Fundy Albert Council Committee of the Whole Meeting
Date: Tuesday, November 17, 2026
Time: 4:30 P.M.
Location: 61 Academy Street, Hillsborough NB

1. Call to Order

2. Adoption of Agenda

3. Conflict of Interest Declarations

4. Public Presentations
4.1 Sgt. Joshua Rogers

5. Informational Items
5.1 Plan 360 Development Report – September 2026 and October 2026
5.2 Fundy National Park – Councillor Lackey

6. Council Direction Requests
6.1 Dog Control By-Law
6.2 UMNB Zone 2 Regional Meeting, October 3rd, 2026 – Councillor Lackey

7. Departmental Reports
7.1 Legislative Services
7.2 Financial services
7.3 Public Works

8. Mayor and Council Statement and Inquiries

9. Public Statements and Inquiries

10. Closed Session
10.1 Local Governance Act 68 (1) (c) information that could cause financial loss or gain to a person or the local government or could jeopardize negotiations leading to an agreement or contract
10.2 Local Governance Act 68 (1) (b) personal information as defined in the *Right to Information and Protection of Privacy Act.*

11. Adjournment

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Development Activity Report

September 2026

The monthly Planning and Development report provides frequent up-to date information on planning and development requests in the municipality of **Fundy Albert**. It also provides a year-to-date total of development activity.

The following are the total number of applications **received** this month based on type:

Application	September	Year to Date
Development Permit	3	21
Building Permit	6	37
Subdivisions	4	16
Zoning Confirmations	7	14
Regulation Amendment	0	0
Policy Amendment	0	0
Rezonings	0	1
Adjustments (variances, terms and conditions, temporary uses, similar or compatible uses, non-conforming uses)	1	5
Complaints, Zoning & Building Infractions	0	1
Document Approvals	1	4
Sidewalk Cafe	0	0

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Permit Breakdown

The following table provides the year-to-date permits **issued** sorted by development type and provides a comparison to the same period as the previous year.

Construction values represent the estimated construction value of issued building permits and are not actual construction costs.

Permit Type	September 2026		2026 YTD		September 2025		2025 YTD	
	#	Value	#	Value	#	Value	#	Value
Residential	1	$1	19	$8,197,636	0	$0	27	$10,497,588
Multi Residential	0	$0	0	$0	0	$0	0	$0
Commercial	0	$0	3	$1,151,487	0	$0	0	$0
Industrial	0	$0	0	$0	0	$0	0	$0
Institutional	0	$0	1	$180,000	0	$0	3	$2,323,191
Accessory Buildings & Structures	3	$149,812	29	$770,996	5	$44,604	23	$478,167
Agricultural	0	$0	0	$0	0	$0	0	$0
Total	**4**	**$149,813**	**52**	**$10,300,119**	**5**	**$44,604**	**53**	**$13,298,946**

Number of Units Created – Note negative numbers indicate demolition of units

	September 2026	2026 YTD	September 2025	2025 YTD
Single Dwelling Unit	0	16	0	25
Two-unit/semi-detached	0	0	0	0
Townhouse/Rowhouse	0	0	0	0
Multiple Dwelling Unit	0	0	0	0
Accessory Dwelling Unit	0	0	0	0
Mobile / Mini Home	0	1	0	0
Total	**0**	**17**	**0**	**25**

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Active Subdivision Applications

The following table provides the year-to-date subdivision applications received and provides a comparison to the same period as the previous year.

	September 2026	2026 YTD	September 2025	2025 YTD
# of Plans	3	17	2	16
# of Proposed Lots	5	18	26	43
# of Proposed Parcels	3	9	0	4

Southeast Planning Review and Adjustment Committee

The Southeast Planning Review and Adjustment Committee is a non-political group who provide input on land use planning related issues in the municipality. Under the *Community Planning Act*, they provide advice to Council on amendments to the planning related by- laws and rezonings as well as the location of new infrastructure and lands for public purposes. The committee acts as an approval body on variances, temporary uses, conditional uses, similar or compatible uses and extensions to non-conforming uses. Please note that some proposals may contain more than one application (ie. a conditional use that requires a variance).

	September 2026	2026 YTD
Variance Request	0	1
Similar and Compatible Use	0	0
Conditional Use	0	0
Non-Conforming Use	0	0
Temporary Use Approval	0	0
Policy Amendment	0	0
Regulation Amendment	0	0
Rezoning	0	1
Total	**0**	**2**

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Development Activity Report

October 2026

The monthly Planning and Development report provides frequent up-to date information on planning and development requests in the municipality of **Fundy Albert**. It also provides a year-to-date total of development activity.

The following are the total number of applications **received** this month based on type:

Application	October	Year to Date
Development Permit	2	23
Building Permit	1	38
Subdivisions	2	18
Zoning Confirmations	3	17
Regulation Amendment	0	0
Policy Amendment	0	0
Rezonings	1	2
Adjustments (variances, terms and conditions, temporary uses, similar or compatible uses, non-conforming uses)	0	5
Complaints, Zoning & Building Infractions	0	1
Document Approvals	1	5
Sidewalk Cafe	0	0

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Permit Breakdown

The following table provides the year-to-date permits **issued** sorted by development type and provides a comparison to the same period as the previous year.

Construction values represent the estimated construction value of issued building permits and are not actual construction costs.

Permit Type	October 2026		2026 YTD		October 2025		2025 YTD	
	#	Value	#	Value	#	Value	#	Value
Residential	3	$1,111,435	22	$9,309,071	5	$2,638,745	32	$13,136,333
Multi Residential	1	$499,540	1	$499,540	0	$0	0	$0
Commercial	0	$0	3	$1,151,487	0	$0	0	$0
Industrial	0	$0	0	$0	0	$0	0	$0
Institutional	0	$0	1	$180,000	0	$0	3	$2,323,191
Accessory Buildings & Structures	3	$65,232	32	$836,228	6	$105,396	29	$583,563
Agricultural	0	$0	0	$0	0	$0	0	$0
Total	**7**	**$1,676,207**	**59**	**$11,976,326**	**11**	**$2,744,141**	**64**	**$16,043,087**

Number of Units Created – Note negative numbers indicate demolition of units

	October 2026	2026 YTD	October 2025	2025 YTD
Single Dwelling Unit	3	19	5	30
Two-unit/semi-detached	2	2	0	0
Townhouse/Rowhouse	0	0	0	0
Multiple Dwelling Unit	0	0	0	0
Accessory Dwelling Unit	0	0	0	0
Mobile / Mini Home	0	1	0	0
Total	**5**	**22**	**5**	**30**

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Active Subdivision Applications

The following table provides the year-to-date subdivision applications received and provides a comparison to the same period as the previous year.

	October 2026	2026 YTD	October 2025	2025 YTD
# of Plans	2	19	4	20
# of Proposed Lots	2	20	46	89
# of Proposed Parcels	0	9	3	7

Southeast Planning Review and Adjustment Committee

The Southeast Planning Review and Adjustment Committee is a non-political group who provide input on land use planning related issues in the municipality. Under the *Community Planning Act*, they provide advice to Council on amendments to the planning related by- laws and rezonings as well as the location of new infrastructure and lands for public purposes. The committee acts as an approval body on variances, temporary uses, conditional uses, similar or compatible uses and extensions to non-conforming uses. Please note that some proposals may contain more than one application (ie. a conditional use that requires a variance).

	October 2026	2026 YTD
Variance Request	0	1
Similar and Compatible Use	0	0
Conditional Use	0	0
Non-Conforming Use	0	0
Temporary Use Approval	0	0
Policy Amendment	0	0
Regulation Amendment	0	0
Rezoning	0	1
Total	**0**	**2**

EXECUTIVE SUMMARY

Fundy National Park Liaison Update

To: Village of Fundy Albert Council
From: Councillor Derek Lackey, Ward 1, Council Liaison to Fundy National Park
Meeting date: November 17, 2026
Purpose: For information

Summary

I met with Corey Clarke, Acting Manager Acting Park Manager, Fundy National Park, to discuss the Parks Canada workforce changes and items of local interest.

The key message is reassuring: the reduction is about 15 percent, not the 50 percent that had been feared, and Parks Canada expects the impact on visitors and the community to be almost invisible.

There are two significant changes going on at the same time.

1. The Prime Minister has asked all Government Departments to cut 15% in 2027 and that includes Parks Canada. It may involve people and services.

2. A complete re-organization/transformation of how the parks work and operate more efficiently.

Corey reminded me that 60 years ago, all park employees were Park Wardens. Today FNP has 2 Park Wardens and hundreds of employees.

Parks Canada goes through these transformations on a regular basis and this year is no different. The possibility of change makes people nervous and in this case there is still a lot of unknowns that will slowly become clear. He asked that we be patient and not assume the worst.

Parks Canada Workforce Changes

- **Timing.** The process began last January. Parks Canada chose to wait until after the summer season to begin its reorganization. And reviewing, reporting and discussing options has been a year long conversation.
- **Scale.** The reduction is about 15 percent, not 50 percent. Once they know who chooses to retire, they can determine next steps. Some cuts may include services. They are always adding and taking away services based on feedback from those who use the park. Some positions may be eliminated and other may be created. Transformation is never linear or predictable.
- **A reorganization, not just a cut.** Comparing the old structure to the new one is not a like-for-like comparison. Some services will stop and others will start. Job classifications are being rethought as part of a broader transformation of the agency.
- **Staff.** The first initiative was to send letters to all staff who may be affected. Even Corey received one, as his position may change. Some of those who qualified were offered an incentive to retire. Not all who accept that offer will be approved. Some positions that are key to the Park's operations who wish to retire may be asked to stay on until a suitable replacement can be found. At this stage no one is being forced to leave.
- **Expected impact.** Parks Canada expects the change to be almost invisible to park visitors and to surrounding communities. And it may completely change an employee's role and job.

Other Items Discussed

- **Fire risk.** Fundy National Park is considered one of the lowest fire risks in the National Parks system. And they are always improving training and methods of reducing that risk. I introduced FNP to the Wildfire Mitigation Association who are looking to hold a Maritime Conference in the Spring. FNP would like more information and are open to participating
- **Tide Clock.** FNP supports Alma Community Tourism's efforts to build the tide clock and would participate where they can. We spoke about the possibility of installing a tide pole, but that would need to be requested by local fishermen or by the Village. The Park will not initiate it on its own.
- **Fire Department.** The existing MOU is expired but still valid in terms of operations. With all the changes going on Corey suggested that we wait until things settle a bit before we review and update it. He wants to ensure the person who signs it will be the one who carries on with implementing it.

What This Means for Fundy Albert

Based on this conversation, there is no immediate service gap for residents or businesses that requires action by the Village.

The tide pole is the one item where the next step sits with us or with local fishermen and there is no urgency for any action at this stage.

Recommendation

That the Committee of the Whole receive this update for information.

Corey (or whoever is Park Manager after this process) and I have agreed to meet every 6 weeks, so both parties are always informed. Only meeting on urgent matters that need fixing builds a very different kind of relationship.

Fundy Albert
Friendly by Nature

COUNCIL REPORT FORM (CRF)

To	Fundy Albert Council in Public Session
From	Kim Beers
Date	November 17, 2026
Subject	Summary of Public Feedback and Consideration of Potential Amendments

Type	Public	Private	X Committee of the Whole

1. PURPOSE

The purpose of this report is to provide Council with a consolidated summary of the comments, concerns, and questions received from residents regarding proposed Dog Control By-law No. 2026-10. To date administration has received seven (7) emails from residents.

2. BACKGROUND

Fundy Albert has been working with the New Brunswick Society for the Prevention of Cruelty to Animals (NBSPCA) to establish an updated Dog Control By-law that provides an appropriate framework for dog control and enforcement throughout the municipality.

The proposed by-law is intended to replace the existing Dog Control By-law No. 2025-01 and establish provisions relating to dog licensing, dangerous dogs, dogs running at large, impoundment, barking disturbances, enforcement, appeals, and administrative penalties.

The NBSPCA has advised that an appropriate municipal penalty framework is required to support its enforcement of the municipality's dog control provisions.

Council gave first and second readings to the proposed by-law on November 3, 2026.

Following the introduction of the proposed by-law, residents submitted feedback expressing concerns about the application of certain provisions, particularly in rural areas of Fundy Albert.

