019-2023 Capital Investment Plan has \$4,514 earmarked for the construction of a new Gazebo;

BE IT RESOLVED that GIC (#0011) be withdrawn to the Fundy Albert Capital account, \$19,993.09 be transferred to Fundy Albert – General account, and the remaining balance and interest be reinvested into a Cashable GIC;

AND BE IT FURTHER RESOLVED that \$4,514 be withdrawn from the CCBF 2019-2023 account and be transferred to Fundy Albert – General account

MOTION CARRIED (Nay – **Councillor Land** and **Councillor Ward-Russell**)

b. Alma Snow Removal Contract Extension

IT WAS MOVED by **Councillor Land** and **SECONDED** by **Councillor Coates**

THAT WHEREAS the snow removal contract for roads between the Village of Alma and D S Butland, dated November 1, 2021, has reached its expiration; and

WHEREAS under the terms of the original agreement, D S Butland holds the first right of refusal to extend the contract for an additional two (2) years; and

WHEREAS the separate contract for parking lot snow removal, also held by D S Butland, expired on April 30, 2025; and

WHEREAS D S Butland has expressed interest in exercising the right of refusal to extend the roads contract, contingent upon a two-year extension of the parking lot snow removal contract under the existing terms; and

NOW THEREFORE BE IT RESOLVED THAT Council approves a two-year extension of both the

road and parking lot snow removal contracts with D S Butland, under the existing terms and conditions.

MOTION CARRIED (unanimously)

c. Riverside-Albert Water Treatment Plant Upgrades – Overrun

Councillor Elderkin advised that Council should be informed of potential cost overruns in advance, not after the fact. Specific concern was raised about the Riverside-Albert Water Project, which is currently experiencing multiple expenses. A recent water leak has resulted in significant unexpected costs. Given the ongoing strain on funds, it was suggested that a thorough review of the municipality's financial standing be conducted, particularly ahead of the upcoming budget process for water and sewer utilities, to ensure transparency and fiscal responsibility on behalf of taxpayers.

IT WAS MOVED by **Councillor Elderkin** and **SECONDED** by **Councillor Garden**

WHEREAS the Riverside-Albert Water Treatment Plant Upgrade project had a cost overrun of \$9,984.90;

WHEREAS the Riverside-Albert Utility Capital Account holds a balance of \$18,058.05;

BE IT RESOLVED that \$9,984.90 be transferred from Riverside-Albert Utility Capital Account to the Riverside-Albert Utility Account to cover the cost of the Riverside-Albert Water Treatment Plant Upgrade project.

MOTION CARRIED (unanimously)

BY-LAWS

None

MAYOR AND COUNCILLOR STATEMENTS

Councillor Elderkin advised she attended the Bennett and Healthcare Foundation Annual General Meeting, highlighting their strong support for the local catchment area. **Councillor Elderkin** extended a thank you to Mr. Bob Rochon and his board for a successful year.

Ongoing community engagement was noted through regular Monday night ParticipACTION committee meetings focused on ensuring events and activities continue across Fundy Albert. Residents are encouraged to check the Connecting Albert calendar for updates.

The local food bank has been temporarily relocated to Oulton Hall during health center renovations, thanks to the collaboration of several community organizations, including the food bank board, the Riverside Albert Fire Department, and the Albert County Exhibition.

In Riverside Albert, residents expressed gratitude for resolving a water leak and acknowledged the visible efforts of public works employees in maintaining cleanliness and landscaping.

A council meeting with the Department of Transportation and Infrastructure (DTI) was also attended. In closing, appreciation was reiterated for the local volunteer fire departments for their ongoing dedication, professionalism, and service in ensuring community safety.

Councillor Jonah thanked the local fire departments and emergency personnel for their bravery during a recent major fire. Thankfully, no one was injured.

Following the fire, a communication issue was brought to light. During repairs to power lines all communication to Codiac, and through to Alma, was unintentionally cut off. This resulted in a breakdown in emergency communications during an event in Alma, forcing dispatch to reach out through alternate channels. The concern was raised about the lack of coordination and foresight in cutting critical communication lines, with a call for better protocols and emergency communication planning moving forward.

Additionally, a community safety concern was raised regarding a pack of three coyotes spotted roaming Hillsborough after dark. This echoes a past issue when similar wildlife posed risks within the village. If the situation continues, council may need to consider wildlife control measures to ensure public safety.

Councillor Land thanked the local fire departments for their dedication.

Councillor Land asked the Director, Operations for an update on the Hillsborough Water Exploration. The Director, Operations advised he continues to work with the landowner and the next steps is the environmental survey.

Councillor Land asked the Director, Operations about paving in Hillsborough. The Director, Operations advised the padding on Academy Street and Mill Street commenced today. The Department of Transportation are to patch side streets soon.

Councillor Land asked the Director, Operations about the fire hydrant on Main Street in Hillsborough that has a garbage bag over it. The Director, Operation advised the fire hydrant is fixed it just needs to be pressure tested to ensure it functions properly.

Councillor Land stated the lawn is a little long at the lift station by Pound Hill in Hillsborough.

Councillor Land asked the Director, Operation if the pool is scheduled to open on time. The Director, Operations advised yes, the repairs are completed, and the team are currently painting and will hopefully have the pool filled next week.

Councillor Land asked the Director, Legislative Services if Ascend is still scheduled to start the audit in July. Per Director, Legislative Services yes, everything is on track.

Councillor Ward-Russell provided an update from the Department of Environment and Local Government (ELG) as of May 31 regarding the Greensboro Lagoon project. The design phase is now 90% complete and nearly ready for tendering. After a prolonged process, the required land has finally been purchased.

A public consultation will be held soon, with support needed from the office. In the coming weeks, the design will be finalized, and tenders for the two project phases will be issued. Construction is expected to begin in August.

Initial construction during the summer and fall will primarily involve significant street work, resulting in increased traffic and road disruptions. Residents of Greensboro are advised to prepare for the impacts of construction activity in their area.

Councillor Ward-Russell asked whether there is an update to whether there will be a public works committee formed. The Director, Legislative Services advised that Council has not made the decision on that. **Mayor Campbell** will inquire with administration.

Councillor Garden acknowledged and congratulated the Bennett and Albert County Healthcare Foundation, for their continued community support and leadership.

Councillor Garden noted that the Department of Transportation and Infrastructure (DTI) has begun patching Route 114 earlier than in past seasons, which is appreciated.

Councillor Garden expressed gratitude for a resident's generous donation to the village, acknowledging some disagreement within the council regarding the gazebo project but emphasizing appreciation for the gift itself.

Councillor Garden asked the Director, Operations to provide updates on paving in Alma and the lighting upgrades at the Alma Activity Centre. The Director, Operations advised that Browns Paving is delayed, due to the asphalt plants and the lighting upgrade work has commenced with efforts made to minimize disruption to others using the space.

Councillor Coates advised that on June 17th, EMO and the Red Cross are hosting an event from 9:30 AM to 3:00 PM at the Riverview Fire Station. It is recommended that two people attend, **Councillor Coates** suggested the Director, Legislative Services, attend. The Director, Legislative Services asked **Councillor Coates** to send her the information. Mr. Jim Lindsay advised the training is how to run a comfort station.

Councillor Coates expressed his concerns with Bell Aliant, who seemed unresponsive or indifferent. Despite multiple efforts, including written communication, there's been no progress. Rogers had service restored by Saturday afternoon, but in Baltimore it wasn't working until Sunday. Councillor Coates advised he heard of a serious situation where someone had to travel from Shenstone to Hillsborough just to find a cell signal and call an ambulance. Thankfully, the person is reportedly okay, but it highlights the risk, we could lose someone due to lack of service. On a broader scale, the province is working on improvements. The Assistant Deputy of Treasury

mentioned millions being invested in the TMR system, and there's a push to improve cellular coverage across New Brunswick. Each tower is estimated to cost around a million dollars, but it's unclear if or when we'll see improvements.

Mayor Campbell advised he attended the Bennett Foundation AGM, CCRC meeting, and the President's Breakfast (ACTA).

Mayor Campbell participated a Lunch & Learn session hosted by Nursing Home Without Walls, where he learned useful information about fall prevention and took part in the ParticipACTION kickoff.

Mayor Campbell advised what stood out most was the incredible number of non-profits and dedicated volunteers working tirelessly to improve life in Fundy Albert. Their commitment is truly inspiring, and it goes beyond the few groups mentioned here and plans to continue visiting these organizations, staying informed about their work, and supporting them however he can.

PUBLIC STATEMENTS

Ms. Heather Cail thanked the fire departments who responded to the fire in Hillsborough. Upon receiving the emergency call, the Fundy Albert team had to quickly activate two wells to supply water for firefighting. A major issue during the event was a failure in the Scada system, which significantly hampered their ability to coordinate. Ms. Cail emphasized the importance of communication systems, support for the fire department, and the functionality of fire hydrants, specifically noting that the hydrant at the former Rocco's building was working by the afternoon following the fire.

