

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

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

Plan 360 – Mr. Caleb Babin and Mr. Phil Robichaud

**CALL TO ORDER**

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

**ADOPTION OF AGENDA**

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

**MOTION CARRIED** (unanimously)

**CONFLICT OF INTEREST DECLARATIONS**

None.

**ADOPTION OF THE MINUTES**

**IT WAS MOVED** by **Councillor Land** **SECONDED** by **Councillor Garden** **THAT** the Minutes of the Public Hearing held June 3, 2025 be approved.

**MOTION CARRIED** (unanimously)

**IT WAS MOVED** by **Councillor Jonah** **SECONDED** by **Councillor Coates** **THAT** the Minutes of the Regular Council Meeting held June 3, 2025 be approved.

**MOTION CARRIED** (unanimously)

**IT WAS MOVED** by **Councillor Elderkin** **SECONDED** by **Councillor Land** **THAT** the Minutes of the Special Council Meeting held June 6, 2025, be approved.

**MOTION CARRIED** (unanimously)

**IT WAS MOVED** by **Councillor Jonah** **SECONDED** by **Councillor Coates** **THAT** the Minutes of the Committee of the Whole Meeting held June 17, 2025, be approved.

**MOTION CARRIED** (unanimously)

## CONSENT AGENDA

None

## PUBIC AND ADMINISTRATIVE PRESENTATIONS

### Mr. Troy Boudreau - Rezoning (2 minutes)

Mr. Boudreau expressed his concerns about the proposed housing development that would introduce 48 units initially, eventually expanding to 96. Mr. Boudreau's primary concerns include:

- **Traffic study timing:** the decision to conduct the traffic study outside of tourist season, advising it would not reflect the true impact on traffic, particularly when children are most active in the area.
- **Infrastructure and safety:** He pointed out that the area lacks essential infrastructure, such as sidewalks, water, and sewage.
- **Decision-making process:** He expressed concern with what he sees as a lack of common sense in the planning and approval process.
- **Environmental and ethical concerns:** Drawing from his own experience, he mentioned owning waterfront property that he chose not to develop for profit because it would have harmed the natural environment. He implied that others should act with similar responsibility.
- **Developer critique:** While he acknowledged the developer's past achievements, he believes the developer is bending the rules.

### Ms. Rebecca Davis – Rezoning (2 minutes)

Ms. Davis referenced a letter sent earlier that day on behalf of her family and noted that many neighbors had also submitted letters opposing the project.

Ms. Davis emphasized that when her family built their home, they trusted the zoning laws and local officials to protect their safety and community. Now, with the proposed development advancing, she expressed concerns that it has progressed this far without someone firmly rejecting it.

Ms. Davis described the situation as frightening for many local residents, particularly given the lack of community input.

Ms. Davis reminded council that they were elected to protect residents and make the right decisions. She urged them to consider the real safety concerns, especially for children who already face dangers waiting for the bus on Hillsborough Road.

## REPORTS & RECOMMENDATIONS FROM COMMITTEES AND PRIVATE MEETINGS

**Personnel Committee** – **Councillor Elderkin** advised interviews are being conducted. **Mayor Campbell** added that they continue to review resumes as part of the ongoing selection process.

**EMO Committee** – **Councillor Coates** advised he attended a meeting focused on comfort stations and emergency preparedness, particularly in the event of power outages or snowstorms. It was noted that there are three locations in Fundy Albert that have been identified for potential use during such events. The plan is to coordinate with the Red Cross and EMO to have these locations added to the official list of 18 designated sites across cities, towns, and villages.

**Recreation Committee** – **Councillor Jonah** advised since the last meeting; two individuals have expressed interest in joining the Recreation Committee: Joanne Butland and Clint LaBute. Joanne is involved with the CCRC and is hoping to help revive the Riverside-Albert Recreation Council Committee. Clint serves as Vice President of the Fundy Hiking Trail Association and is active in volunteer efforts. Both individuals have met the necessary requirements to join the committee. The next Recreation Committee meeting is scheduled for August 13, 2025.

**IT WAS MOVED** by **Councillor Jonah** **SECONDED** by **Councillor Land** **THAT** Council hereby appoints Joanne Butland and Clint LaBute to the Recreation Committee, subject to the applicable requirements set forth in its Terms of Reference.

**MOTION CARRIED** (unanimously)

**ATV Access on Roads and Streets Committee** – **Councillor Coates** advised he is waiting for the maps of the proposed roads.

## **REPORTS FROM ADMINISTRATION**

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

Ms. Hutchinson presented Council the Fundy Albert's 2024–2028 Capital Investment Plan under the Canada Community Building Fund (CCBF), which allocates \$1,653,785 over five years for essential municipal infrastructure projects.

The plan, developed in partnership with Englobe Corp. and aligned with Fundy Albert's Asset Management Plan, includes five key 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 for the fifth, are fully funded by the CCBF. The School Street project has a total estimated cost of \$925,100, with Phase I covering only the initial design and planning stages.