As third reading is not anticipated until January 2027, Council has an opportunity to review the feedback and consider potential amendments.

3. SUMMARY OF RESIDENT FEEDBACK - OVERALL ADMINISTRATIVE COMMENTS

Administration acknowledges the concerns and suggestions submitted by residents regarding the proposed Dog Control By-law No. 2026-10.

While residents have requested greater clarity and more specific definitions in certain sections, it is important to recognize that some provisions have intentionally been drafted to allow for flexibility and discretion in enforcement.

Not every situation involving a dog can be addressed through a single set of rigid criteria. Circumstances may vary significantly depending on the nature of an incident, the behaviour of the animal, the actions of the owner, the location, and the potential risk to public safety.

Establishing overly prescriptive requirements could unintentionally limit an enforcement officer's ability to assess individual circumstances and respond appropriately.

The intent of the proposed by-law is to establish a reasonable and enforceable framework that protects public safety while recognizing the responsibilities and rights of dog owners.

Education and Compliance

Administration also wishes to emphasize that the NBSPCA, much like the municipality's existing by-law enforcement service, works with residents to promote education, awareness, and voluntary compliance.

The primary objective of enforcement is to achieve compliance with the by-law, rather than automatically issuing penalties.

Depending on the nature and seriousness of a complaint, enforcement may involve discussing the concern with the owner, explaining the applicable requirements, providing an opportunity to correct the issue, or issuing a warning where appropriate.

Formal enforcement measures, including administrative penalties, may be necessary where violations are serious, repeated, or remain unresolved.

However, education and warnings do not eliminate the authority to take immediate enforcement action where circumstances warrant.

3.1 Dangerous Dog Definition and Designation

The proposed by-law provides a framework for investigating dangerous-dog complaints and allows affected owners to appeal specified decisions.

Administration recognizes that incidents involving dogs are not always straightforward. For example, a dog reacting defensively to a perceived threat may present different circumstances than a dog demonstrating unprovoked aggression.

For this reason, the definition and designation process must allow enforcement officers to assess the facts and circumstances of each incident, including the available evidence, the nature of the behaviour, and any potential threat to public safety.

The intent is not to automatically classify a dog as dangerous based solely on an isolated incident without considering the circumstances.

The NBSPCA's role is to investigate complaints and make decisions based on the applicable provisions of the by-law and the evidence available.

3.2 Dog Licensing and Registration

Dog licensing is intended to promote responsible pet ownership, assist in identifying dogs and their owners, and facilitate the return of lost animals.

Administration recognizes concerns regarding accessibility, particularly for seniors and residents who may not have reliable internet access or who are uncomfortable using online registration services.

As with other municipal by-laws, the emphasis should be on helping residents understand and meet their obligations before pursuing enforcement for non-compliance, where circumstances permit.

3.3 Dogs Running at Large and Leash Requirements

The proposed leash and at-large provisions are intended to protect public safety, prevent unwanted interactions, and reduce the potential for injury to residents, other animals, and property.

The NBSPCA's enforcement approach is expected to consider the circumstances surrounding a complaint, including whether the incident was accidental, whether the owner took reasonable precautions, and whether there is an ongoing concern.

3.4 Impoundment, Seizure, and the 72-Hour Holding Period

To clarify that the 72-hour impoundment and disposition framework originates from provincial legislation, including New Brunswick Regulation 2022-36, and is not a timeframe independently established by the municipality.

The expiration of the 72-hour period does not mean that every unclaimed dog is automatically euthanized. Rehoming may be pursued where appropriate and legally permitted.

It is also important to understand that the provincial provision does not require a dog to be euthanized after 72 hours. Rather, it establishes the circumstances under which an unclaimed dog may be placed for adoption or humanely destroyed. The expiration of the 72-hour period does not automatically mean that an animal will be euthanized.

We recognize that pets are valued members of many families and that most pet owners will do everything they can to locate their animals if they become lost. Owners will often search their neighbourhoods, contact friends and neighbours, post on social media, and reach out to local shelters and organizations in an effort to bring their pets home safely.

In addition, many owners who discover their dog is missing would naturally contact local shelters, animal control services, or the NBSPCA directly rather than relying solely on a website notice.

Ultimately, the goal of animal control is not to unnecessarily penalize responsible pet owners or euthanize lost animals. It is also important to acknowledge that there may be circumstances where euthanasia is considered. For example, if a dog has been assessed as dangerous, poses a significant risk to public safety, and cannot safely be rehomed,

humane euthanasia may ultimately be necessary, subject to the applicable legal requirements and assessment of the individual circumstances.

These are difficult situations, and such decisions should never be taken lightly. However, animal control regulations must also consider the safety of the public, other animals, and those responsible for caring for or handling the dog.

While the municipality cannot independently alter provincial requirements, Administration recognizes the importance of reasonable efforts to identify owners and facilitate the return of animals wherever possible.

3.5 Barking and Noise Disturbances

The NBSPCA has advised that barking complaints are assessed based on the individual circumstances of each case.

Barking is a normal behaviour for dogs and may occur in response to wildlife, visitors, unfamiliar activity, or other environmental factors.

For this reason, the proposed by-law does not establish a specific number of minutes that automatically constitutes a violation.

A rigid threshold may not adequately reflect the circumstances of every complaint. Instead, enforcement officers may consider factors such as the frequency, duration, time of day, nature of the disturbance, and supporting evidence.

Similar to the municipality's existing by-law enforcement practices, the NBSPCA may work with owners to explain the concern and encourage corrective action before pursuing penalties, where appropriate.

The intent is to address genuine and substantiated disturbances rather than penalize normal or occasional barking.

3.6 Enforcement, Warnings, and Administrative Penalties

It is important to distinguish between the maximum penalties authorized under the by-law and the enforcement approach that may be applied in practice.

The proposed administrative penalty provisions establish the legal framework required for enforcement by the NBSPCA. They do not mean that the maximum penalty will automatically be imposed for every violation.

An enforcement officer may consider the nature and seriousness of a violation, whether it is a first occurrence, the owner's cooperation, the available evidence, and any ongoing risk to public safety.

The intent is to achieve compliance and responsible pet ownership, with formal penalties available where warranted.

Administration considers this flexibility important, as a rigid requirement to issue a warning in every circumstance could prevent timely enforcement in situations involving significant safety concerns.

3.7 Appeal Process and Procedural Fairness

The proposed by-law includes an appeal process intended to provide affected owners with an opportunity to challenge specified dangerous-dog decisions.

Section 10.6 establishes a 14-day appeal period, with appeals submitted in writing to the Clerk.

The proposed appeal committee is intended to provide a review process separate from the initial investigation.

Section 11.11 also provides for a further appeal to the Court of King's Bench at the appellant's expense.

It is importance of ensuring that residents understand the appeal process, the applicable timelines, and the decisions that may be appealed.

3.8 Kennels, Multiple-Dog Households, and Rescue Activities

We recognizes that households may own multiple dogs, fostering, or rescue activities.

It is important that the by-law distinguish between ordinary household pet ownership and activities that constitute a kennel operation.

Council may wish to review the definition to ensure that it is sufficiently clear while allowing appropriate consideration of the nature and circumstances of the activity.

3.9 Domestic Animal Control Officer and Scope of the By-law

The proposed by-law is specifically intended to address dog control within the municipality.

While some residents have suggested expanding the title to Domestic Animal Control Officer to include cats and other animals, changing the officer's title would not, in itself, expand the municipality's legal authority.

Any expansion of animal control responsibilities would require separate consideration of the applicable legislation, municipal authority, and enforcement arrangements.

3.10 Animal Waste and Service Dog Exemptions

The requirement to remove dog waste is intended to promote cleanliness, public health, and consideration for other residents.

Administration recognizes that exceptional circumstances may arise, including situations where an owner is temporarily unable to collect waste.

Enforcement officers may consider the circumstances surrounding a complaint when determining the appropriate response, subject to the requirements of the by-law.

Any proposed changes to exemptions, particularly those involving service dogs, should be reviewed for consistency with applicable accessibility and human rights requirements.

3.11 Officer Training, Enforcement Practices, and Accountability

The NBSPCA is expected to provide animal control enforcement services under the applicable arrangement with the municipality.

Administration recognizes the importance of ensuring that complaints are appropriately documented, investigated, and addressed consistently.

Complaints should be assessed on their individual merits, with appropriate consideration given to available evidence and the circumstances involved.

Administration will work with the NBSPCA to clarify operational expectations, including complaint investigation procedures, officer training, documentation, communication with residents, and enforcement practices.

OVERALL RECOMMENDATION

That Council receive and consider the public feedback regarding proposed Dog Control By-law No. 2026-10, together with Administration's comments and clarifications.

Council may identify any amendments it wishes Administration to further review prior to third reading.

Administration recommends maintaining an approach that balances public safety, responsible pet ownership, reasonable enforcement discretion, and the ability of the NBSPCA to assess complaints on a case-by-case basis.

The proposed Dog Control By-law must comply with the Local Governance Act, applicable provincial regulations, and other relevant legislation.

Some provisions identified by residents are based on provincial requirements and may not be amended independently by Council.

Under Section 8(b) of the Village of Fundy Albert's Procedural By-law No. 2026-01, a proposed by-law may be amended prior to third reading.

Any substantive amendments should be reviewed to determine whether additional readings or other procedural steps are necessary.

BY-LAW NO. 2026-10

A BY-LAW RESPECTING DOG CONTROL IN FUNDY ALBERT

The Council of Fundy Albert, under the authority vested in it by the Local Governance Act, S.N.B. 2017, c. 18, and amendments thereto, enacts as follows:

WHEREAS paragraph 10(1)(k) of the Local Governance Act authorizes a local government to make by-laws for municipal purposes respecting wild, domestic and exotic animals and activities in relation to them, including animal control activities;

AND WHEREAS paragraphs 10(2)(c) and (d) of the Local Governance Act require a local government to make by-laws respecting rabies vaccination and proof of vaccination or assessment of the effectiveness of a previous vaccination;

AND WHEREAS New Brunswick Regulation 2022-36, the Dog Control Regulation – Local Governance Act, establishes provincial standards respecting dog control;

BE IT ENACTED by the Council of Fundy Albert as follows:

1. TITLE

1.1 This By-law may be cited as the "Fundy Albert Dog Control By-law".

2. PURPOSE

2.1 The purpose of this By-law is to provide for the control of dogs within Fundy Albert and to promote public safety and responsible dog ownership, consistent with the Local Governance Act and New Brunswick Regulation 2022-36.

3. DEFINITIONS

3.1 In this By-law, unless the context otherwise requires:

"Act" means the Local Governance Act, S.N.B. 2017, c. 18, as amended.

"Animal shelter" means having an active Pet Establishment License in accordance with the SPCA of New Brunswick and its Regulations.

"Attack" means to cause harm without provocation, to aggressively chase, to injure or bite, or to threaten or give the impression of threatening as an aggressive act'

"Bite" means penetrating the skin by tooth or teeth.

"Council" means the Council of Fundy Albert.

"Clerk" means the Clerk of the Village of Fundy Albert

"Dog Control Officer" means a person, group or organization appointed or engaged by Council to administer and enforce this By-law.

"Fierce or Dangerous Dog" means a dog which meets any one of the following conditions:

i. a dog that has attacked, bitten or caused injury to a person, either on public or private property or has demonstrated a propensity, tendency or disposition to do so;

ii. a dog that has attacked, bitten or caused injury to a domestic animal, either on public or private property;

iii. a dog that, while running at large, has aggressively pursued or harassed a person;

iv. a dog that, while running at large, has aggressively pursued or harassed a domestic animal;

v. a dog with a known propensity to attack or injure a person without provocation;

vi. is attack trained; or

vii. is kept for the purpose of security or protection, whether residential, commercial or industrial, of persons or property;

"Kennel" means a place where animals are bred, boarded, or held.

"Leash" means a device used to restrict the movement of a dog in order to keep the dog under the control of the owner and, except where otherwise permitted by this By-law, shall not exceed two (2) metres in length, unless otherwise specified herein.

"Licence" means a valid dog licence issued in accordance with the applicable laws and regulations of the Province of New Brunswick.

"Municipality" means Fundy Albert.

"Muzzle" means a humane covering device placed over a dog's mouth and of sufficient strength to prevent it from biting;

"Owner" means a person who: (a) is in possession of a dog; (b) harbours a dog; (c) tolerates that a dog remain about the person's residence or premises; or (d) licenses a dog under this By-law.