Additionally, Ms. Cail highlighted the importance of water safety oversight, referencing the 25th anniversary of the Walkerton tragedy, a major water contamination event in Canada. Ms. Cail encourage all elected officials and those involved in water management in Fundy Albert to watch a related YouTube conference video to understand the critical responsibility of overseeing water systems.

NOTICES OF MOTION AND RESOLUTIONS

- a. Alma Visitor Welcome Centre

Councillor Elderkin asked for clarification whether the Village is giving rental relief, or payment? Per **Councillor Garden** the Village is giving payment.

IT WAS MOVED by **Councillor Land** and **SECONDED** by **Councillor Land**

THAT is specific to the presentation and the request for rental payment relief by Micha Fardy on behalf of the Friends of Fundy, within the committee of the whole public meeting on May 20th, 2025; I so move that funds in the amount of \$2,400.00 are provided to the Friends of Fundy as an abatement. Furthermore, the funds shall be allocated from the unbudgeted revenue that was received due to unexpected rental revenue.

MOTION CARRIED (unanimously)

b. Unsightly Premises

IT WAS MOVED by *Councillor Elderkin* and **SECONDED** by *Councillor Land*

THAT Council authorize by-law enforcement officers to take all necessary measures to carry out the cleanup work as prescribed in the Notice of Compliance registered on January 22, 2025 (Registration No. 45734580), concerning the property identified by PID 00622985 up to a maximum of \$1,380.00 as discussed in camera on May 20, 2025 to bring this property into compliance with By-law No. 2024-06, A By-Law relating to Dangerous or Unsightly Premises in the Village of Fundy Albert, and the Local Governance Act. Finally, that Council authorizes municipal staff to undertake the necessary steps to recover the expenses incurred.

MOTION CARRIED (unanimously)

c. Appointment of By-Law Enforcement Officers

IT WAS MOVED by *Councillor Elderkin* and **SECONDED** by *Councillor Land*

THAT WHEREAS Council has adopted various By-Laws;

WHEREAS Council may appoint By Law Enforcement Officers for the Local Government and determine their mandate;

BE IT RESOLVED THAT the following persons are appointed as By-Law Enforcement Officers of the Local Government in accordance with the Local Governance Act (Act) & its Regulations, the Police Act, and the Community Planning Act & its Regulations, and the Building Code Administration Act & its Regulations;

Colleen Quigg and Jacob Bolton

BE IT ALSO RESOLVED THAT the above-mentioned appointment includes all generalities as prescribed in the Act, the Regulations of the Act, the Police Act and any other Act and Regulation of the Province of New Brunswick;

AND THAT the By-Law Enforcement Officer of the Local Government exercise their discretion according to the files given to them by the Clerk or during patrols of the Local Government;

AND THAT the above-mentioned appointment continues as long as the Officer is an employee or is retained by the Local Government.

MOTION CARRIED (unanimously)

d. Auditor Appointment

IT WAS MOVED by *Councillor Elderkin* and **SECONDED** by *Councillor Land*
THAT Council appoints the auditing firm Ascend as the Municipal Auditor for the following fiscal years: 2023 and 2024.

MOTION CARRIED (unanimously)

CLOSED SESSION

None.

ADJOURNMENT

Moved by *Councillor Land* to adjourn at 8:39 pm

Mayor

Clerk

Present: Mayor Campbell
Councillor Elderkin
Councillor Land
Councillor Ward-Russell
Councillor Jonah
Councillor Garden
Councillor Coates

Staff Present: Kim Beers – Director, Legislative Services

Guest: Ms. Dominique Fontaine, McInnis Cooper

Call to Order

Mayor Campbell called the meeting to order at 12:32 pm.

Adoption of Agenda

IT WAS MOVED by **Councillor Coates** and **SECONDED** by **Councillor Land** **THAT** the agenda be adopted.

MOTION CARRIED (unanimously)

Conflict of Interest Declarations

NONE

Closed Session

IT WAS MOVED by **Councillor Land** and **SECONDED** by **Councillor Garden** that Council have an in-camera session at 12:33 pm.

MOTION CARRIED (unanimously).

Local Governance Act, SNB 2017, 68(1) (f) information concerning legal opinions or advice provided to the local government by its solicitor or privileged communications between solicitor and client in a matter of local government business.

Ms. Dominique Fontaine exited the meeting at 12:51 pm

IT WAS MOVED by **Councillor Elderkin** and **SECONDED** by **Councillor Jonah** to return to the regular session at 12:52 pm.

MOTION CARRIED (unanimously)

Adjournment

Moved by **Councillor Elderkin** that the meeting be adjourned at 12:52 pm.

Mayor

Clerk

Present: Mayor Campbell
Councillor Garden
Councillor Land
Councillor Jonah
Councillor Coates

Absent: Councillor Elderkin
Councillor Ward-Russell

Staff Present: Kim Beers – Director, Legislative Services/Clerk
Ian Barrett – Director, Operations
Jillian Hutchinson - Treasurer

CALL TO ORDER

Mayor Campbell called the meeting to order at 4:30 pm.

ADOPTION OF AGENDA

IT WAS MOVED by **Councillor Land** and **SECONDED** by **Councillor Coates** **THAT** the agenda be adopted with the following amendments:

- Closed Session - Local Governance Act, SNB 2017, 68(1)(j) labor and employment matters, and
- Local Governance Act, SNB 2017, 68(1)(c) information that could cause financial loss or gain to a person or the local government.

MOTION CARRIED (unanimously)

CONFLICT OF INTEREST DECLARATIONS

None declared.

PUBLIC PRESENTATIONS

5-minute presentation

Gillian Matheson and Jim Martin – Regarding rezoning

Ms. Matheson provided updates and clarifications following a public hearing related to a proposed mini-home park development. Key points include:

1. Water Assessment:

- An environmental engineer has completed a 72-hour pumping test indicating adequate water supply with no negative impact on the surrounding area.
- The formal report won't be ready before the zoning vote, but raw data is available

if needed.

2. Traffic Impact Study:

- DXP has been hired to perform the study.
- The consultant advised waiting until after tourist season to avoid inflated traffic counts.
- The study will proceed accordingly.

3. Concerns from Mr. Thompson (Tidewater Court):

- He raised issues about erosion and flooding conditions on Tidewater Court.
- The developers inspected the area and found that existing drainage issues are due to Thompson's own property design, not the development.
- The road lacks proper ditches (some are 12" deep).

4. Stormwater Management Plan:

- The proposed development will include retention ponds to manage runoff properly, as required for new private streets.

The developers are seeking formal support for rezoning to continue project development and, while reaffirming their commitment to environmental responsibility and regulatory compliance per Council and Plan 360.

Mayor Campbell asked if Council have any questions, and there were no questions. **Mayor Campbell** thanked the presenters, and they exited the meeting.

INFORMATION ITEMS

The following reports were presented to Council as information items only:

[Development Activity Report – Plan360 \(April\)](#)

[Development Activity Report – Plan360 \(May\)](#)

[Maritime By-Law Enforcement Services Report](#)

Councillor Garden asked for confirmation about the scope of a report prepared by bylaw officers. Specifically, whether the report includes only issues related to unsightly premises, or if it would also list any other bylaw infractions if they existed. Per the Director, Legislative Services, the report pertains to unsightly premises only.

[E6 Financial Update](#)

Councillor Garden asked if a specific date as to when the 2023 audit will be done. Per the Director, Legislative Services, no, but the audit preparation is scheduled to start the first of July. Administration will connect with Ascend next week to confirm readiness. Paperwork will be submitted to Ascend, after which the responsibility shifts to Ascend. Ms. Beers advised some preliminary work, including sampling, had already been done previously, which is a positive.

COUNCIL DIRECTION REQUESTS

Community Investment Plan

The Treasurer presented the 2024–2028 Capital Investment Plan for Fundy Albert under the Canada Community-Building Fund (CCBF).

The CCBF is a federal funding program distributed through provinces and territories to municipalities for essential infrastructure projects. Fundy Albert has been allocated \$1,653,785 over four years. Projects were selected based on priorities identified in the community's Asset Management Plan, with support from Englobe Corp. engineers.

Proposed Projects:

1. Utility Gap Analysis (\$189,500):
To assess the current state and capacity of municipal infrastructure, support growth, and guide future expansion planning.
2. Fundy View Drive Storm Water Pipe Replacement (\$290,000):
To improve stormwater management in Alma, NB, reduce flood risk, and enhance infrastructure resilience.
3. Culvert Replacement on King Street (\$545,000):
To upgrade stormwater infrastructure in Riverside-Albert, reduce flooding, and support future road reconstruction under a 2027 provincial-municipal highway program.
4. Hillsborough Sanitary Sewer Upgrades (\$570,000):
To complete unfinished sewer upgrades on Mill Street and potentially extend to Academy Street, depending on budget capacity. Includes engineering and contingency.
5. School Street Storm Water Pipe Replacement – Phase I (\$59,285):
To address drainage issues near the coastal area in Alma, enhancing flood protection and environmental resilience.