Ms. Hutchinson advised that if priorities shift in the next two or three years and a different piece

of critical infrastructure becomes more urgent, the use of Canada Community Building Fund (CCBF) allocations can be adjusted. Any such changes would require a resolution from council, allowing flexibility within the Asset Management Plan to address evolving infrastructure needs.

**Councillor Ward-Russell** reminded Council that the Canada Community Building Fund (CCBF) money is not limited to just the three villages mentioned. **Councillor Ward-Russell** would like to see recognition of other areas, including the Local Service Districts (LSDs), and hoped future funding would also benefit those broader parts of the community.

**Councillor Land** advised that with the upcoming elections, it's important to highlight that the order of projects can be changed as needed. If a critical issue arises, such as a sanitary or water problem in any community, the funding can be reallocated accordingly.

**Councillor Garden** advised that the dates listed have already passed. Ms. Hutchinson advised that these funds are not received all at once but distributed in installments over five years. Because of that, the original project timelines included projected start dates rather than fixed ones. These projections may need to be updated, as they were never meant to be final; they were based on anticipated timelines aligned with funding availability. **Councillor Garden** asked if the proposal is approved; updated dates be provided in the future to show when the projects are actually planned to move forward. Ms. Hutchinson advised that once the proposal is approved and a plan is developed over the coming year, there will be more confidence in the project's timeline and details.

**IT WAS MOVED** by **Councillor Elderkin** **SECONDED** by **Councillor Garden** **THAT 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 **AND WHEREAS** 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.

**MOTION CARRIED** (unanimously)

## **BY-LAWS**

**Councillor Ward-Russell** expressed her objection to the rezoning of P05115621, emphasizing that her concern is not with housing itself but with the importance of following proper procedures. **Councillor Ward-Russell** acknowledges the value of Plan 360's recommendations but points out that the consultants do not live in the area and are primarily focused on procedural requirements rather than long-term impacts. As the only councillor living in the affected area, she has heard many concerns from residents and feels obligated to represent them. The current proposal is only the first phase of a larger development; the full impacts of which, on infrastructure, the environment, and community character are not yet clear. **Councillor Ward-Russell** calls for

mandatory environmental impact assessments (EIAs) for future developments and urges council not to approve further rezoning without full environmental and procedural review, advocating for responsible, transparent growth.

**Councillor Elderkin** asked representatives from Plan 360, Mr. Caleb Babin and Mr. Phil Robichaud, to confirm that the current approval applies only to the 48 units proposed in this phase. She clarified that any future development phases would require the developers to return to council for separate approvals. Per Mr. Robichaud, yes, that is correct.

**Councillor Elderkin** acknowledges that the current step is just the first phase of the process, involving approval of the rezoning. **Councillor Elderkin** asks whether, if the developers fail to meet all required criteria in subsequent steps, that information will be reported back to the council. Mr. Phil Robichaud explained that after a rezoning approval, there are specific conditions that must be met before a development permit is issued. While the council can follow up on the status, the process after rezoning no longer involves the council directly. Instead, it is handled between the planning department, the developer, and relevant provincial agencies.

**IT WAS MOVED** by **Councillor Land** **SECONDED** by **Councillor Garden** **THAT** Council give third and final reading by title only to By-Law number 25- WAP-069-FA-01, A By-Law to Amend Ministerial Regulation 21-WAP-069-00.

**MOTION CARRIED**

**Aye:** *Councillor Garden, Councillor Jonah, Councillor Coates, Councillor Land, Councillor Elderkin, and Mayor Campbell*

**Nay:** *Councillor Ward-Russell*

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

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

**MOTION CARRIED**

**Aye: Councillor Garden, Councillor Jonah, Councillor Coates, Councillor Land, Councillor Elderkin, and Mayor Campbell**

**Nay: Councillor Ward-Russell**

**MAYOR AND COUNCILLOR STATEMENTS**

**Councillor Elderkin** advised that Canada Day in Fundy Albert was a major success, thanking the Alma Rec Council and volunteers for their excellent organization. This year's celebration took place at the rink instead of the activity center, which proved to be a great location. The playground was busy, the barbecue was popular, and the event ran smoothly. Special thanks were also given to **Councillor Jonah** for a successful evening in Hillsborough, where the fireworks went off without issue.

**Councillor Elderkin** advised that the ParticipACTION challenge has ended, with Fundy Albert placing 10th nationally, a significant achievement credited to a dedicated committee. A celebratory event is being planned to recognize their efforts.

**Councillor Land** thanked everyone involved in organizing the Canada Day celebrations in Alma and Hillsborough; there was a strong turnout, people enjoyed spending time with family, and the fireworks were a highlight. Special thanks were given to the firefighters for safely setting up and managing the event, ensuring everything went smoothly with no incidents.

**Councillor Ward-Russell** advised that she was unable to attend the June committee meeting due to her daughter's graduation and extends congratulations to the Class of 2025.

**Councillor Ward-Russell** advised she attended the Southeast Regional Service Commission meeting with **Mayor Campbell**, where two key presentations were given. The first was a healthcare initiative in New Brunswick where communities sponsor medical students to become family doctors and return to their regions. The second was on the launch of the GeoPortal Hub, a data resource useful for village planning.