"Public place" means any property that is not privately owned and includes Municipal, Provincial, and Federal property.

"Regulation" means New Brunswick Regulation 2022-36, Dog Control Regulation – Local Governance Act, as amended from time to time.

"Running at large" means where a dog is:

i) unleashed in a public place, except for any dog in a dog park or a service animal participating in search and rescue, fire or police work.

ii) unleashed on private property other than that of the owner or keeper of the animal without consent of the owner of the property;

iii) unleashed in a forest or wooded area, while not in the company and/or under control of the owner or keeper thereof;

iv) in a public place and is not secured by a leash; or

v) in a public place and not under the control of the owner of such animal;

"Service animal" means:

1. Any animal individually trained to do work or perform tasks for the direct benefit of an individual with a disability; and
2. Any animal officially deployed and used for search and rescue operations or law enforcement purposes.

"Society" means society as defined in the Society for the Prevention of Cruelty to Animals Act.

"Threaten" means an un-muzzled animal, whether or not in the presence of its owner, leashed or unleashed, that approaches any person or any other animal in a vicious, terrorizing aggressive or attacking manner

4. APPLICATION

4.1 This By-law applies throughout Fundy Albert.

4.2 The requirements of the Regulation are incorporated into and form part of the dog control framework administered by the Municipality, except where this By-law lawfully establishes an additional municipal requirement.

5. DOG CONTROL OFFICER

5.1 Council may by resolution appoint a Dog Control Officer to carry out any or all of the functions of this By-law.

6. DOG LICENSING

6.1 Licence Required - Every owner of a dog residing within the Village of Fundy Albert shall ensure that the dog is registered and licensed in accordance with the applicable laws and regulations of the Province of New Brunswick.

6.2 Registration - Where a dog is required to be registered and licensed through the New Brunswick Society for the Prevention of Cruelty to Animals (NBSPCA), or its authorized licensing service provider, the owner shall:

a) register each dog as required;

b) obtain and maintain a current and valid licence for each dog;

c) pay the applicable licence fee;

d) provide the information required for registration and licensing; and

e) renew the licence prior to its expiration.

Registration and licensing may be completed through the NBSPCA or its authorized licensing service provider, including DocuPet, in accordance with the procedures established by the licensing authority.

6.3 Licence Term and Fees - The term, fee and conditions applicable to a dog licence shall be those established under applicable provincial legislation or regulation and administered by the NBSPCA or its authorized licensing service provider.

6.4 Licence Tag- The owner of a licensed dog shall ensure that the current licence tag issued for that dog is securely affixed to the dog's collar or harness when required by applicable legislation or regulation.

A licence tag issued for one dog shall not be transferred to or displayed on another dog.

6.5 Proof of Licence - Upon request by a Dog Control Officer or other person authorized to enforce this By-law, an owner shall provide satisfactory proof that the dog is currently registered and licensed as required by law.

6.6 Change of Information - An owner shall ensure that information associated with the dog's registration and licence is kept current, including the owner's contact information and the dog's ownership and residency information, in accordance with the requirements of the applicable licensing authority.

7. KENNEL LICENSES

7.1 Any person or residence which harbour more than three (3) dogs or keeps a dog or dogs for the purpose of breeding, selling, boarding, or any other like purposes must be in possession of a valid kennel license and must meet all requirements before issued such license. These licenses are issued by the NBSPCA under the Regulations of the *Society for the Prevention of Cruelty to Animals Act*.

7.2 In order to obtain and maintain a Kennel License, applicants must:

i) meet the requirements of any zoning by-law, any other by-law, and provincial legislation for the sanitation, health, hygiene, and comfort of the dog(s);

ii) upon issuance, maintain accurate records of the breeding, selling or boarding of dogs, and where such dogs are once sold. The Owner must be able to produce these records at any time and upon request of an Officer.

7.3 Each dog in the kennel must be licensed individually (with a dog tag) except for puppies under ten (10) weeks. Proof of age must be provided.

8. VACCINATIONS

8.1 Every owner of a Dog shall have such Dog vaccinated against rabies. Rabies vaccinations must be valid as per veterinarian records, at all times. An Officer or their designate shall rely on the proof of vaccination from the Veterinarian.

8.2 An Officer may seize and impound any dog which is known to be rabid and cause such dog to be quarantined or destroyed.

8.3 Where an animal is suffering from any communicable disease, the Owner shall not permit the animal to be in any public place and shall not keep the animal in control with or in proximity to any other animal.

8.4 A person who owns an animal that is rabid or suspected to be rabid or has been exposed to rabies shall immediately report the matter to the appropriate Provincial Department.

9. SEIZING AND IMPOUNDING

9.1 An Officer may seize and impound any dog found running at large, and shall:

i) If the owner of the dog is known, make a reasonable attempt to notify them that the dog is impounded; or

ii) If the owner of the dog is not known or cannot be located within a 72-hour period, said dog may be forfeited to the possession of a Shelter or destroyed.

iii) When the owner of an impounded dog is not known, the Officer shall make a reasonable attempt to find the owner. Pursuant to Section 70(1)(c) of the *Act*, a notice on the Municipality's website may be deemed notice.

9.2 The Owner of any impounded dog shall pay the Officer, upon establishing ownership, any Administrative Penalty provided in a Penalty Notice, pursuant to the Penalties in Schedule A of this By-law, for having had their dog run at large.

9.3 The Dog Control Officer or agent is authorized to make use of restraining device on a dog while carrying out their duties hereunder and shall not be held responsible for any damages caused to the dog while doing so.

9.4 When destroying any dog under this section which has not been claimed, or for any other reason, the Dog Control Officer or agent shall do so in a humane manner.

9.5 An Officer, upon receiving and investigating a complaint under this By-law related to an alleged or attempted bite towards a person, may seize and impound a dog for the duration of an investigation. In this instance, an Officer reserves the authority to request all vaccination(s) records as part of the investigation, in addition to issuing administrative penalties, if the Owner(s) is not in compliance with Section 8 of this By-law.

9.6 All costs of seizing and impounding a Dog for any reason under this By-law will be at the Owner's expense and the Owner shall be liable for any expenses incurred by the Village or any Officer for any service provided by any third parties in the seizure, impounding, care, treatments, or destruction of any animal.

10. DANGEROUS DOG PROVISIONS

10.1 The owner of a dangerous dog shall ensure, unless otherwise stated in an Order and for a time period stipulated in the Order at the discretion of the Village, that:

i) at all times when off the Owner's property, the dog shall be muzzled:

ii) at all times when off the Owner's property, the dog shall be on a leash not longer than one (1) meter and under the control of a responsible person over the age of eighteen;

iii) when such dog is on the property of the Owner and unattended, it shall be either securely confined indoors or in a securely enclosed and locked pen or structure, suitable to prevent the escape of the dangerous dog and capable of preventing the entry of any person not in control of the dog. Such pen or structure must have minimum dimensions of two (2) meters by four (4) meters and must have secure sides, the sides must be embedded into the ground no less than 30 centimeters deep. The enclosure must also provide protection from the elements for the dog. The pen or structure shall not be within one (1) meter of the property line or within three (3) meters of a neighboring dwelling unit;

iv) A sign is displayed at each entrance to the property and building in which the dog is kept warning in writing stating "Dangerous Dog on Site" (or other similar wording). This sign shall be visible and legible from the nearest road or thoroughfare.

10.2 Where there is reason to believe that a dog has bitten, injured or killed a person or another domestic animal without provocation, an Officer shall, as soon as it is practicable, conduct an investigation into the alleged incident and upon completion of such investigation provide a full report to the Village, the Owner(s), and the Complainant, including copies of witness statements, photographs, and all other evidence and relevant information obtained during the investigation.

10.3 In the event that, upon investigation, the Officer is satisfied by the preponderance of the evidence that the dog has bitten, injured or killed a person or another domestic animal without provocation, the Officer may, by way of order, declare the dog to be dangerous. If it is not satisfied by the preponderance of the evidence presented that the dog has bitten, injured or killed a person or another domestic animal without provocation, the Officer shall

refrain from declaring the dog as dangerous on the basis of this specific investigation, or, refer the matter to the Animal Control Appeal Committee.

10.4 An investigation report under Section 10.2 shall be considered served and received when delivered personally or, in the case of registered mail sent to the latest known address of the person, on the day following the date on which the registered mail was sent. Proof of service of an investigation report may be given by a certificate purporting to be signed by the Officer, identifying the person upon whom the report was served and specifying the time, place and manner of service.

The investigation report shall include:

i) the conclusion of the investigation as to whether the dog is a Dangerous Dog;

ii) a copy of the investigator's report and all evidence and material considered by the Officer in making the determination;

iii) a statement advising all parties that they are entitled to appeal the Officer's decision to the Animal Control Panel within fourteen (14) days from the date of service of the investigation report, pursuant to Section 10.6;

iv) a copy of the consolidated version of this By-law; and

v) where the dog is declared to be a Dangerous Dog, notice that the dog shall be considered a Dangerous Dog for the purposes of this By-law and that the Owner shall be required to comply with all provisions of this By-law applicable to Dangerous Dogs. The Owner shall also be provided with any Order issued pursuant to section 151 of the *Local Governance Act*, which may include:

- requirements respecting the confinement, restraint, control, muzzling, identification, registration or keeping of the Dangerous Dog, as applicable under this By-law;
- any other conditions or requirements authorized by this By-law or the *Local Governance Act* that the Officer considers necessary for the protection of persons, animals or property; and
- where authorized by the *Local Governance Act* and warranted by the circumstances, a requirement that the dog be destroyed.

Any Order provided pursuant to paragraph (v) shall be considered served and received on the same day as the investigation report.

10.5 In the event that it is not possible to make a determination upon investigation as to whether or not a dog is dangerous, an Officer reserves the right to refer the matter to the Animal Control Appeal Committee, or the Court of Kings Bench.

10.6 Any person appealing the Officer's decision shall notify the Clerk, in writing via registered mail, within fourteen (14) days of receiving the Officer's investigation report and

decision. Any appeal of a decision under this Section shall be referred to the Animal Control Appeal Committee.

10.7 In the event that a dog is proven to have bitten or attempted to bite any person, regardless of whether or not the dog shall be deemed dangerous, the Owner may be deemed to be in contravention of this By-law.

11. ANIMAL CONTROL APPEAL COMMITTEE

11.1 The Animal Control Appeal Committee shall consist of three (3) voting members appointed from any combination of the following:

i) the Chief Administrative Officer (CAO);
ii) a By-law Enforcement Officer who was not involved in the investigation, determination or issuance of the Order that is the subject of the appeal;
iii) a solicitor appointed by the Municipality;
iv) an Animal Protection Officer with the New Brunswick SPCA;
v) a member of Council; or
vi) a veterinarian.

The Clerk shall preside over and provide administrative support to meetings of the Animal Control Appeal Committee but shall not be considered one of the three (3) voting members of the Committee and shall not participate in the Committee's decision on the appeal.

11.2 Upon receipt of a Notice of Appeal pursuant to Section 10.6 or upon a referral pursuant to Section 10.5, the Clerk shall convene the Animal Control Appeal Committee.

11.3 The Clerk shall give written notice of the hearing to the Appellant at least ten (10) days in advance of the hearing by serving notice upon the Appellant or by mailing same by registered mail to the latest known address of the Appellant, and where the Appellant is not the Owner, notice shall also be given to the owner. The notice shall include:

i) a statement of the time, place and purpose of the hearing;

ii) a copy of this By-law;

iii) a statement that if the Owner does not attend the hearing, the matter may be dealt with in their absence and that they will not be entitled to any further notice in the proceedings.

11.4 Proof of the service of a notice under Section 11.3 may be given by a certificate purporting to be signed by an Officer, naming the person on whom the notice was made and specifying the time, place and manner of service of the demand.

11.5 The Appellant and/or the Owner shall be required to provide any evidence to the Clerk no less than five (5) days before the Appeal hearing. This evidence shall be circulated to all parties no less than three (3) days before the Appeal hearing.