Options for Council Consideration:

- Approve the Capital Investment Plan at the next scheduled meeting to secure funding and proceed with implementation.
- Direct Administration to Revise the Plan:
Council may instruct staff to redevelop an alternate capital investment plan.
- Risk of Delay:
If a capital investment plan is not submitted, annual CCBF payments will be withheld until the plan is approved and submitted.

Councillor Garden advised he is observing that much of the infrastructure spending appears to be focused in the former villages. **Councillor Garden** asked for confirmation on whether this is because the majority of the infrastructure is located in those areas. The Treasurer and Director, Operations confirmed yes, **Councillor Garden** is correct.

Councillor Garden asked where we are a little bit behind will receive the 2024 funding release. The Treasurer advised yes, however, it is contingent on approvals of the capital investment plan from the relevant authorities. Once approved, funding will be disbursed accordingly.

Councillor Land asked whether the figures provided are current numbers or projections for the year in which the project will actually be completed. The Director, Operations advised that the numbers are projected estimates based on current advice about expected costs. However, these figures may change over time due to factors like inflation. Mr. Barrett used the Hillsborough sanitary project as an example, where a scope change was required because of rising costs since it was first proposed. Similarly, future projects may also need adjustments as circumstances evolve.

Councillor Land asked whether the capital investment plan can be changed in future years, especially if council priorities shift or new needs arise. **Councillor Land** used the example of the possibility of taking over the playground in Lower Coverdale. The Treasurer clarified that capital investment plan under the Community Building Fund is flexible and can be changed over time, meaning the current plan is not fixed for the full five years.

Councillor Jonah advised he is pleased to see the Hillsborough sewage upgrade, emphasizing its urgency.

ADMINISTRATION REPORTS

Refer to the following reports:

Director, Legislative Services

Councillor Land advised he is concerned that delaying the tender award might push the project into next year, risking that the work won't be done in 2025. **Councillor Land** wishes to award the tender now, but with specific conditions, allowing the contractor to prepare and begin once the audit is complete.

Councillor Land also advised that chip seal suppliers are under heavy demand, with one plant already three times busier than last year, which could lead to delays if scheduling isn't secured soon.

The Director of Legislative Services clarified that the issue is not just the 2023 audit, the bank has confirmed that interim financing will not be provided until the 2024 audit is completed. Given this, Ms. Beers does not recommend awarding the tender at this time, as key financial requirements are not yet in place. However, Ms. Beers acknowledged that the final decision rests with council, and if council chooses to proceed at the July meeting, they have the authority to do so.

Mayor Campbell advised his concern is that if council proceeds too early, they might

commit to the project without having secured the necessary funding, potentially being forced to carry it out without sufficient resources. **Mayor Campbell** suggested waiting a couple more weeks to better assess the situation.

Councillor Garden asked whether the 2023 and 2024 audits would need completed prior to borrowing any money. The Director, Legislative Services advised the conversation specifically referred to Golf Club Road. However, this likely applies to all projects where financing is needed.

Director, Operations

Ms. Heather Cail (Water operator in charge) advised that the water leak has been found in Riverside-Albert, and she is hopeful the boil water advisory in at the school will be lifted by Friday, which coincides with the last day of school.

Operationally, there are a few issues:

- A 20-horsepower pump was recently installed, but the connected line is clogged with debris, requiring a solution for proper function.
- New pumps (Alma) are expected to arrive soon.
- There are ongoing concerns in Hillsborough, particularly with Water Exploration.
- Well #3 has been turned on in Hillsborough, which may cause taste and odor issues due to high iron and manganese levels, but it's being run periodically to maintain well function. Overall, aside from a few operational challenges, things are going smoothly.

Councillor Land asked for more information regarding the Alma clogged pumps. **Councillor Jonah** asked about the Hillsborough Well #3.

Ms. Cail advised there is operational issues with the wastewater and water systems, particularly in Alma and Riverside-Albert.

- A pump in Alma was inefficient for too long, pumping septic waste into a plugged force main that's now completely blocked. Only one pump is running, which is inefficient and risky, if it fails, there's no backup.
- The team plans to disassemble the check valve, clean it, and try snaking the line. If that doesn't work, they'll bring in a vac truck to clear the blockage. The clogged section is estimated to be about 20 feet long.
- There is concern that these problems stem from delayed action, with the suggestion that the pumps and repairs should have been done much earlier.
- Staffing is an issue, workers are only available two days a week for water/wastewater, making it hard to keep up. The current approach feels like putting out fires one at a time.
- On the water side in Hillsborough, Well #3 was activated due to concerns about well capacity, but it may cause taste and odor issues due to high iron and manganese. They're trying to be proactive this year to avoid shortages like last summer.
- A broader concern was raised about data collection in lift stations, staff are recording

numbers but not analyzing them, likely due to short staffing, which could lead to missed warning signs.

Overall, there's a sense of urgency and frustration, with a call for more dedicated time, resources, and attention to maintain and improve critical infrastructure before it worsens.

Councillor Garden asked when Browns Paving is scheduled to begin padding and patching work in Alma. Director, Operations advised that padding and patching is to start the end of June in Riverside-Albert, followed by Alma. Director, Operations advised DTI will be patching Hillsborough streets mid-July.

Councillor Garden asked the Director, Operations, if there is a need for a fully dedicated Level II operator to ensure the necessary level of experience and expertise is consistently available. Mr. Barrett confirmed yes, there is a need.

Councillor Garden asked where there is the potential need for full upgrades to the lagoon and wastewater infrastructure in Alma, it may be better value to redirect the resources planned for Phase 3 of the current water project toward those wastewater system upgrades instead.

The Director, Operations advised, based on what he has seen, it would be wise to focus upgrade the wastewater system in Alma. Mr. Barrett referenced the gap analysis under the CCBF (Canada Community-Building Fund), which evaluates whether current infrastructure meets service demands and has additional capacity. Their assessment suggests that, while Alma is working towards a strong water system, its wastewater system needs improvement to match and support it.

Councillor Garden asked whether there is enough time to have the gap analysis completed before phase three is scheduled to start. The Director, Operations advised he can not answer that question. **Councillor Garden** asked the Director, of Legislative Services whether it is possible to rescope a project. Per Ms. Beers yes, you can rescope a project.

Mayor Campbell advised more discussion is needed.

Councillor Garden asked for an update regarding the lighting upgrades at the Alma Activity Centre. The Director, Operations advised the project was to be completed by June 20th, but progress appears behind schedule, and it's unlikely they'll finish on time. Attempts to contact the contractor have been unsuccessful so far. However, the work has started, and current efforts are being made to deconflict with upcoming rentals, ensuring that events won't be impacted despite some equipment still on-site.

Councillor Garden advised he received a call from a resident reporting that the bridge in Midway Germantown is complete and that DTI informed them it is now open to traffic. The Director, Operations advised he has not received any information on this.

Councillor Garden advised that the shoulder repairs on Bucket Hill were discussed with DTI, and DTI clarified that the municipality is responsible for them. The Director, Operations advised the project is scheduled for 2026 under the next PMHP. In preparation, discussions have begun with Englobe to start developing a tender package early. In the meantime, staff, along with summer students, will work on a temporary fix this year by placing riprap along the sides to fill existing holes and minimize further erosion.

Councillor Coates asked whether the three generators the Village own and if they are powerful enough to heat the buildings and support charging stations during emergencies. This inquiry stems from the February 2023 ice storm, during which the power was out for six to seven days. The concern is ensuring facilities are properly equipped to keep people warm and safe in extreme weather. The Director, Operations will provide **Councillor Coates** with a report and to submit to EMO for emergency preparedness planning.

Councillor Land asked whether there is an update on Pound Hill. The Director, Operations advised the shoulders are the municipality's responsibility. Although there's a one-year warranty, it was advised not to use it too early, as doing so might prevent addressing future issues later in the year. The plan is to temporarily fill the shoulders once more staff are available, and flaggers can be deployed. A full inspection will be done near the end of the warranty period to ensure any necessary repairs can still be covered. **Councillor Land** advised he is not concerned about the shoulders but the **drop** in one area that's expected to worsen over time. Although it was stated the area is within spec. **Councillor Land** disagreed, citing a noticeable dip and rise in the road that seems problematic. Mr. Barrett advised the engineers will inspect the site in the fall to reassess the issue.