**Councillor Ward-Russell** is looking forward to an update on the Greensboro Lagoon project at the next meeting.

**Councillor Jonah** thanked the Alma Rec Council for their outstanding work and strong community turnout at the Canada Day celebrations. **Councillor Jonah** also thanked various individuals and businesses who supported the Hillsborough event, including Party Perfect, Gateway Market for



donating the cake, the Kiwanis for providing free hot dogs and access to their building, and the fire department, especially Mr. Andrew Snider, for their reliable coordination and safety support.

**Councillor Jonah** advised that although fireworks were canceled for Canada Day in Alma, they will be held in Alma for New Brunswick Day. This is a good opportunity to promote Alma as a fireworks destination for the holiday, which would benefit local businesses and draw visitors from across southeastern New Brunswick.

**Councillor Garden** advised he was in attendance at Canada Day events in Alma, along with **Councillor Elderkin** and **Mayor Campbell**. The event had great weather and an excellent turnout from both residents and visitors. **Councillor Garden** thanked the Alma Rec Council, board members, and their families for their efforts, and praised the successful market.

**Councillor Garden** also expressed his gratitude to the Riverside-Albert and Alma Fire Department members, who were prepared for fireworks but couldn't proceed due to weather conditions. **Councillor Garden** supports **Councillor Jonah's** idea to promote Alma as a destination for New Brunswick Day fireworks and suggests using social media to spread the word and attract visitors to Fundy Albert.

**Councillor Garden** requested an update on the audit. Ms. Beers responded that the auditor is currently on vacation and will return next week. Once she is back, they will have a clearer idea of when she can begin work on the audit file.

**Councillor Garden** requested an update on the number of outstanding invoices and total unpaid amount for the Alma Water Project. Ms. Hutchinson indicated she was not fully prepared to provide that information, while Ms. Beers confirmed that the first contractor invoice has been paid.

**Councillor Coates** advised that he attended a government update on hurricanes and tropical storms, noting concerns about rising ocean temperatures that can fuel storms. **Councillor Coates** mentioned that warning notices will be issued 72 hours before a storm's expected arrival and promised to share this information with the clerk for distribution.

**Councillor Coates** also praised the community participation at the Canada Day event.

**Councillor Coates** advised that inappropriate behavior at a council meeting is unacceptable and that the council has the authority to remove disruptive individuals or involve the police if necessary.

**Councillor Land** advised there are issues with people camping overnight on Greys Island Road, noting that one individual blocked the road but eventually moved after a brief confrontation. **Councillor Land** asked if it would be possible to install no-parking signs in the area near the graveyard to prevent further problems. **Councillor Land** advised permission would need to be given by the landowner to install a sign. **Councillor Elderkin** recalls receiving detailed information on restrictions from Mrs. Sutherland.



**Mayor Campbell** advised he attended Canada Day celebrations in Alma, enjoying various activities including a well-attended cakewalk and serving cake to happy participants in Hillsborough. He praised the community's festive spirit, noting many Canada flags and decorations.

**Mayor Campbell** advised he participated in a productive gazebo meeting in Alma and attended the new councillor orientation session. He has joined the safety committee and continues to serve on the trails and tourism committee. **Mayor Campbell** also took part in a team-building exercise with fellow councillors. Additionally, he met with Dan Tingley from Timber Restoration Services to discuss wooden bridge projects, highlighting Tingley's success in Nova Scotia and his intent to pursue similar opportunities in New Brunswick with provincial backing.

### **PUBLIC STATEMENTS**

Ms. Kathy Weir thanked Director, Operations, Ian for his role in a successful partnership initiative at Crooked Creek Falls involving Nature Conservancy, Fundy Albert, Fundy National Park, and the Friends of Fundy. The project placed a garbage container at the top of a trail, encouraging hikers to carry out their trash. The village has agreed to collect the full containers, and the response has been positive, with the current barrel is already more than half full.

Ms. Weir advised that the ParticipACTION results, noting that while the challenge is over, final rankings are still being calculated. As of now, the community ranks 11th in Canada and 3rd in New Brunswick, with hopes of climbing higher once all data is in.

Ms. Weir asked **Councillor Jonah** about progress on sound system solutions. **Councillor Jonah** advised he will reach out to a local expert, Peter, who is familiar with the village and buildings.

### **NOTICES OF MOTION AND RESOLUTIONS**

None

### **CLOSED SESSION**

**IT WAS MOVED** by **Councillor Elderkin** and **SECONDED** by **Councillor Land** that Council have an in-camera session at 6:43 pm.

**MOTION CARRIED** (unanimously)

Local Governance Act, SNB 2017, 68(1)(j) labor and employment matters

**IT WAS MOVED** by **Councillor Elderkin** and **SECONDED** by **Councillor Land** to return to the regular session at 6:52 pm

**MOTION CARRIED** (unanimously)

### **ADJOURNMENT**

Moved by **Councillor Land** to adjourn at 6:52 pm

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Mayor

Clerk