11.6 An appeal hearing shall be conducted as follows:

i) The Clerk shall preside over the meeting;

ii) The Officer(s) in charge of the investigation shall begin by presenting the investigation report and their findings in ten (10) minutes or less;

iii) The Appellant or their representative(s) shall have an opportunity to present evidence and make their case, and shall be provided a maximum of ten (10) minutes;

iv) The Owner(s) or their representative(s), if different than the Appellant, or the original complainant, shall then have a maximum of ten (10) minutes to present evidence and make their case;

v) Following all presentations, the Appeal Panel reserves the right to question any individual(s) and/or any witnesses that were in attendance at the Appeal. The Panel reserves the right to deem questions not be necessary.

vi) All hearings shall be informal and open to the public and need not conform to the standard rules of evidence, nor the Muncipality's Procedural By-law. Hearsay evidence shall be admissible but shall not be relied on as the sole basis of the Panel's determination.

vii) The Panel's deliberations may be conducted in private.

11.7 The owner and/or appellant may appear at the hearing with or without counsel and may call witnesses on their behalf as part of their maximum allotted time. All documents filed must be conducted pursuant to Section 11.5 and new documents or evidence filed shall not be permissible at the appeal.

11.8 Where the owner does not attend the hearing, having been given notice as provided in this section, the matter may be dealt with in their absence and the owner shall not be entitled to any further notice in the proceedings.

11.9 Where the appellant is not the owner and the appellant does not attend the hearing having been given notice as provided herein, the Panel shall dismiss the appeal.

11.10 Within five working days of the appeal hearing, the Clerk shall, on behalf of the Panel, issue written findings to the Owner and the Appellant, resulting from the hearing. Should the Panel be satisfied by the preponderance of the evidence that the dog has bitten, injured or killed a person or another domestic animal without provocation and that the dog be deemed dangerous, an Officer shall serve an Order, pursuant to Section 151 of the Act. Should the Appeal Committee not be satisfied, the written findings will state accordingly, or where applicable, shall revoke an order previously served under Section 10.3.

11.11 A decision of the Animal Control Appeal Committee may only be appealed by an appellant to the Court of Kings Bench, at the sole expense of the appellant.

11.12 In the event that an appeal is made, or a matter is referred, to the Court of Kings Bench, a judge of the Provincial Court may summon the Owner of the animal to appear and

show cause why the animal should not be destroyed and may, if from the evidence produced it appears that the animal has bitten a person, make an order directing:

i) That the animal be destroyed; or

ii) That the Owner or Keeper of the animal keep the animal under control.

12. RUNNING AT LARGE

12.1 No owner of an animal shall allow the animal to run at large:

i) in a public place or restricted area;

ii) on a private property other than that of the owner of the animal;

iii) in a forested or wooded area while not in the company or control of the owner of the animal.

13. DOGS ON LEASH

13.1 Dogs being walked in a restricted area must be secured by a leash having a maximum length of two (2) metres.

13.2 Subject to Section 13.1, owners must be in control of the leash while walking the dog.

~~**13.3** Owners may walk their dog(s) in designated areas using a flex leash to a maximum length of eight (8) metres.~~

13.4 The Municipality may designate areas where dogs are permitted to run when off leash and may designate areas where organized and controlled events may be held by causing signs to be posted in such areas indicating such designations.

13.5 The owner of a dog shall ensure that their dog is under control in any areas which the Municipality has designated pursuant to Section 13.4.

13.6 The Municipality may designate park facilities and areas where dogs are prohibited by causing signs to be posted in such areas indicating such designation.

13.7 The Owner of a dog shall not permit the dog in any park facilities or areas which the Municipality has designated pursuant to Section 13.6

14. LIABILITY

14.1 No person authorized by this By-law to capture, impound or destroy a dog shall be liable in damages for any injury or damage to such dog while the dog is being captured, impounded or destroyed.

15. GENERAL VIOLATIONS

15.1 If an animal defecates on any public or private property other than the property of its Owner, the Owner shall remove such defecation immediately. This section shall not apply to persons using seeing-eye dogs.

15.2 No Owner shall permit a dog or dogs to bark, howl, whine, yelp or otherwise make noise for such a period, with such frequency, or in such a manner as to create a Disturbance. Upon receipt of an Order relating to a Disturbance, the Owner shall take all reasonable steps necessary to cause the Disturbance identified in the Order to cease.

15.3 No person shall keep an Animal in an unsanitary condition. Conditions shall be considered unsanitary where the keeping of the Animal results in an accumulation of fecal matter, an odor, insect infestation or rodent attractants which endanger the health of the Animal or any person, or which disturb or are likely to disturb the enjoyment, comfort or convenience of any person in or about any dwelling, office, hospital or commercial establishment. A circumstance of unsanitary conditions shall subject to enforcement by the NBSPCA under the Society for the Prevention of Cruelty to Animals Act.

15.4 No person shall exhibit cruelty upon an Animal within Fundy Albert by causing the Animal to be in distress or fail to act to cause a circumstance of distress for an Animal to end by seeking appropriate veterinary care or other attention, in each case whether willfully or by negligence. A circumstance of distress shall subject to enforcement by the NBSPCA under the Society for the Prevention of Cruelty to Animals Act.

16. VIOLATIONS AND OFFENCES

16.1 Any person who violates a provision(s) of this By-law has contravened this by-law and is liable to a penalty outlined in Schedule "A", to be paid within 30 days of the date in which a penalty is given, and in which shall not exceed fifteen hundred dollars ($0.00-$1,500.00).

16.2 Any person who fails to pay the administrative penalty within the time prescribed is guilty of an offence and is liable on summary conviction to an additional fine of, at minimum, $140.00 but that shall not exceed $2,100 ($140.00-$2,100).

16.3 Any person commits an offence under this by-law if they interfere or attempt to interfere with any Officer authorized to enforce provisions of this By-law.

16.4 Pursuant to Section 149(4) of the Act, a Judge of the Provincial Court may:

i) in addition to or instead of imposing a fine, order that the animal in respect of which the offence was committed be disposed of or destroyed;

ii) provide that if a complaint has been made to a judge of the Provincial Court alleging that an animal has bitten or attempted to bite a person, the judge may summon the owner of the animal to appear and show cause why the animal should not be

destroyed and may, if from the evidence produced it appears that the animal has bitten a person, make an order directing:

(i) that the animal be destroyed, or,

(ii) that the owner or keeper of the animal keep the animal under control.

16.5 The proceeds of all Administrative Penalties assessed because of summary conviction are payable to the Fundy Albert.

17. FINES

17.1 All fees and penalties made pursuant to this By-law are set out in Schedule "A", attached hereto, which Schedule "A" forms part of this By-law. Council may adopt and, from time to time, amend fees and penalties as set out in Schedule "A".

18. REPEAL AND TRANSITION

18.1 By-law No. 2025-01, A By-law Respecting Dog Control in Fundy Albert, and all amendments thereto, is repealed upon this By-law coming into force.

18.2 For greater certainty, the former dog or animal control by-laws of the former Village of Alma, Village of Hillsborough and Village of Riverside-Albert that were repealed by By-law No. 2025-01 remain repealed.

18.3 The repeal of a by-law shall not affect any penalty, forfeiture or liability incurred before the repeal, or any proceeding commenced or pending at the time of repeal, nor shall it invalidate or prejudicially affect any matter completed, existing or pending at the time of repeal.

19. SEVERABILITY

19.1 If any provision of this By-law is declared invalid or unenforceable by a court of competent jurisdiction, that provision shall be severed and the remaining provisions shall continue in full force and effect.

20. ENACTMENT

20.1 This By-law comes into force on the date it is enacted by Council.

IN WITNESS WHEREOF the local government of Fundy Albert has caused its corporate seal to be affixed to this By-law.

READ FIRST TIME: _____

READ SECOND TIME: _____

READ THIRD TIME AND ENACTED: _____

_____	_____
Mayor	Clerk

DRAFT

SCHEDULE "A" TO THE DOG CONTROL BY-LAW

Pursuant to Section 16 of this By-law, any person who contravenes a Section of this By-law is deemed to have committed an offence and may be subject to a Penalty. This Penalty shall be in addition to any fee(s) required to be paid by the Owner.

Contraventions of the following Sections of the By-law are subject to a Penalty that shall escalate in the event of re-occurrences:

Section(s) of By-law Contravened	Administrative Penalty
Section 6.4 – Failure to comply with licence tag requirements	First Offence: $100.00 Second Offence: $250.00 Third Offence and each subsequent offence in a calendar year: $500.00
Section 10.7 – Dog bites or attempts to bite any person	
Section 12.1 – Running at large	
Section 13 – Dogs on leash	
Section 15.1 – Stoop and scoop	
Section 15.2 – Disturbances	

Contraventions of the following Sections of the By-law shall be subject to the following Penalty:

Section(s) of By-law Contravened	Administrative Penalty
Section 8.1 - Failure to comply with Rabie vaccination requirements, unless authorized by a Veterinarian	First Offence: $150.00 Second Offence: $200.00

Report to Fundy Albert Council: UMNB Zone 2 Regional Meeting, October 3, 2026

Oct 21, 2026 · @Derek Lackey

To	Mayor and Council, Village of Fundy Albert
From	Councilor Derek Lackey, Ward 1, UMNB Zone 2 Director
Council meeting date	To be confirmed
Subject	UMNB Zone 2 (Southeast) Regional Meeting, October 3, 2026
Report type	For information and direction

Recommendation

That Council:

1. Receive this report on the UMNB Zone 2 Regional Meeting of October 3, 2026, for information.
2. Direct staff to prepare Fundy Albert's input on Phase 2 of provincial property tax reform, for submission to UMNB through the Zone 2 Directors.
3. Direct staff to report back on the number of Fundy Albert properties registered under the Farmland Identification Program (FLIP), and the number of properties (PIDs) with no valid tax account, along with the estimated effect of each on local tax revenue.
4. Invite members of Council to propose resolutions for the next Zone 2 meeting (January or February 2027), so that approved resolutions can go forward to the UMNB Annual General Meeting in April 2027.
5. Encourage members of Council to attend the UMNB virtual sector meeting for Rural Communities on November 19, 2026, at 6:00 p.m.

Purpose and Background

This report updates Council on the UMNB Zone 2 Regional Meeting held October 3, 2026, and asks for direction on the follow-up items that affect Fundy Albert.

The Union of Municipalities of New Brunswick (UMNB) groups its members into regional zones. Fundy Albert sits in Zone 2, the Southeast Zone, which includes villages, towns and cities. Zone meetings rotate among member communities and are where the zone shapes its priorities and approves resolutions for the UMNB Annual General Meeting.

Zone 2 is represented on the UMNB board by three Directors: Mayor Rob Campbell (Salisbury), Councilor Cecile Cassista (Riverview) and Councilor Derek Lackey (Fundy Albert). This was Councilor Lackey's first meeting as a Zone 2 Director.

Executive Summary

Forty-nine people attended, and all twelve Zone 2 communities were represented: Salisbury, Riverview, Three Rivers, Cap Acadie, Memramcook, Dieppe, Strait Shores, Tantramar, Fundy Albert, Maple Hills, Moncton and Shediac.

The meeting centered on three things that matter to Fundy Albert. First, UMNB is gathering member input for Phase 2 of provincial property tax reform, and that input will flow through the Zone 2 Directors. Second, two provincial tax issues, the Farmland Identification Program (FLIP) and properties with no tax account, may be reducing local revenue. Third, the zone will approve resolutions in January or February 2027 for the April 2027 UMNB AGM, so Council has a short window to bring issues forward.

UMNB also confirmed changes to its own calendar. Starting in 2027, as a trial, the annual conference moves to the spring, and advocacy days move to the fall. The future of Mayor School depends on a funding application now in progress, and members were asked to help shape UMNB's new strategic plan.

Key Discussion Items

Phase 2 of Property Tax Reform

UMNB Executive Director Dan Murphy reviewed UMNB's advocacy on the first round of property tax reform. Because many members are newly elected, UMNB will re-send its position paper and its letter to the Premier to all zone members. Zone 2 Directors will gather member input to shape UMNB's position on Phase 2.

Farmland Identification Program (FLIP)

FLIP lets owners of registered farmland defer provincial property tax, plus the part of local tax above the average rate, on eligible farmland and farm buildings. The taxes are deferred, not forgiven, and must be repaid with interest if the land leaves farming. For municipalities, the concern is less property tax collected today. Supporters say the program protects farmland and helps farming in the province.