Councillor Land asked whether the bills for the new water system in Alma have been paid yet. The Treasurer advised the contractor did break down the invoices. One payment has already been made, possibly just to Englobe for engineering services. Currently, the municipality is waiting on RDC to process a claim. Once that claim is approved, another payment will be issued. The initial payment was made to start the process. The Treasurer will email the breakdown with Council.

Councillor Land asked if there is an update on the Gray Brook trail bridge. The Director, Operations advised he is exploring funding opportunities with Trans Canada Trail to have a permanent fix.

Treasurer Report

Councillor Garden asked about the \$444,000 invoice that **Councillor Land** referred to was sent back to the contractor to request it be split into smaller parts. The Treasurer confirmed it was split into six bills, some of which were more up-to-date billing.

An additional invoice from Englobe for May, totaling approximately \$58,000 (including tax), has also been received.

An update on what has been paid and what has been reimbursed will be provided later. It was noted that a portion of the tax is recoverable.

Councillor Garden requested clarification regarding the receivables process, specifically related to disconnection notices. The Treasurer advised that the process for overdue payments begins when a customer owes for two quarters. At that point, the municipality sends statements and late notices, followed by a disconnection warning and then a disconnection notices if payment or arrangements aren't made within the given timeline. For businesses, staff typically call to give a heads-up before disconnection, which has helped in collecting payments. Additionally, efforts are ongoing to contact customers with older outstanding balances through phone calls to improve collections.

Councillor Garden asked about the Fire Fighting Force showing over target, due to annual expenses such as Work Safe and McDonald's insurance that were paid in the first quarter. Ms. Hutchinson explained that some of the higher-than-expected expenses are due to large annual payments. These lump-sum payments can temporarily inflate expense figures early in the year. However, once those are accounted for, the remaining budget for those areas is minimal and typically involves smaller, routine expenses.

Councillor Garden suggested adding an additional column to the receivables report indicating which accounts are due for disconnection within the next 30 days. This would help council members stay informed about the situation and allow businesses or residents facing disconnection to reach out proactively to their Councillor for assistance or support. The Director, Legislative Services advised that staff will notify council when shut-off notices are being sent out, so if Councillors receive calls, they can direct residents or businesses to contact the office. Updates will be provided regularly, either by email or at council meetings, to keep everyone appropriately informed.

Councillor Land advised that the utility accounts for Alma, Hillsborough, and Riverside Albert, two have overdrafts, but Hillsborough does not. The Treasurer advised because Hillsborough has projects under ministerial orders that permit them to access interim financing.

Councillor Land asked whether the Alma utility and the \$444,000 bill (broken down) whether there is enough money in the bank account to cover that bill. The Treasurer advised that the plan is to pay the first portion of the bill as scheduled once the remittance from RDC is received. There is enough money in the utility account to cover the payment, provided the current cash flow continues as expected.

Councillor Jonah advised the notes in the comparative gross margin income statement were helpful in explaining significant differences.

Councillor Coates asked what the budget is for conferences. The Director, Legislative Services advised there is \$3,000 in that budget line and nothing has been spent to date.

MAYOR AND COUNCILLOR STATEMENTS AND INQUIRIES

Councillor Garden advised he attended several community events, including a neighborhood social hosted by CCRC with **Mayor Campbell** and **Councillor Coates**, and the Alma community cleanup day organized by the Alma Recreation Council, and the United Way, Day of Caring event which featured gardening, painting, and renovations that improved the former village of Alma.

Councillor Garden also provided a detailed update from Fundy National Park:

- The park had a strong season launch over the May long weekend despite some gloomy weather, with campgrounds full and high participation in interpretive programs.
- Visitor numbers remained strong with over 50,000 visitors and a 38% increase in overnight stays.
- Parks Canada is supporting Alma by providing a temporary water supply line to help with peak tourist season demand, running from late April to early November 2025.
- Interpretation programs resumed mid-May, and the park is celebrating its 75th anniversary with events including a tree planting ceremony and planned birthday celebrations in late July.
- An exhibition featuring local craft artists who created work inspired by the park is on display.
- A bilingual story trail experience for hikers focusing on Indigenous culture and nature is ongoing, featuring a children's book collaboration with Hillsborough Public Library.

Councillor Land congratulated the graduates and thanked the dedicated fire departments who keep our community safe whenever the need arises.

Councillor Jonah advised that the first Recreation Council Committee meeting was held last Wednesday, with representatives from Friends of Funday, Alma Rec Council, Codiac Cycling, Fundy Blades, and Minor Hockey attending. Updates were shared on the Hillsborough and Alma Canada Day events, both ready to proceed, Hillsborough's event starts at 6:30 PM at Ball Field, while Alma has a full-day schedule. Special thanks were given to Alma Rec Council for their strong community involvement. The meeting included informal discussions about each group's activities. The next committee meeting is scheduled for August 13th at the current location.

Councillor Coates advised he attended the Cape Enrage open house and noted significant improvements since the last visit. A concern was raised about planned work on Route 915 near New Horton, which will not occur this year due to land issues but may be done next summer. There was discussion with DTI about ensuring any closures are timed to avoid disrupting tourism.

On June 12, **Councillor Coates** attended a Zoom session on security at outdoor events

(e.g., preventing vehicle ramming), emphasizing the need for solid physical barriers at public events. A large turnout of 190 participants attended.

On June 16, he attended an EMO and Red Cross session on emergency shelters and municipal preparedness for events like snowstorms or power outages. He learned that in emergencies, the Red Cross can fully manage evacuations, including housing people elsewhere if needed.

He highlighted a past fire on Main Street, noting that the Red Cross assisted three families, despite misinformation on social media suggesting otherwise. He emphasized the importance of communication during emergencies.

Mayor Campbell provided the following update:

- Attended the CCRC social at Cape Enrage. The event was well-attended.
- Joined two Southeast Regional Service Commission committees: the Safety Committee and the Trails and Tourism Committees, hoping to improve engagement and bring more benefit to the region.
- Attended the Seniors' Expo hosted by Nursing Home Without Walls. It was extremely well-attended (over 200 people), with valuable presentations on healthcare and senior programs.
- Participated in a UMNb meeting on Saturday. A key takeaway was the importance of finalizing the new Code of Conduct, which he confirmed has been completed and will be presented to Council at a later date.
- Spent time with the Director, Operations touring Fundy Albert, learning about infrastructure and operations. He found the experience highly informative and worthwhile.
- Gave interviews to CTV and the Times & Transcript regarding water consumption in Alma, noted his disappointment to the media for responding to negative stories while ignoring positive invitations, such as for the Seniors' Expo. He noted Derek Haggart was receptive and plans to stay in touch to potentially get coverage for Nursing Home Without Walls in the future.

PUBLIC STATEMENTS AND INQUIRIES

Ms. Kathy Weir asked whether the Riverside-Albert deficit that is noted will improve. The Treasurer advised she is monitoring it closely and improvements are expected in the coming months.

Ms. Weir advised CCRC will assign a representative to the Recreation Council, the Day of Caring was a successful event held in both Riverside-Albert and Alma with strong support from volunteers and companies like JDI, and Atlantic Lotto, the Lighthouse Relocation is scheduled for June 24 or 25, weather permitting. The bottom half will be placed on the property, and the top half will undergo window repairs before being reassembled, "Walk the Block" is a local walking initiative in Riverside-Albert for ParticipACTION month, sign-in at the corner store, there is

major infrastructure work underway with a large crane on-site at the Shepody Dam. It's seen as a significant agricultural and financial investment in Fundy Albert; Seniors Expo was a well-attended but noted that acoustic issues in the community center (too noisy for conversation) may warrant installing sound baffles. Suggested this could become a fundraiser project through CCRC or the broader community.

Ms. Weir emphasized the importance of attending meetings and sharing information transparently with the public and thanked the Village for putting reports out and keeping the community informed and noted the meeting venue (61 Academy Street) is a much better meeting venue for Council.

Councillor Jonah advised that the poor acoustics in the recreation center in Riverside-Albert is due to the high ceilings cause extreme echo, with sound "bouncing around" excessively, fixing it will require significant investment, not just a few sound baffles, the facility also lacks a proper sound system, which impacts public speaking and events, while acknowledging the community's history of successful fundraising for major projects **Councillor Jonah** emphasized the need to consult a sound engineer to assess the issue properly and propose an effective solution.

Ms. Heather Cail reminded everyone about the Walkerton water crisis documentary she shared via email, marking 25 years since the event. Ms. Cail advised there are more engineering firms than just Englobe, and it might be wise to bring in a "fresh set of eyes" for tasks like the gap analysis.

CLOSED SESSION

IT WAS MOVED by **Councillor Land** and **SECONDED** by **Councillor Jonah** that Council have an in-camera session at 5:52 pm.

MOTION CARRIED (unanimously)

- Local Governance Act, SNB 2017, 68(1)(j) labor and employment matters, and
- Local Governance Act, SNB 2017, 68(1)(c) information that could cause financial loss or gain to a person or the local government.