Properties with No Tax Account

Memramcook Mayor Maxime Bourgeois reported that many properties (PIDs) have no valid tax account number. This usually happens when an owner dies and the property was never properly transferred on paper. He estimates about 150 such properties in his area alone that the Province does not tax, and says he has raised it with the Province for more than five years without a fix.

Volume of Resolutions

Members said UMNB receives more resolutions than its staff can realistically act on, and asked for a tighter, more focused intake. Mayor Thorne of Sussex has raised a similar concern. Mayor Campbell will take the issue to the UMNB Executive, and Councillor Cassista will circulate the resolution guidelines, which were streamlined two years ago.

Conference and Advocacy Schedule

Starting in 2027, as a trial, the UMNB conference moves to the spring and advocacy days move to the fall, when advocacy is expected to have more impact.

Mayor School

The program received strong feedback. Its future depends on funding, and UMNB will submit a funding application.

UMNB Strategic Plan

UMNB expects the new strategic plan to focus on two or three key issues. Members were urged to share their views during the planning process.

Upcoming Dates and Action Items

Date	Event
Nov 18, 2026, 6:00 p.m.	UMNB virtual sector meeting: Towns
Nov 19, 2026, 6:00 p.m.	UMNB virtual sector meeting: Rural Communities
Nov 25, 2026, 6:00 p.m.	UMNB virtual sector meeting: Cities
January or February 2027	Next Zone 2 meeting; zone approves resolutions
April 2027	UMNB Annual General Meeting

Action	Responsible
Re-send property tax reform position paper and letter to the Premier	UMNB
Gather member input on Phase 2 of property tax reform	Zone 2 Directors
Raise the volume of resolutions with the UMNB Executive	Mayor Rob Campbell
Circulate the resolution process guidelines	Councillor Cecile Cassista
Submit funding application for Mayor School	UMNB

Implications for Fundy Albert

- **Tax base.** FLIP deferrals and properties with no tax account both reduce what the Village collects. Fundy Albert has a large rural land base, so knowing the local numbers will help Council judge whether to press the Province on either issue.
- **Property tax reform.** Phase 2 is Council's chance to shape provincial reform. Input sent through a Fundy Albert Director carries direct weight at the UMNB table.

- **Resolutions.** Resolutions must be ready for the January or February 2027 zone meeting to reach the April AGM. Given the push for fewer, more focused resolutions, Council should bring forward one or two strong priorities rather than a long list.
- **Rural voice.** The November 19 Rural Communities sector meeting is the best place to raise rural priorities before resolutions are drafted.

Financial Impact

No direct cost to the Village arises from this report. Staff time will be needed to prepare tax reform input and the FLIP and PID data.

Next Steps

With Council's direction, staff will prepare the tax reform input and the FLIP and PID figures, and Councillor Lackey will carry Council's priorities to Zone 2 and the UMNB board.

BUILDING PERMITS

October 2026

WARD	Number of Permits	Value
1	0	$0
2	1	$312,800
3	0	$0
4	1	$2,624
5	2	$62,608
6	3	$1,298,175
TOTAL	7	$1,676,207

Voyent Alert
Registrants - 1073
YTD Alerts - 53
From Aug 2024 - 154

Facility Usage
RA Community Room - 12
RA Gym - 18
Alma Activity Centre - 15
Multi-Cultural - 9

Revenue - $50 - was for a Birthday party.

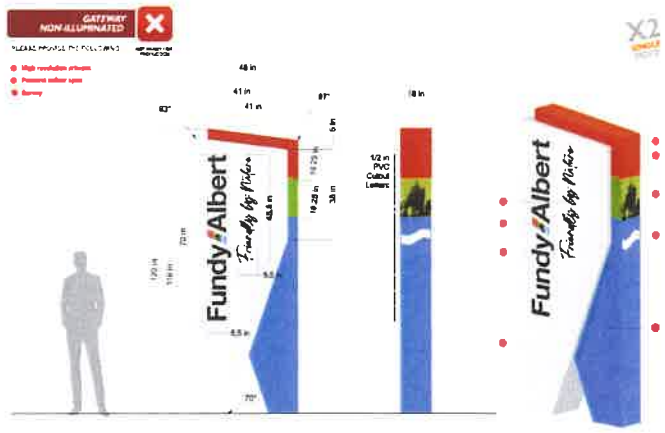
In-kind usage included:
-Rising Tides
-NHWW
-Fleet Launch
- Home School Group
-CCRC
-Game Night (Kris Kelly)
-Quilting Group
-Pickleball

FUNDING

- CanExport Funding: Working with a consultant and the Southeast Regional Service Commission (SERSC) Economic Development Dept to develop community and investment data sheets in support of the CanExport funding application.
- Community Infrastructure Grant (Western Communities Foundation)- Applied for funds to construct dug outs (bunkers) at the Riverside-Albert ball field.
- Dept. Canadian Heritage – Canada Day Grant
- Canada Summer Jobs – Applied for 2027 Summer Student Funding

FUNDY ALBERT SIGNAGE

The base has been installed. The sign will be installed the week of November 9 or November 16th. Delayed due to staff changes at Hansen Signs.



BY-LAWS AND POLICIES

- Review of By-Laws – As part of our ongoing efforts to ensure our municipal by-laws remain current and enforceable
- Human Resources Manual/Policy was completed by McAdvisory Group. Received Council feedback and sent to McAdvisory for input.

- Dog control by-law – First and Second Reading completed. Council input needed prior to third reading scheduled for January.

- Solid Waste Management Bylaw in the works

Projects/Updates

Water Systems

Operationally everything is working well.

Alma Wastewater Lagoon – Actuator Valve Failure

Manual operation of the Alma wastewater lagoon discharge valve is continuing following approval from the Department of Environment and Local Government. Staff are operating the valve in accordance with the approved tidal discharge requirements while the permanent replacement is outstanding.

The new valve has been received. Currently waiting for Moncton Plumbing to install

Riverside-Albert Water System

Easement agreements with WH Forestry and Nature Conservancy are completed. Now to work with one landowner.

Hillsborough Water Exploration

Englobe will provide a short letter weeks summarizing the preliminary drilling results and our recommendations. At that point, we should also be in a better position to confirm the anticipated timing and costs going forward.

Hillsborough Outfall Project

On this project, we are still waiting for the License of Occupation from the province which permits work on provincial crown land where the outfall is located. Request for Proposals have been sent to businesses who do this type of works.

Trails

Received the WAWA permit to begin work on Gray Brook Trail.

Asset Retirement Obligation Assessment

Currently waiting for the final version of the report.

PMHP – Scenic Drive

The Scenic Drive shoulder and swale improvement project is completed. However, there are deficiencies that staff are working on with the Engineers.

Water and Wastewater Capacity Analysis

The analysis came back in regards to the proposed development on Young Street, Hillsborough. The rest of the report will be submitted by the end of the year.

Capital Renewal Plan

Staff are working on the Capital Renewal Plan that needs to be sent to the Province by December 15th. A Special Meeting will have to be held in December to present and approve the plan.

Fundy Albert
Friendly by Nature

Meeting date: November 17th, 2026
Department Report: Finance

Date: November 10th, 2026

Department: Finance

Brief

2024 Audit

EY has given the timeline of having our draft statements out by the end of November.

Income Statements/Bank Balance
Please see below for balances as of October 31st, 2026:

General (Appendix I – General Monthly Budget Report – October 2026)
- Available Bank Balance: $880,896
- Net Income/Loss: $760,788

Alma Utility (Appendix II – Alma Utility Monthly Budget Report –October 2026)
- Available Bank Balance: $84,874 - plus $50,000 overdraft
- Net Income/Loss: $243,708

Hillsborough Utility (Appendix III – Hillsborough Utility Monthly Budget Report – October 2026)
- Available Bank Balance: $263,367
- Net Income/Loss: $230,271

Riverside-Albert Utility (Appendix IV – Riverside-Albert Utility Monthly Budget Report –October 2026)
- Available Bank Balance: $216,207
- Net Income/Loss: $260,679

Please note: Net Income/Losses are subject to change due to Outstanding Expenses

Receivables

Finance has billed for Hillsborough Utility 3rd Quarter and, Alma and Riverside-Albert Utility 4th Quarter Billing.

In collections efforts, we will be sending out Disconnection Warnings and notice in the coming weeks.

Fundy Albert
Friendly by Nature

Meeting date: November 17th, 2026
Department Report: Finance

See chart below for updated collection efforts:

Department	61-90 (09/26)	61-90 (10/26)	91+ (09/26)	91+ (10/26)	Arrears*
Alma Utility	132	-	46,652	31,428	10,002
Riverside-Albert Utility	-	-	27,881	19,897	41,474
Hillsborough Utility	118	-	73,494	54,780	16,026
General	294	-	36,691	36,579	-

*Arrears – These amounts have been sent to collections/services disconnected
**Credits were removed from report to show more accurate picture of receivables

Fundy Albert — October 2026 Executive Summary

Year-to-date snapshot across all four funds (10 of 12 months = 83% pace target)

Fund	Yearly Budget	YTD Revenue	YTD Expenses	Surplus / (Deficit)	Rev % Utilized	Exp % Utilized
GO - General Operating	$7,203,312	$6,191,194	$5,430,406	**$760,788**	86%	75%
AU - Alma Utility	$436,149	$431,670	$187,961	**$243,708**	99%	43%
HU - Hillsborough Utility	$797,102	$619,319	$389,048	**$230,271**	78%	49%
RAU - Riverside-Albert Utility	$462,138	$463,065	$202,386	**$260,679**	100%	44%
TOTAL (All Funds)	**$8,898,701**	**$7,705,248**	**$6,209,801**	**$1,495,447**	**87%**	**70%**

GO - General Operating

- Revenue tracking: Above pace at 86% ($6.19M of $7.20M). Warrant and Fiscal Capacity Funding on target at 83%; Utility Fund transfer at 75% (billed quarterly). Recycling (95%), Construction (141%, received quarterly), Community Centre (164%) and Swimming Pools (156% — strong swimming lesson participation) are ahead of target; Skating Rink at 60% (arena open 6 months annually) and Interest at 74% (lower cash balance). Unbudgeted revenue includes Firesmart funding ($93K), Demolition permits ($34K), Miscellaneous ($38K — HFD rescue truck reimbursement and Alma Gazebo donation), $40K LG deferred revenue and $14K DNR fire revenue; Conditional Federal Transfers at 330% ($26K). Prior-year surplus at 82% pending 2024 audit. Have not recorded Operating Reserve ($100K, no reason to withdraw).

- Expense tracking: Under pace at 75% ($5.43M of $7.20M). General Government (89%) above target on annual/one-time costs (Assessment Service Fee 100%, External Audit 100%, Other Admin Services 99%, HR Other 97%) and Accounting: Other at 240% for e6 (offset by vacant positions, plus a further $40K offset by deferred revenue). Protective Services (72%) and Transportation Services (73%) below pace — RCMP on target at 75% and Fire Contractual Agreement now billed in full (100%), but Firefighting Personnel 10%, Fire Alarm Systems 22%, Fighting Equipment 43% and Bridges 0% (repair materials purchased in November). Environmental Health (83%), Public Health (83%), Environmental Development (81%) and Recreation & Cultural (85%) on or near target. Fiscal Services (28%) materially below pending November/December debenture cheques and the $157K capital reserve transfer.

- Key items: $761K YTD surplus. Snow & Ice Removal private contract at 71% (6 months of expense, extra sand); Street Lights: Power at 89% on the April 1 rate increase. Vacant Councillor seat (76%) and Acting CAO coverage (Manager, Administration Personnel 52%) continue to reduce personnel spend. Firesmart program ($68K spent vs. $93K funded) and grant/donation-funded one-offs (Alma Gazebo tables, picnic tables & bins, hall chairs & tables, $21.5K pool drain replacement) are largely offset by matching revenue; the $15K White Birch Estates Pump Track is awaiting funding.

AU - Alma Utility

- Revenue tracking: Above pace at 99% ($432K of $436K), including the prior-year surplus (98%, pending 2024 audit). Q4 water (103%) and wastewater (93%) billing recorded; Unconditional Transfer received in full ($30K, 100%); Interest at 101%.

- Expense tracking: Under pace at 43% ($188K of $436K). Water Supply 56% and Wastewater Disposal 54% — underspend reflects quarterly admin billing (63% / 58%) plus unused contingency lines (Purification 39%, Transmission & Distribution 40%, Wastewater Collection 5%); Treatment at 44% with the actuator expected to be installed in November. Power & Pumping at 46% as new facilities only came online in spring. Fiscal Services 14%, with debenture interest ~50%, principal installments only 9-10% and the $30K short-term borrowing interest not yet incurred.

- Key items: $244K YTD surplus — largely timing, not structural savings. Source of Supply is over budget at 336% ($3,782 of $1,126) from annual property tax plus $2,674 insurance on the new well. Principal installments, short-term borrowing interest and the $9.9K Capital Wastewater Fund transfer still pending.

HU - Hillsborough Utility

- Revenue tracking: Slightly below pace at 78% ($619K of $797K), as the $46K Operating Reserve Fund has not been drawn (no reason to withdraw); excluding it, revenue is at 82%. Q3 billing to September 30, 2026 recorded — water (79%) and wastewater (79%) both ahead of the three-quarter mark. Interest revenue at 296% of budget ($19.2K of $6.5K) — favourable variance. Water Supply (Fire) received in full ($8,280, 100%); prior-year surplus at 87% pending 2024 audit.

- Expense tracking: Under pace at 49% ($389K of $797K). Water Supply 50%, with the Source of Supply water exploration project still in planning phase (44% of $196K) and Purification at 36%; Power & Pumping at 97% on annual generator maintenance and repairs. Wastewater Disposal 57% — Lift Station 40% (contingency not yet used) and Treatment 69% (including $3.2K blower repair). Fiscal Services 37% — debenture interest 51% and principal 58% recorded; $67.8K Capital Water Fund transfer not used.

- Key items: $230K YTD surplus, with Q4 billing still to come. The water exploration project (~$110K of budget remaining), lift station maintenance and the $67.8K Capital Water Fund transfer remain the main outstanding spend commitments.

RAU - Riverside-Albert Utility

- Revenue tracking: Above pace at 100% ($463K of $462K), including the prior-year surplus (100%). Q4 water and wastewater billing recorded across all customer classes (residential 100%, commercial 93-94%, institutional 100%), and annual-billed categories are invoiced in full (Industrial, Own Government, Wastewater Own Govt., Water Supply (Fire) $5,000). Interest revenue strong at 141%.

- Expense tracking: Under pace at 44% ($202K of $462K). Water Supply 67% — Purification Treatment at 81% plus a $4,477 EXP invoice, Source of Supply 66%, Power & Pumping 66% on completed generator maintenance. Wastewater Disposal 50%, with Lift Station at 33% (auto dialer purchase ~$7K this fall) and Treatment at 65%. Fiscal Services 12%: principal installments at 0% on both water and wastewater debt, and the $77.7K Capital Wastewater Fund transfer not used.

- Key items: $261K YTD surplus — the largest of the three utilities, but largely timing, not structural savings. Principal installments ($44K combined) and the $77.7K capital fund transfer will absorb roughly half of it in the balance of the year. Contingency lines in wastewater collection (10%) remain unused.

Fundy Albert General

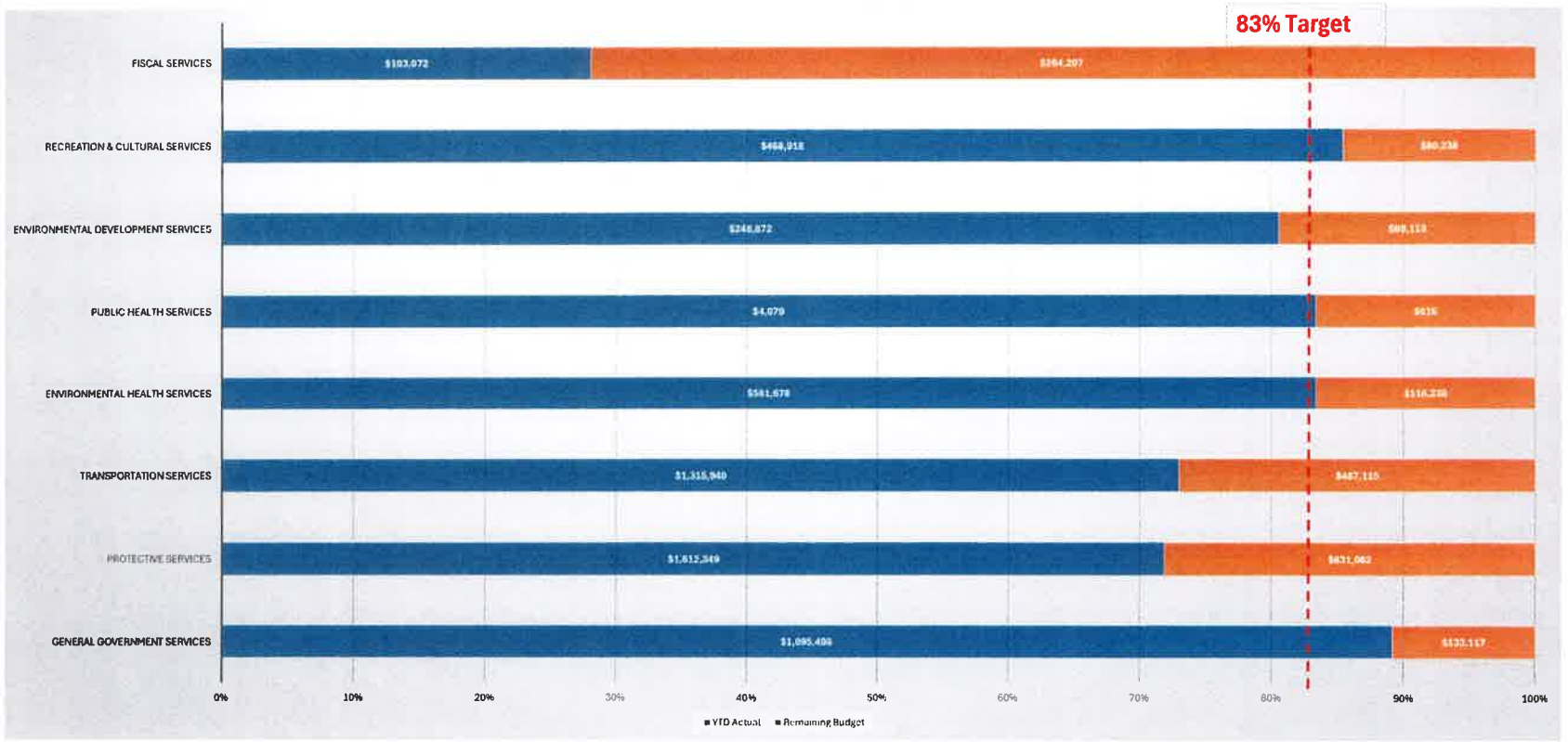
Target: **83%**

Budget vs. Actual

October 31, 2026

GO - OCT: Expense Subtotals — Budget vs YTD

Category	YTD Actual	Remaining Budget	Yearly Budget	% Used
General Government Services	$1,095,498	$133,117	$1,228,615	89.2%
Protective Services	$1,612,349	$631,062	$2,243,411	71.9%
Transportation Services	$1,315,940	$487,115	$1,803,055	73.0%
Environmental Health Services	$581,678	$116,238	$697,916	83.3%
Public Health Services	$4,079	$816	$4,895	83.3%
Environmental Development Services	$248,872	$60,113	$308,985	80.5%
Recreation & Cultural Services	$468,918	$80,238	$549,156	85.4%
Fiscal Services	$103,072	$264,207	$367,279	28.1%



Fundy Albert General

Target: **83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
REVENUE				**Target to be at or above 83%**	
Warrant	-	5,809,732	4,841,444	83%	
Fiscal Capacity Funding	-	348,977	290,814	83%	
Fire (to Rural District)	1.3.2.2.4	18,696	18,696	100%	Received Total Allocation
Roads & Streets (4.574 Lane Km)	1.3.2.3.3	11,321	7,547	67%	
Fire Services: Other			14,373		DNR revenue
Recycling Products	1.4.4.3.9	92,636	88,382	95%	
Community Centre (Hall)	1.4.7.1.2	13,000	21,277	164%	
Swimming Pools, Beaches, Marinas	1.4.7.1.3	6,000	9,372	156%	Strong Swimming Lesson Participation
Skating Rink & Arena	1.4.7.1.5	135,000	81,395	60%	Arena Open 6 Months Annually
Cultural Buildings & Facilities	1.4.7.2.1	24,120	16,320	68%	
Construction (including RSC)	1.5.1.7.3	45,000	63,628	141%	Receive Revenue Quarterly
Building Permits: Demolition	1.5.1.7.5		33,893		
Structures, Other	1.5.3.2.8	16,362	11,982	73%	
Interest on Investments	1.5.5.2.1	24,000	17,680	74%	Decrease in Cash Balance
Miscellaneous, Other		-	37,973		HFD reimbursement for Rescue truck work $17,788 - expensed in Fighting Equipment 2.2.4.3.4, Donation $15,341 for New Table and benches in Alma Gazebo
Unconditional Transfers (Federal)			-		
Unconditional Transfers (Other)			-		
Conditional Transfers (Federal)	1.7.1.9.8	7,986	26,348	330%	Celebrate Canada Day, Summer/Trans Canada Trail Care Grant, Canada Works, Data Sheet Funding
Conditional Transfers (Other)	1.7.5.2.9	1,917	1,000	52%	
			6,057		SEED Funding

Fundy Albert General

Target: **83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
					Grant for Picnic tables, benches, garbage bins Expensed
			16,375		2.6.9.1.2 $6,008 + 2.7.1.8.9 $6,008 + 2.7.1.2.9 $3,374
			40,000		Deferred Revenue - LG - Accounting
			8,343		Funding for By-law and HR Policy
					Firesmart Funding - Charged Through Other General
			93,197		Administration Services
			20,000		Funding for Swimming Pool Upgrades
Surplus from Previous Year	1.9.1.1.1	184,367	151,778	82%	Pending 2024 audit results
Operating Reserve	1.9.1.2.1	100,000	-	0%	Healthy Operating - No Reason to Withdraw
Utility Fund	1.9.2.1.1	363,511	272,633	75%	Billed Quarterly
Adjustment for payment in lieu of taxes (PILT)	1.9.9.1.1	687	687	100%	Annual Revenue
TOTAL REVENUE		**7,203,312**	**6,191,194**	**86%**	
EXPENSES				**Target to be at or below 83%**	
GENERAL GOVERNMENT SERVICES					
Mayor: Personnel	2.1.1.1.1	42,172	33,333	79%	
Mayor: Other	2.1.1.1.9	9,500	5,408	57%	
Councillors: Personnel	2.1.1.3.1	130,130	99,361	76%	1 Councillor Seat Formally Vacant
Councillors: Other	2.1.1.3.9	8,000	4,589	57%	Low Expenses Submitted
Development Seminars	2.1.1.4.1	3,500	3,696	106%	One time expenses - Council Training
Other Legislative Costs	2.1.1.9.9	3,500	1,946	56%	
			3,000		Development of Water and Sewer By-Law - Funded
			5,000		Includes Employee Policy Review - Funded through LG

Fundy Albert General

Target: **83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
Manager, Administrator: Personnel	2.1.2.1.1	123,549	64,124	52%	Acting CAO in Clerk Budget line
Manager, Administrator: Other	2.1.2.1.2	2,500	2,289	92%	Includes Trips to Meet w/ Ministers w/ Mayor
Clerk: Personnel	2.1.2.1.3	141,828	122,630	86%	
Human Resources: Other	2.1.2.1.5	11,692	11,381	97%	PW Tracking Program Per Budget
Office Building	2.1.2.1.7	128,027	99,864	78%	
Legal Services	2.1.2.1.8	60,000	44,606	74%	
					Majority of Budget - Worksafe NB Annual Fees & Voyent
Other Administrative Services	2.1.2.1.9	37,920	37,576	99%	Alert Subscription
Financial Management, Administration: Personnel	2.1.2.2.1	69,892	36,927	53%	
Accounting: Personnel	2.1.2.2.3	62,306	51,693	83%	
Accounting: Other	2.1.2.2.4	15,000	36,000	240%	e6 - To be offset with savings from vacant positions
			40,000		e6 - Offset by Deferred Revenue
External Audit: Audit Fees	2.1.2.2.6	25,000	25,000	100%	Interim invoice from EY
Purchasing: Other	2.1.2.2.8	99,714	74,698	75%	HST Expense/ September HST Rebate Completed in October
Civic Relations	2.1.2.5.2	5,000	3,704	74%	
Training & Development	2.1.2.5.9	17,500	6,902	39%	
Assessment Service Fee	2.1.2.9.1	133,724	133,724	100%	Annual One-Time Cost (June)
Regional & Collaborative Services (RSC)	2.1.2.9.2	7,415	6,179	83%	
Other General Administration Services		-	138		
			1,184		Items Funded through Grants
			67,867		Firesmart Program Funded Through Line 1.7.5.2.9
Conventions & Delegations	2.1.2.9.3	7,500	3,590	48%	
Liability Insurance	2.1.2.9.4	54,646	43,309	79%	