IT WAS MOVED by **Councillor Coates** and **SECONDED** by **Councillor Garden** to return to the regular session at 6:46 pm

MOTION CARRIED (unanimously)

ADJOURNMENT

IT WAS MOVED by **Councillor Land** **THAT** the meeting be adjourned at 6:46 pm.



Fundy Albert Committee of the Whole Meeting Minutes
Date: Tuesday, June 17, 2025
Time: 4:30P.M.
Location: Village office, 61 Academy Street, Hillsborough

Mayor

Clerk

Synopsis: 2024-28 Canada Community Building Fund Capital Investment Plan

Date: June 26, 2025

Department: Finance

DESCRIPTION

Council approval is sought for the 2024–2028 Capital Investment Plan under the Canada Community Building Fund (CCBF), which allocates \$1,653,785 to Fundy Albert over five years for critical infrastructure projects.

The CCBF provides stable federal funding for municipal infrastructure. Fundy Albert's plan, developed with Englobe Corp., aligns with its Asset Management Plan and includes the following five projects:

1. Utility Gap Analysis – \$189,500
2. Fundy View Drive Storm Water Pipe Replacement – \$290,000
3. King Street Culvert Replacement – \$545,000
4. Hillsborough Sanitary Sewer Upgrades – \$570,000
5. School Street Storm Water Pipe Replacement (Phase I) – \$59,285

All projects except the fifth are fully funded by the CCBF. (The actual cost to complete School Street Storm Water Pipe Replacement is \$925,100. Phase I would be the preliminary stages of the project i.e. design)

PROPOSED MOTION

WHEREAS administration has presented a Five-Year Capital Investment Plan for the Canada Community Building Fund for the 2024-28 allotment of \$1,653,785

ANDWHEREAS the Capital Investment Plan requires a resolution of council to be adopted;

BE IT RESOLVED that the document entitled Fundy Albert Five-Year Capital Investment Plan for the Canada Community Building Fund (CCBF) 2024-2028 be adopted.



Village of Fundy Albert

**2024-2028 Capital Investment Plan for the Canada
Community-Building Fund (CCBF)**

INTRODUCTION

The *Village of Fundy Albert* has prepared a Five-Year Capital Investment Plan for the years 2024 – 2028 respecting the ***Agreement on the Canada Community-Building Fund with Local Governments***. Each project will contribute towards achieving the following program benefits:

- a) beneficial impacts on communities of completed eligible projects, supported by specific outcomes examples in communities;
- b) the impact of CCBF as a predictable source of funding;
- c) progress made on improving Local Government planning and asset management, including development or update of Housing Needs Assessments; and
- d) a description of how CCBF funding has alleviated housing pressures tied to infrastructure gaps and contributed to housing supply and affordability outcomes.

CAPITAL INVESTMENT PLAN CONTENT

The capital investment plan for the Canada Community Building Fund (CCBF) includes the following:

1. Certified copy of the resolution from Council adopting the CCBF Five-Year Capital Investment Plan of the local government.
2. Each project will include the following information: project name, category, description, geo-location, proposed output and outcome indicators, projected start and end dates, proposed funding sources, and indicate if the project enables housing. Also indicate if an Environmental Impact Assessment (EIA) or a tender are required for each project

FOR THE CANADA COMMUNITY BUILDING FUND (CCBF)

2024 - 2028

RESOLUTION

2025 - XXX Moved by councilor _____ and seconded by councilor _____ "that the document entitled *(Legal name of your local government)* _____ *Five-Year Capital Investment Plan* for the Canada Community Building Fund (CCBF) 2024 - 2028 be adopted".

Motion Carried

I certify that the above resolution of the council of _____ was adopted while in *regular/special* session XXXXXX, 202X.

(SEAL)

CLERK
LEGAL NAME OF YOUR LOCAL GOVERNMENT

PROJECTS

1) School Street Area - Storm Water Pipe Repair - Phase I

Select the project category: Wastewater

Please see APPENDIX A for reference.

Project Description: (Brief and to the point description)

The proposed project involves installing a new storm water pipe along Main Street in Alma, NB, from School Street intersection to the coastal area behind Tides Restaurant/Parkland Inn, within the Village of Fundy Albert. This project will improve stormwater drainage, reduce flooding risks, and enhance the resilience of local infrastructure. By efficiently managing water runoff, the new storm pipe will help protect roadways, properties, and the coastal environment, ensuring long-term sustainability and safety for the community.

Please identify the location of the project:

For several projects, this will be the latitude/longitude coordinates of the capital asset. For projects with linear infrastructure, this will be a series of coordinates indicating the linear path of the asset.

Project location	Unique location or Starting point		End (when linear project only)	
	Latitude	Longitude	Latitude	Longitude
Project location (e.g. street location)				
School Street/Orange Lane/Fundy View Drive Start	45 36 06 N	64 56 36 W	45 36 01 N	64 56 42 W
Mid point	45 36 03 N	64 56 43 W		

Please indicate proposed output indicator(s) and proposed outcome indicator(s) below. It is important to note that all project categories must correlate with the project category selected below the project name.

Proposed Output Indicator(s):

An Output is an immediate, easily measured result of a project. Outputs typically consist of tangible capital assets that are built, improved, or have materialized as a direct result of project funding. It indicates things that have been constructed, produced, bought, delivered; it answers the 'what' question, and ideally the 'where' is provided in the geodata column. The output indicator is the data point collected in order to measure and report on the tangible asset.

Project Category	Output
Wastewater	Number of increased or improved wastewater facilities and installations
	Length of increased or improved linear wastewater infrastructure

Proposed Outcome Indicator(s):

An outcome is a statement of an expected result, impact or benefit. The outcome indicator is the data point collected in order to measure and report on the result.

Project Category	Outcome
Wastewater	Change in total wastewater treatment capacity

Check box if this project enables housing: ☐

Housing units enabled is a measure of increased capacity for potential housing development as a result of the infrastructure investment made and, in some cases, where CCBF funding contributed directly to housing development.

Identify projected start and end dates:Projected Start Date: 2028-06-01
YYYY-MM-DDProjected End Date: 2029-10-01
YYYY-MM-DD**Project Funding Allocations**

Please indicate a projected amount in the proper year under each applicable funding source.

	CCBF Contribution	Provincial	Municipal	Private Sector	CCBF Interest	Other	Source of Other	Total Cost
2024								\$ -
2025								\$ -
2026								\$ -
2027								\$ -
2028	\$ 59,285.00	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 59,285.00
Grand Total	\$ 59,285.00	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 59,285.00

Environmental Impact Assessment Required ☐**Tender Required** ☐**PROJECTS****2) Fundy View Drive - Storm Water Pipe****Select the project category:** Wastewater

Please see APPENDIX A for reference.

Project Description: (Brief and to the point description)

The proposed project involves the installation of a new storm pipe along Fundy View Drive in Alma, NB, within the Village of Fundy Albert. This project aims to improve stormwater management, reduce flooding risks, and enhance the resilience of local infrastructure. The new storm pipe will help protect roadways and properties by efficiently directing water runoff, ensuring long-term sustainability and safety for the community.

Please identify the location of the project:

For several projects, this will be the latitude/longitude coordinates of the capital asset. For projects with linear infrastructure, this will be a series of coordinates indicating the linear path of the asset.

Project location (e.g. street location)	Unique location or Starting point		End (when linear project only)	
	Latitude	Longitude	Latitude	Longitude
Fundy View Drive	45 36 02 N	64 56 45 W	45 36 00 N	64 56 46 W

Please indicate proposed output indicator(s) and proposed outcome indicator(s) below. It is important to note that all project categories must correlate with the project category selected below the project name.

Proposed Output Indicator(s):

An Output is an immediate, easily measured result of a project. Outputs typically consist of tangible capital assets that are built, improved, or have materialized as a direct result of project funding. It indicates things that have been constructed, produced, bought, delivered; it answers the 'what' question, and ideally the 'where' is provided in the geodata column. The output indicator is the data point collected in order to measure and report on the tangible asset.

Project Category	Output
Wastewater	Number of increased or improved wastewater facilities and installations
	Length of increased or improved linear wastewater infrastructure

Proposed Outcome Indicator(s):

An outcome is a statement of an expected result, impact or benefit. The outcome indicator is the data point collected in order to measure and report on the result.

Project Category	Outcome
Wastewater	Change in total wastewater treatment capacity

Check box if this project enables housing: ☐

Housing units enabled is a measure of increased capacity for potential housing development as a result of the infrastructure investment made and, in some cases, where CCBF funding contributed directly to housing development.

Identify projected start and end dates:

Projected Start Date:
YYYY-MM-DD

Projected End Date:
YYYY-MM-DD

Project Funding Allocations

Please indicate a projected amount in the proper year under each applicable funding source.