Fundy Albert General

Target: **83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
Municipal Association Membership	2.1.2.9.5	11,600	8,931	77%	UMNB & FCM & MPWWA for 2026
Other, Grants	2.1.9.5.9	17,000	16,850	99%	
TOTAL GENERAL GOVERNMENT SERVICES		**1,228,615**	**1,095,498**	89%	
PROTECTIVE SERVICES					
RCMP	2.2.1.9.4	1,119,794	839,846	75%	Billed Quarterly
Firefighting Force: Personnel	2.2.4.2.1	86,258	8,409	10%	
Firefighting Force: Other	2.2.4.2.9	57,085	35,128	62%	Budget Line Consists of One-Off Expenses
Fire Alarm Systems	2.2.4.3.1	58,032	12,515	22%	No Repair Replacements Purchased
Water Cost	2.2.4.3.2	13,280	13,280	100%	Billed Annually
Station & Building	2.2.4.3.3	88,019	60,072	68%	
Fighting Equipment	2.2.4.3.4	242,449	103,658	43%	Minimal Equipment Purchased W/Budget
Fire Investigation	2.2.4.4.2	2,000	-	0%	
Fire Prevention	2.2.4.4.3	3,500	3,098	89%	Annual One-Time Costs
Fire Training & Development	2.2.4.6.9	15,875	11,935	75%	
Fire Contractual Agreement with Other LG	2.2.4.9.1.1	417,702	417,702	100%	Now Billed for the remainer of the year
Other EMO Services	2.2.5.9.9	13,320	3,142	24%	Contingency Not Used
By-Law Enforcement: Other	2.2.9.1.9	106,490	88,754	83%	Full year of By-Law Invoices paid
Animal & Pest Control: Other	2.2.9.4.9	18,336	13,752	75%	1st, 2nd & 3rd Quarter Invoice
Regional Public Safety Committee (RSC)	2.2.9.7.1	1,271	1,059	83%	
TOTAL PROTECTIVE SERVICES		**2,243,411**	**1,612,349**	72%	

Fundy Albert General

Target: **83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
TRANSPORTATION SERVICES					
Common Services Administration: Personnel	2.3.1.1.1	268,543	201,631	75%	
Common Services Administration: Other	2.3.1.1.9	4,140	2,737	66%	
Workshops, Yards & Other Buildings: Personnel	2.3.1.5.1	423,670	320,723	76%	
General Equipment	2.3.1.5.3	189,894	111,232	59%	
Workshops, Yards & Other Buildings: Other	2.3.1.5.9	55,643	44,352	80%	
Summer Maintenance: Private Contract	2.3.2.3.2.1	279,000	221,097	79%	
Summer Maintenance: DTI	2.3.2.3.2.2	28,213	23,511	83%	
Sidewalks	2.3.2.33	6,000	5,589	93%	
Culverts & Drainage Ditches	2.3.2.3.4	95,975	66,947	70%	
Snow & Ice Removal: Private Contract	2.3.2.3.8.1	276,638	197,686	71%	6 Months Expense - Extra Sand Required
Snow & Ice Removal: DTI	2.3.2.3.8.2	63,630	42,418	67%	
Bridges, Viaduct, Causeway & Grade Separations	2.3.2.4.9	20,000	-	0%	Materials for bridge repair purchased in November
Street Lights: Power	2.3.2.5.2	82,397	73,403	89%	Increase in rates April 1, 2026
Street Signs	2.3.2.6.1	7,500	3,104	41%	
Regional Transport: Contribution to RSC	2.3.3.3.1	1,812	1,510	83%	
TOTAL TRANSPORTATION SERVICES		**1,803,055**	**1,315,940**	73%	
ENVRIONMENTAL HEALTH SERVICES					
Collection: RSC	2.4.3.2.9	592,260	493,550	83%	
Disposal: Tipping Fees (RSC)	2.4.3.3.2	105,656	88,127	83%	
TOTAL ENVRIONMENTAL HEALTH SERVICES		**697,916**	**581,678**	83%	

Fundy Albert General

Target: **83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
PUBLIC HEALTH SERVICES					
Public Health: Other	2.5.1.9.1	4,895	4,079	83%	
TOTAL PUBLIC HEALTH SERVICES		**4,895**	**4,079**	83%	
ENVIRONMENTAL DEVELOPMENT SERVICES					
Local Planning: Contribution to RSC	2.6.1.1.2	219,849	183,208	83%	
Beautification & Rehabilitation of Lands	2.6.2.1.3	14,900	9,640	65%	Budget Line Consists of One-Off Expenses
Tree Removal & Planting	2.6.2.2.1	5,000	1,570	31%	
Natural Resources Development: Other	2.6.2.2.9	4,750	-	0%	
Tourist Bureau	2.6.9.1.1	30,017	21,882	73%	Summer Staff/VIC Costs
Tourist Camps, Parks, Etc	2.6.9.1.2	8,966	4,053	45%	
					New Table and benches in Alma Gazebo - Funded through
			13,911		Donations
			6,008		New Picnic Tables & Garbage Bins - Funded by RDC
Promotion of Tourist Attraction	2.6.9.1.3	250	230	92%	
Tourism: Contribution to RSC	2.6.9.1.8	1,266	1,055	83%	
Community Development: Contribution to RSC	2.6.3.1.1	3,987	3,322	83%	
Economic Development Administration: Other	2.6.7.1.2	20,000	3,994	20%	
TOTAL ENVIRONMENTAL DEVELOPMENT SERVICES		**308,985**	**248,872**	81%	
RECREATION & CULTURAL SERVICES					
					Funding of $8,000 in Unconditional Federal Transfers for
Recreation Administration: Other	2.7.1.1.9	17,000	15,415	91%	Canada Day
Community Centres & Halls: Other	2.7.1.2.9	82,903	63,853	77%	

Fundy Albert General

Target: **83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
			4,857		New Chairs & Tables - Funded by RDC
Swimming Pools, Beaches, Marinas: Personnel	2.7.1.3.1	27,532	24,616	89%	
Swimming Pools, Beaches, Marinas: Other	2.7.1.3.1	31,856	29,496	93%	Stripping and Painting Pool
			21,525		Remove and replace drains in pool - Received $20,000 from RDC Line 1.7.5.2.9
Skating Rinks & Arenas: Personnel	2.7.1.5.1	114,457	82,280	72%	Open During Winter Months
Skating Rinks & Arenas: Other	2.7.1.5.9	176,567	132,588	75%	
Parks & Playgrounds: Personnel	2.7.1.8.1	21,572	12,662	59%	Did not Hire for Third Position
Parks & Playgrounds: Other	2.7.1.8.9	12,371	5,232	42%	
			15,000		White Birch Estates Pump Track - to receive Funding
			9,232		New Picnic Tables & Garbage Bins - Funded by RDC
Cultural Buildings & Facilities: Other	2.7.2.2.9	16,478	15,378	93%	Prop. Tax Paid
Museums: Other	2.7.2.4.9	10,120	8,844	87%	Prop. Tax Paid
Libraries: Other	2.7.2.5.9	37,054	26,910	73%	
Other Recreation: Contribution to RSC	2.7.5.1.1	1,246	1,030	83%	
TOTAL RECREATION & CULTURAL SERVICES		**549,156**	**468,918**	**85%**	
FISCAL SERVICES					
Interest on Long Term Debt	2.8.1.1.1	35,869	4,702	13%	Post dated cheques for these only in months of May, June,
Principal Installments	2.8.1.1.2	91,000	20,000	22%	November and December
Short Term Interest for Capital Projects	2.8.1.1.6	63,210	62,373	99%	Lease Payments Budgeted Until End of June
Cost of Issing & Selling New Debentures	2.8.1.9.2	12,000	9,000	75%	Debenture for RAFD Truck Loan
Banking Service Charge	2.8.1.9.3	8,000	6,997	87%	
Transfer to Capital Reserve	2.8.2.1.1	157,200	-	0%	

Fundy Albert General

Target: **83%**

Budget vs. Actual

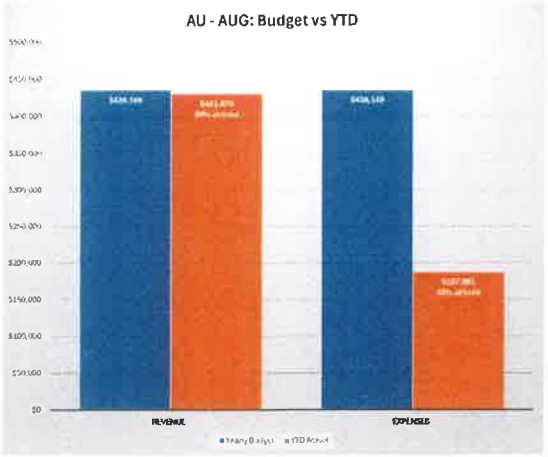
October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
TOTAL FISCAL SERVICES		367,279	103,072	28%	
TOTAL EXPENSES		7,203,312	5,430,406	75%	
SURPLUS (DEFICIT)		-	760,788		

Utility Funds – OCT: Revenue & Expenses (Budget vs YTD)

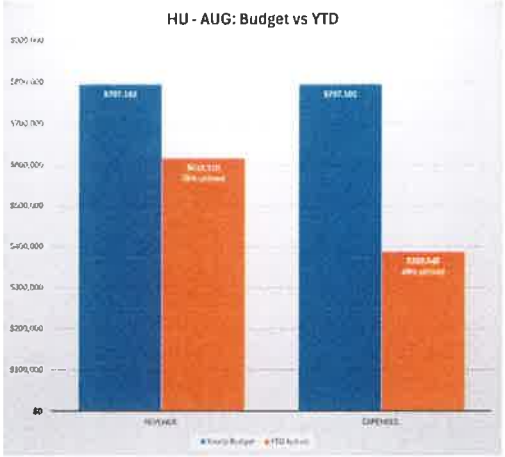
AU - OCT (Alma Utility)

Category	Yearly Budget	YTD Actual	% Utilized
Revenue	$436,149	$431,670	99%
Expenses	$436,149	$187,961	43%



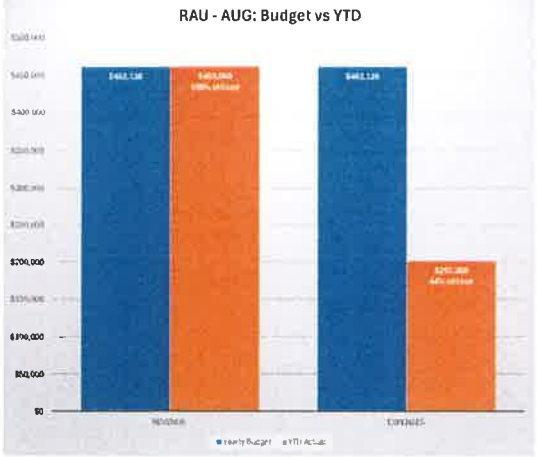
HU - OCT (Hillsborough Utility)

Category	Yearly Budget	YTD Actual	% Utilized
Revenue	$797,102	$619,319	78%
Expenses	$797,102	$389,048	49%



RAU - OCT (Riverside-Albert Utility)

Category	Yearly Budget	YTD Actual	% Utilized
Revenue	$462,138	$463,065	100.2%
Expenses	$462,138	$202,386	43.8%