	CCBF Contribution	Provincial	Municipal	Private Sector	CCBF Interest	Other	Source of Other	Total Cost
2024	\$ 125,507.00							\$ 125,507.00
2025	\$ 164,493.00							\$ 164,493.00
2026								\$ -
2027	\$ -							\$ -
2028								\$ -
Grand Total	\$ 290,000.00	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 290,000.00

Environmental Impact Assessment Required ☐

Tender Required ☒

PROJECTS**3) King Street - Culvert Replacement**

Select the project category:

Please see APPENDIX A for reference.

Project Description: (Brief and to the point description)

The proposed project involves the replacement of a culvert along King Street in Riverside-Albert, NB, within the Village of Fundy-Albert. This upgrade will improve stormwater management, reduce the risk of flooding, and enhance the durability of local infrastructure. The new culvert will ensure efficient water flow, protect roadways and properties, and contribute to the long-term safety and resilience of the community.

Please identify the location of the project:

For several projects, this will be the latitude/longitude coordinates of the capital asset. For projects with linear infrastructure, this will be a series of coordinates indicating the linear path of the asset.

Project location (e.g. street location)	Unique location or Starting point		End (when linear project only)	
	Latitude	Longitude	Latitude	Longitude
King Street, Riverside-Albert	45 45 22 N	64 43 22 W		

Please indicate proposed output indicator(s) and proposed outcome indicator(s) below. It is important to note that all project categories must correlate with the project category selected below the project name.

Proposed Output Indicator(s):

An Output is an immediate, easily measured result of a project. Outputs typically consist of tangible capital assets that are built, improved, or have materialized as a direct result of project funding. It indicates things that have been constructed, produced, bought, delivered; it answers the 'what' question, and ideally the 'where' is provided in the geodata column. The output indicator is the data point collected in order to measure and report on the tangible asset.

Project Category	Output
Local Roads and Bridges	Number of increased or improved support facilities and installations
	Length of increased or improved roads, highways, bridges, tunnels, and active transportation corridors

Proposed Outcome Indicator(s):

An outcome is a statement of an expected result, impact or benefit. The outcome indicator is the data point collected in order to measure and report on the result.

Project Category	Outcome
Local Roads and Bridges	Increase in estimated service life of infrastructure

Check box if this project enables housing: ☐

Housing units enabled is a measure of increased capacity for potential housing development as a result of the infrastructure investment made and, in some cases, where CCBF funding contributed directly to housing development.

Identify projected start and end dates:

Projected Start Date:
YYYY-MM-DD

Projected End Date:
YYYY-MM-DD

Project Funding Allocations

Please indicate a projected amount in the proper year under each applicable funding source.

	CCBF Contribution	Provincial	Municipal	Private Sector	CCBF Interest	Other	Source of Other	Total Cost
2024	\$ -							\$ -
2025	\$ 163,639.00							\$ 163,639.00
2026	\$ 328,132.00							\$ 328,132.00
2027	\$ 53,229.00							\$ 53,229.00
2028								\$ -
Grand Total	\$ 545,000.00	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 545,000.00

Environmental Impact Assessment Required ☐

Tender Required ☒

PROJECTS

4) Hillsborough Sanitary Sewer Upgrades - Phase II-b

Select the project category:

Please see APPENDIX A for reference.

Project Description: (Brief and to the point description)

Continuation of the Hillsborough Sanitary Sewer Upgrades, Mill Street. This project will continue the phase 1 sewer upgrades started in 2021 and will provide upgrade sewer services preventing infiltration and environmental risks.

Please identify the location of the project:

For several projects, this will be the latitude/longitude coordinates of the capital asset. For projects with linear infrastructure, this will be a series of coordinates indicating the linear path of the asset.

Project location	Unique location or Starting point		End (when linear project only)	
Project location (e.g. street location)	Latitude	Longitude	Latitude	Longitude
Mill Street, Hillsborough	45 55 29 N	64 38 48 W	45 55 30 N	64 38 35 W

Please indicate proposed output indicator(s) and proposed outcome indicator(s) below. It is important to note that all project categories must correlate with the project category selected below the project name.

Proposed Output Indicator(s):

An Output is an immediate, easily measured result of a project. Outputs typically consist of tangible capital assets that are built, improved, or have materialized as a direct result of project funding. It indicates things that have been constructed, produced, bought, delivered; it answers the 'what' question, and ideally the 'where' is provided in the geodata column. The output indicator is the data point collected in order to measure and report on the tangible asset.

Project Category	Output
Wastewater	Number of increased or improved wastewater facilities and installations
	Length of increased or improved linear wastewater infrastructure

Proposed Outcome Indicator(s):

An outcome is a statement of an expected result, impact or benefit. The outcome indicator is the data point collected in order to measure and report on the result.

Project Category	Outcome
Wastewater	Number of households experiencing increased or improved wastewater service
	Change in total wastewater treatment capacity

Check box if this project enables housing: ☐

Housing units enabled is a measure of increased capacity for potential housing development as a result of the infrastructure investment made and, in some cases, where CCBF funding contributed directly to housing development.

Identify projected start and end dates:

Projected Start Date:
YYYY-MM-DD

Projected End Date:
YYYY-MM-DD

Project Funding Allocations

Please indicate a projected amount in the proper year under each applicable funding source.

	CCBF Contribution	Provincial	Municipal	Private Sector	CCBF Interest	Other	Source of Other	Total Cost
2024								\$ -
2025	\$ -							\$ -
2026	\$ -							\$ -
2027	\$ 288,028.00							\$ 288,028.00
2028	\$ 281,972.00							\$ 281,972.00
Grand Total	\$ 570,000.00	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 570,000.00

Environmental Impact Assessment Required ☐

Tender Required ☒

PROJECTS**5) Utility Gap Analysis**

Select the project category:

Please see APPENDIX A for reference.

Project Description: (Brief and to the point description)

This project will provide the required information to support the asset management planning of Fundy Albert. It will provide current capacity and condition of existing infrastructure, capacity for community growth and recommendation for future expansion to support further growth.

Please identify the location of the project:

For several projects, this will be the latitude/longitude coordinates of the capital asset. For projects with linear infrastructure, this will be a series of coordinates indicating the linear path of the asset.

Project location	Unique location or Starting point		End (when linear project only)	
Project location (e.g. street location)	Latitude	Longitude	Latitude	Longitude

Please indicate proposed output indicator(s) and proposed outcome indicator(s) below. It is important to note that all project categories must correlate with the project category selected below the project name.

Proposed Output Indicator(s):

An Output is an immediate, easily measured result of a project. Outputs typically consist of tangible capital assets that are built, improved, or have materialized as a direct result of project funding. It indicates things that have been constructed, produced, bought, delivered; it answers the 'what' question, and ideally the 'where' is provided in the geodata column. The output indicator is the data point collected in order to measure and report on the tangible asset.

Project Category	Output
Capacity Building	Number of new or improved asset evaluations, assessments and reports

Proposed Outcome Indicator(s):

An outcome is a statement of an expected result, impact or benefit. The outcome indicator is the data point collected in order to measure and report on the result.

Project Category	Outcome

Check box if this project enables housing: ☒

Housing units enabled is a measure of increased capacity for potential housing development as a result of the infrastructure investment made and, in some cases, where CCBF funding contributed directly to housing development.

Identify projected start and end dates:

Projected Start Date:
YYYY-MM-DD

Projected End Date:
YYYY-MM-DD

Project Funding Allocations

Please indicate a projected amount in the proper year under each applicable funding source.

	CCBF Contribution	Provincial	Municipal	Private Sector	CCBF Interest	Other	Source of Other	Total Cost
2024	\$ 189,500.00							\$ 189,500.00
2025								\$ -
2026								\$ -
2027								\$ -
2028								\$ -
Grand Total	\$ 189,500.00	\$ -	\$ -	\$ -	\$ -	\$ -		\$ 189,500.00

Environmental Impact Assessment Required ☐

Tender Required ☐

PROJECTS**6) (Insert name of the project)**

Select the project category:

Please see APPENDIX A for reference.

Project Description: (Brief and to the point description)

Please identify the location of the project:
For several projects, this will be the latitude/longitude coordinates of the capital asset. For projects with linear infrastructure, this will be a series of coordinates indicating the linear path of the asset.

Project location	Unique location or Starting point		End (when linear project only)	
Project location (e.g street location)	Latitude	Longitude	Latitude	Longitude

Please indicate proposed output indicator(s) and proposed outcome indicator(s) below. It is important to note that all project categories must correlate with the project category selected below the project name.

Proposed Output Indicator(s):
An Output is an immediate, easily measured result of a project. Outputs typically consist of tangible capital assets that are built, improved, or have materialized as a direct result of project funding. It indicates things that have been constructed, produced, bought, delivered; it answers the 'what' question, and ideally the 'where' is provided in the geodata column. The output indicator is the data point collected in order to measure and report on the tangible asset.

Project Category	Output

Proposed Outcome Indicator(s):
An outcome is a statement of an expected result, impact or benefit. The outcome indicator is the data point collected in order to measure and report on the result.

Project Category	Outcome

Check box if this project enables housing: ☐
Housing units enabled is a measure of increased capacity for potential housing development as a result of the infrastructure investment made and, in some cases, where CCBF funding contributed directly to housing development.

Identify projected start and end dates:
Projected Start Date: YYYY-MM-DD
Projected End Date: YYYY-MM-DD

Project Funding Allocations
Please indicate a projected amount in the proper year under each applicable funding source.

	CCBF Contribution	Provincial	Municipal	Private Sector	CCBF Interest	Other	Source of Other	Total Cost
2024								\$ -
2025								\$ -
2026								\$ -
2027								\$ -
2028								\$ -
Grand Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -

Environmental Impact Assessment Required ☐ Tender Required ☐

PROJECTS

7) (Insert name of the project)

Select the project category:
Please see APPENDIX A for reference.

Project Description: (Brief and to the point description)

Please identify the location of the project:
For several projects, this will be the latitude/longitude coordinates of the capital asset. For projects with linear infrastructure, this will be a series of coordinates indicating the linear path of the asset.

Project location	Unique location or Starting point		End (when linear project only)	
Project location (e.g. street location)	Latitude	Longitude	Latitude	Longitude

Please indicate proposed output indicator(s) and proposed outcome indicator(s) below. It is important to note that all project categories must correlate with the project category selected below the project name.

Proposed Output Indicator(s):

An Output is an immediate, easily measured result of a project. Outputs typically consist of tangible capital assets that are built, improved, or have materialized as a direct result of project funding. It indicates things that have been constructed, produced, bought, delivered; it answers the 'what' question, and ideally the 'where' is provided in the geodata column. The output indicator is the data point collected in order to measure and report on the tangible asset.

Project Category	Output

Proposed Outcome Indicator(s):

An outcome is a statement of an expected result, impact or benefit. The outcome indicator is the data point collected in order to measure and report on the result.

Project Category	Outcome

Check box if this project enables housing: ☐

Housing units enabled is a measure of increased capacity for potential housing development as a result of the infrastructure investment made and, in some cases, where CCBF funding contributed directly to housing development.

Identify projected start and end dates:

Projected Start Date: YYYY-MM-DD

Projected End Date: YYYY-MM-DD

Project Funding Allocations

Please indicate a projected amount in the proper year under each applicable funding source.

	CCBF Contribution	Provincial	Municipal	Private Sector	CCBF Interest	Other	Source of Other	Total Cost
2024								\$ -
2025								\$ -
2026								\$ -
2027								\$ -
2028								\$ -
Grand Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -

Environmental Impact Assessment Required ☐

Tender Required ☐

PROJECTS

8) (Insert name of the project)

Select the project category:

Please see APPENDIX A for reference.

Project Description: (Brief and to the point description)

Please identify the location of the project:

For several projects, this will be the latitude/longitude coordinates of the capital asset. For projects with linear infrastructure, this will be a series of coordinates indicating the linear path of the asset.

Project location	Unique location or Starting point		End (when linear project only)	
Project location (e.g. street location)	Latitude	Longitude	Latitude	Longitude

Please indicate proposed output indicator(s) and proposed outcome indicator(s) below. It is important to note that all project categories must correlate with the project category selected below the project name.

Proposed Output Indicator(s):

An Output is an immediate, easily measured result of a project. Outputs typically consist of tangible capital assets that are built, improved, or have materialized as a direct result of project funding. It indicates things that have been constructed, produced, bought, delivered; it answers the 'what' question, and ideally the 'where' is provided in the geodata column. The output indicator is the data point collected in order to measure and report on the tangible asset.

Project Category	Output

Proposed Outcome Indicator(s):

An outcome is a statement of an expected result, impact or benefit. The outcome indicator is the data point collected in order to measure and report on the result.

Project Category	Outcome

Check box if this project enables housing: ☐

Housing units enabled is a measure of increased capacity for potential housing development as a result of the infrastructure investment made and, in some cases, where CCBF funding contributed directly to housing development.

Identify projected start and end dates:

Projected Start Date:
YYYY-MM-DD

Projected End Date:
YYYY-MM-DD

Project Funding Allocations

Please indicate a projected amount in the proper year under each applicable funding source.

	CCBF Contribution	Provincial	Municipal	Private Sector	CCBF Interest	Other	Source of Other	Total Cost
2024								\$ -
2025								\$ -
2026								\$ -
2027								\$ -
2028								\$ -
Grand Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -

Environmental Impact Assessment Required ☐

Tender Required ☐

PROJECTS

9) (Insert name of the project)

Select the project category:
Please see APPENDIX A for reference.

Project Description: (Brief and to the point description)

Please identify the location of the project:

For several projects, this will be the latitude/longitude coordinates of the capital asset. For projects with linear infrastructure, this will be a series of coordinates indicating the linear path of the asset.

Project location	Unique location or Starting point		End (when linear project only)	
Project location (e.g. street location)	Latitude	Longitude	Latitude	Longitude

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Please indicate proposed output indicator(s) and proposed outcome indicator(s) below. It is important to note that all project categories must correlate with the project category selected below the project name.

Proposed Output Indicator(s):

An Output is an immediate, easily measured result of a project. Outputs typically consist of tangible capital assets that are built, improved, or have materialized as a direct result of project funding. It indicates things that have been constructed, produced, bought, delivered; it answers the 'what' question, and ideally the 'where' is provided in the geodata column. The output indicator is the data point collected in order to measure and report on the tangible asset.

Project Category	Output

Proposed Outcome Indicator(s):

An outcome is a statement of an expected result, impact or benefit. The outcome indicator is the data point collected in order to measure and report on the result.

Project Category	Outcome

Check box if this project enables housing: ☐

Housing units enabled is a measure of increased capacity for potential housing development as a result of the infrastructure investment made and, in some cases, where CCBF funding contributed directly to housing development.

Identify projected start and end dates:

Projected Start Date:
YYYY-MM-DD

Projected End Date:
YYYY-MM-DD

Project Funding Allocations

Please indicate a projected amount in the proper year under each applicable funding source.

	CCBF Contribution	Provincial	Municipal	Private Sector	CCBF Interest	Other	Source of Other	Total Cost
2024								\$ -
2025								\$ -
2026								\$ -
2027								\$ -
2028								\$ -
Grand Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -

Environmental Impact Assessment Required ☐

Tender Required ☐

PROJECTS

10) (Insert name of the project)

Select the project category:
Please see APPENDIX A for reference.

Project Description: (Brief and to the point description)

Please identify the location of the project:

For several projects, this will be the latitude/longitude coordinates of the capital asset. For projects with linear infrastructure, this will be a series of coordinates indicating the linear path of the asset.

Project location	Unique location or Starting point		End (when linear project only)	
Project location (e.g. street location)	Latitude	Longitude	Latitude	Longitude

Please indicate proposed output indicator(s) and proposed outcome indicator(s) below. It is important to note that all project categories must correlate with the project category selected below the project name.

Proposed Output Indicator(s):

An Output is an immediate, easily measured result of a project. Outputs typically consist of tangible capital assets that are built, improved, or have materialized as a direct result of project funding. It indicates things that have been constructed, produced, bought, delivered; it answers the 'what' question, and ideally the 'where' is provided in the geodata column. The output indicator is the data point collected in order to measure and report on the tangible asset.

Project Category	Output

Proposed Outcome Indicator(s):

An outcome is a statement of an expected result, impact or benefit. The outcome indicator is the data point collected in order to measure and report on the result.

Project Category	Outcome

Check box if this project enables housing: ☐

Housing units enabled is a measure of increased capacity for potential housing development as a result of the infrastructure investment made and, in some cases, where CCBF funding contributed directly to housing development.

Identify projected start and end dates:

Projected Start Date:
YYYY-MM-DD

Projected End Date:
YYYY-MM-DD

Project Funding Allocations

Please indicate a projected amount in the proper year under each applicable funding source.

	CCBF Contribution	Provincial	Municipal	Private Sector	CCBF Interest	Other	Source of Other	Total Cost
2024								\$ -
2025								\$ -
2026								\$ -
2027								\$ -
2028								\$ -
Grand Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -

Environmental Impact Assessment Required ☐

Tender Required ☐

Project Funding Allocations Summary Table

For internal use

	CCBF Contribution	Provincial	Municipal	Private Sector	CCBF Interest	Other	Total Cost
Grand Total	\$ 1,653,785.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

BY-LAW NO. 25-WAP-069-FA-01
A BY-LAW TO AMEND MINISTERIAL REGULATION 21-WAP-069-00
THE WESTMORLAND-ALBERT PLANNING AREA RURAL PLAN REGULATION

The Council of the Village of Fundy Albert under the authority vested in it by Section 44 and in accordance with Section 59 of the *Community Planning Act*, SNB 2017, c.19 amends Ministerial Regulation 21-WAP-069-00, the Westmorland-Albert Planning Area Rural Plan Regulation and enacts as follows:

1. Ministerial Regulation 21-WAP-069-00, filed in the Westmorland County Registry Office on September 6, 2022 as number 43069906, is hereby amended as follows:
 - Schedule A-2, being the Westmorland-Albert Planning Area Zoning Map, is amended as shown on the map dated March 04, 2025, attached hereto as **Schedule FA-1**.

FIRST READING: May 6, 2025
(by title)

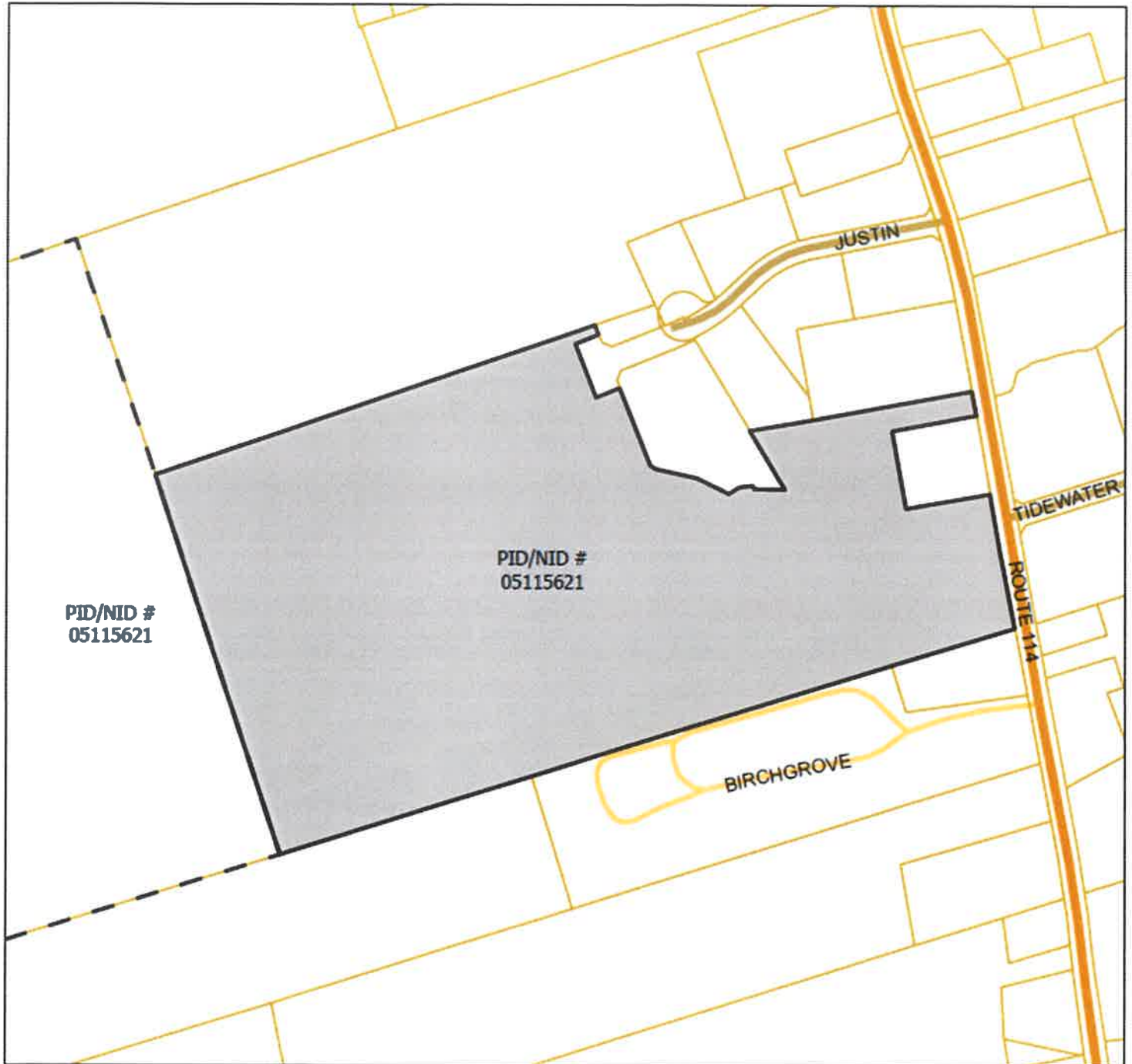
SECOND READING: May 6, 2025
READING IN ITS ENTIRETY: May 6, 2025

THIRD READING
(by title) AND PASSED:

Mayor

Clerk

Schedule/Annexe FA-1
Municipality of Fundy-Albert
ZONING MAP / CARTE DE ZONAGE
Date: 3/4/2025



Legend

-  Rezoning to DG: Rezoning from Rural Area Zone (RA) to the Dwelling Group Zone (DG) to permit a mini home park.



0 85 170 m

**RESOLUTION OF THE COUNCIL ESTABLISHED
UNDER ARTICLE 59 OF THE COMMUNITY PLANNING ACT**

CONSIDERING THAT White Birtch Subdivisions Inc. has made an application to rezone the property bearing PID 05115621 to the DG zone – Dwelling Group to allow a Mini Home Park.

AND CONSIDERING THAT the Council has approved this request subject to conditions;

IT IS RESOLVED THAT:

1. Notwithstanding any other provisions to the contrary, the lands, buildings and structures developed on the aforementioned property are subject to the following terms and conditions:
 - a) That the permitted main uses of the property be limited to:
 - i. A mini home park subject to Section 4.9.3;
 - ii. A passive recreation use;
 - iii. Institutional uses;
 - iv. Light commercial uses subject to Section 3.19; and
 - v. Recreation uses.
 - b) That the permitted secondary uses of the property be limited to:
 - i. A home-based business or home industry subject to Section 3.11.
 - c) That all on-site maintenance (e.g. garbage collection, snow removal) and infrastructure (e.g. accesses, fire hydrants) are the responsibility of the property owner(s);
 - d) That all development must follow the National Building Code fire safety setbacks;
 - e) the approval of the local fire chief must be obtained regarding access for emergency vehicles prior to the issuance of a development permit;
 - f) That future development of the property shall be done in substantial conformity to the attached site plan;
 - g) That the 30m riparian buffers from each side of the watercourse identified along the northern property line be maintained;
 - h) That a comprehensive water study be conducted and submitted to the Environmental Science and Protection Division of the Department of Environment and Local Government in order to determine if the water supply source can provide adequate water quantity and acceptable water quality for the intended purpose over the short and long term without creating any potential impacts to existing groundwater users in the area prior to the issuance of a development permit;
 - i) That it is the sole responsibility of the owner to maintain a secondary access for an emergency exit on Justin Drive in perpetuity;
 - j) A traffic impact study is to be conducted and submitted for review to the Department of Transportation and Infrastructure in respect to traffic flow onto Route 114 prior to the issuance of a development permit;
 - k) That a sight distance report is to be conducted and submitted for review to the Department of Transportation and Infrastructure prior to the issuance of a development permit;

- l) That a plan showing that all private streets within proposed mini home park respect the minimum road thickness of a 150mm base & 300mm subbase prior to the issuance of a development permit; and
- m) That a report be provided to the Regional Service Commission by a professional engineer licenced in the province of New Brunswick confirming streets meet the requirement of a minimum road thickness of a 150mm base & 300 mm subbase prior to the issuance a development permit.

Jim Campbell, Mayor

Kim Beers, Director Legislative Services/Clerk

SOLEMN DECLARATION

BY-LAW NO. 25-WAP-069-FA-01

**A BY-LAW TO AMEND MINISTERIAL REGULATION 21-WAP-069-00
THE WESTMORLAND-ALBERT PLANNING AREA RURAL PLAN REGULATION**

I, _____, of the _____, in the County of Albert and the Province of New Brunswick, Clerk, DO SOLEMNLY DECLARE;

1. THAT I am the Clerk of the Village of Fundy Albert, a Municipal Corporation, and have personal knowledge of the facts herein declared;
2. THAT the requirements of Sections 59, 110 and 111 of the *Community Planning Act* have been complied with in respect to By-law No 25-WAP-069-FA-01, A By-law to Amend Ministerial Regulation 25-WAP-069-00, which was passed by the Council of Fundy Albert on XX XX, 2025;

AND, I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the *Evidence Act*.

Declared before me at the _____)
Village of Fundy Albert, _____)
County of Albert and Province _____)
of New Brunswick, this ____ day _____)
of _____, A.D., 2025. _____)

Clerk

Commissioner of Oaths