Hillsborough Utility **Target: 83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
REVENUE				**Target to be at or above 83%**	
Sale of Water: Residential	1.4.4.1.1	297,976	234,948	79%	3rd Quarter Billing - September 30, 2026
Sale of Water: Commercial	1.4.4.1.2	-			
Sale of Water: Own Government	1.4.4.1.5	-			
Wastewater Disposal: Residential	1.4.4.2.1	314,924	249,339	79%	3rd Quarter Billing - September 30, 2026
Wastewater Disposal: Commercial	1.4.4.2.2	-			
Wastewater Disposal: Own Govern.	1.4.4.2.5	-			
Connection & Service Charge	1.4.4.5.1	-	500		
Interest	1.5.6.2.1	6,500	19,247	296%	
Water Supply (Fire)	1.5.7.2.0	8,280	8,280	100%	Annual Billing
Misc. Other	1.5.9.5.9	200	180	90%	
Unconditional Transfer: Other Government	1.6.3.0.0	-			
Combined Surplus from Second Previous	1.9.1.1.4	123,222	106,826	87%	Pending 2024 audit results
Operating Reserve Fund	1.9.1.2.1	46,000	-	0%	Healthy Operating - No Reason to Withdraw
TOTAL REVENUE		**797,102**	**619,319**	**78%**	

Hillsborough Utility **Target: 83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
EXPENSES				**Target to be at or below 83%**	
Water Supply - Administration: Other	2.4.1.1.9	101,891	60,830	60%	Utility Billed Quarterly
Purification Treatment: Other	2.4.1.2.9	28,328	10,252	36%	Contingency Not Yet Used
Source of Supply: Other	2.4.1.3.9	195,631	85,269	44%	Water Exploration Project Planning Phase
Transmission & Distribution: Other	2.4.1.4.9	27,401	13,040	48%	Contingency Not Used
Power & Pumping: Other	2.4.1.5.9	18,217	17,748	97%	Annual Generator Maintenance & Repairs
Water Supply - Other	2.4.1.9.9	-			
WATER SUPPLY		**371,468**	**187,140**	**50%**	
Wastewater Disposal - Administration: Other	2.4.2.1.9	69,759	40,730	58%	Utility Billed Quarterly
Wastewater Collection: Other	2.4.2.2.9	20,000	9,429	47%	Contingency Not Used
Wastewater Lift Station: Other	2.4.2.3.9	47,967	19,156	40%	Contingency Not Yet Used
Wastewater Treatment & Disposal	2.4.2.4.9	81,353	55,807	69%	Repairing Blower $3.2K
Wastewater Disposal - Other	2.4.2.9.9	-			
WASTEWATER DISPOSAL		**219,079**	**125,122**	**57%**	
Wastewater Disposal - Interest on Long Term Debt	2.8.5.1.1	54,753	27,787	51%	Post dated cheques for these only in months of May,
Wastewater Disposal - Principal Installments	2.8.5.1.2	84,000	49,000	58%	June, November and December
Water Supply - Interest on Long Term Debt	2.8.6.1.1	-			
Water Supply - Principal Installments	2.86.1.2	-			

Hillsborough Utility **Target: 83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
Water Supply - Interest on Short Term Borrowing	2.8.6.1.4	-			
Deficit from 2nd previous year	2.8.7.5.3	-			
Capital Water Fund	2.8.7.6.1	67,802	-	0%	
Operating Water Reserve	2.8.7.6.2	-			
Capital Wastewater Fund	2.8.7.6.3	-			
Operating Wastewater Reserve	2.8.7.6.4	-			
FISCAL SERVICES		206,555	76,787	37%	
TOTAL EXPENSES		797,102	389,048	49%	
SURPLUS (DEFICIT)		$ -	$ 230,271		

Riverside-Albert Utility **Target: 83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
REVENUE				**Target to be at or above 83%**	
Sale of Water: Residential	1.4.4.1.1	111,216	111,747	100%	4th Quarter Billing
Sale of Water: Commercial	1.4.4.1.2	10,192	9,621	94%	4th Quarter Billing
Sale of Water: Industrial	1.4.4.1.3	8,607	8,607	100%	Billed for the Year
Sale of Water: Institutional	1.4.4.1.4	65,318	65,318	100%	4th Quarter Billing
Sale of Water: Own Government	1.4.4.1.5	3,854	3,854	100%	Billed for the Year
Wastewater Disposal: Residential	1.4.4.2.1	66,384	66,264	100%	4th Quarter Billing
Wastewater Disposal: Commercial	1.4.4.2.2	7,728	7,224	93%	4th Quarter Billing
Wastewater Disposal: Institutional	1.4.4.2.4	50,408	50,408	100%	4th Quarter Billing
Wastewater Disposal: Own Govern.	1.4.4.2.5	620	620	100%	Billed for the Year
Connection & Service Charge	1.4.4.5.1	-			
Interest	1.5.6.2.1	3,567	5,047	141%	4th Quarter Billing
Water Supply (Fire)	1.5.7.2.0	5,000	5,000	100%	Annual Billing
Misc. Other	1.5.9.5.9	-	30		
Unconditional Transfer: Other Government	1.6.3.0.0	-	-		
Combined Surplus from Second Previous	1.9.1.1.4	129,244	129,325	100%	Pending 2024 audit results
TOTAL REVENUE		**462,138**	**463,065**	**100%**	

Riverside-Albert Utility **Target: 83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
EXPENSES				**Target to be at or below 83%**	
Water Supply - Administration: Other	2.4.1.1.9	93,361	58,684	63%	Utility Billed Quarterly
Purification Treatment: Other	2.4.1.2.9	31,287	25,275	81%	
			4,477		EXP Invoice Motion
Source of Supply: Other	2.4.1.3.9	28,032	18,528	66%	
Transmission & Distribution: Other	2.4.1.4.9	27,780	13,942	50%	Contingency Not Used
Power & Pumping: Other	2.4.1.5.9	17,369	11,514	66%	Gen. Maintenance Completed
Water Supply - Other	2.4.1.9.9	-	292	-	Dehumidifier - RA Office
WATER SUPPLY		**197,829**	**132,712**	**67%**	
Wastewater Disposal - Administration: Other	2.4.2.1.9	63,261	38,584	61%	Utility Billed Quarterly
Wastewater Collection: Other	2.4.2.2.9	10,000	1,034	10%	Contingency Not Used
Wastewater Lift Station: Other	2.4.2.3.9	20,356	6,767	33%	Purchasing Auto Dialer in Fall ($7K)
Wastewater Treatment & Disposal	2.4.2.4.9	5,769	3,760	65%	
Wastewater Disposal - Other	2.4.2.9.9	-			
WASTEWATER DISPOSAL		**99,386**	**50,145**	**50%**	
Wastewater Disposal - Interest on Long Term Debt	2.8.5.1.1	4,123	2,061	50%	Post dated cheques for these only in months of May,
Wastewater Disposal - Principal Installments	2.8.5.1.2	9,500		0%	June, November and December

Riverside-Albert Utility **Target: 83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
Water Supply - Interest on Long Term Debt	2.8.6.1.1	34,063	16,726	49%	Post dated cheques for these only in months of May,
Water Supply - Principal Installments	2.86.1.2	34,500		0%	June, November and December
Water Supply - Interest on Short Term Borrowing	2.8.6.1.4	5,000	516	10%	
Deficit from 2nd previous year	2.8.7.5.3	-			
Capital Water Fund	2.8.7.6.1	-			
Operating Water Reserve	2.8.7.6.2	-			
Capital Wastewater Fund	2.8.7.6.3	77,737	-	0%	
Operating Wastewater Reserve	2.8.7.6.4	-			
Cost of Issuing & Selling of New Debentures	2.8.6.9.1	-	224		
FISCAL SERVICES		**164,923**	**19,528**	**12%**	
TOTAL EXPENSES		**462,138**	**202,386**	**44%**	
SURPLUS (DEFICIT)		**$ -**	**$ 260,679**		

Alma Utility **Target: 83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
REVENUE				**Target to be at or above 83%**	
Sale of Water: Residential	1.4.4.1.1	205,766	211,818	103%	4th Quarter Billing
Sale of Water: Commercial	1.4.4.1.2	-			
Sale of Water: Own Government	1.4.4.1.5	-			
Wastewater Disposal: Residential	1.4.4.2.1	132,183	122,971	93%	4th Quarter Billing
Wastewater Disposal: Commercial	1.4.4.2.2	-			
Wastewater Disposal: Own Govern.	1.4.4.2.5	-			
Connection & Service Charge	1.4.4.5.1	-			
Interest	1.5.6.2.1	3,600	3,654	101%	4th Quarter Billing
Water Supply (Fire)	1.5.7.2.0	-	-		
Misc. Other	1.5.9.5.9	100	40	40%	
Unconditional Transfer: Other Government	1.6.3.0.0	30,000	30,000	100%	Billed Annually
Combined Surplus from Second Previous	1.9.1.1.4	64,500	63,188	98%	Estimate - Pending 2024 audit results
Operating Reserve Fund	1.9.1.2.1	-			
TOTAL REVENUE		**436,149**	**431,670**	**99%**	

Alma Utility **Target: 83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
EXPENSES				**Target to be at or below 83%**	
Water Supply - Administration: Other	2.4.1.1.9	92,704	58,321	63%	Utility Billed Quarterly
Purification Treatment: Other	2.4.1.2.9	12,772	5,007	39%	Contingency Not Used
Source of Supply: Other	2.4.1.3.9	1,126	3,782	336%	Prop. Tax Paid for the Year & Insurance for the New Well $2,674
Transmission & Distribution: Other	2.4.1.4.9	34,404	13,703	40%	Contingency Not Used
Power & Pumping: Other	2.4.1.5.9	23,841	11,044	46%	New Facilities Just Came Online in Spring
Water Supply - Other	2.4.1.9.9	-	-		
WATER SUPPLY		**164,847**	**91,857**	**56%**	
Wastewater Disposal - Administration: Other	2.4.2.1.9	66,245	38,221	58%	Utility Billed Quarterly
Wastewater Collection: Other	2.4.2.2.9	9,000	440	5%	Contingency Not Used
Wastewater Lift Station: Other	2.4.2.3.9	22,625	18,153	80%	Contingency Not Used
Wastewater Treatment & Disposal: Other	2.4.2.4.9	46,892	20,488	44%	Actuater to hopefully be installed in November
Wastewater Disposal - Other		1,513	1,187	78%	
WASTEWATER DISPOSAL		**146,275**	**78,489**	**54%**	
Wastewater Disposal - Interest on Long Term Debt	2.8.5.1.1	10,907	5,475	50%	Post dated cheques for these only in months of May, June, November
Wastewater Disposal - Principal Installments	2.8.5.1.2	29,000	3,000	10%	and December
Water Supply - Interest on Long Term Debt	2.8.6.1.1	12,407	6,141	49%	Post dated cheques for these only in months of May, June, November
Water Supply - Principal Installments	2.86.1.2	32,800	3,000	9%	and December
Water Supply - Interest on Short Term Borrowing	2.8.6.1.4	30,000	-	0%	
Deficit from 2nd previous year	2.8.7.5.3	-			

Alma Utility **Target: 83%**

Budget vs. Actual

October 31, 2026

Line Name	Line #	Yearly Budget Amount	YTD Actual Amount	% Budget Used	Notes
Capital Water Fund	2.8.7.6.1	-			
Operating Water Reserve	2.8.7.6.2	-			
Capital Wastewater Fund	2.8.7.6.3	9,913	-	0%	
Operating Wastewater Reserve	2.8.7.6.4	-			
FISCAL SERVICES		**125,027**	**17,616**	**14%**	
TOTAL EXPENSES		**436,149**	**187,961**	**43%**	
SURPLUS (DEFICIT)		**$ -**	**$ 243,708**		

Fundy Albert
Friendly by Nature

Meeting date: November 17, 2026
Public Works Supervisor

This is what the public works department have been working on the last few weeks

: Measuring the Steve's street bridge for lumber needed, ordered lumber to be delivered on the 13 of November 12, 2026.

: Removed all existing banners in all three villages and install the Remembrance Day banners and fixed several supports.

: Made gravel pad in Alma for the salt shed.

: Installed cement barriers in Alma at the lift station by the Alma take out.

: Ordered lumber for the Alma salt shed.

: On site with the tree company to do the road closure and to move all the larger tree trunk parts with our Bobcat.

Ongoing maintenance getting all winter equipment ready to be used for winter.

: Ordered more snow markers to finish all three villages.

: Ongoing maintenance of summer equipment to lay up for winter.

Day to day maintenance around all three villages to keep things moving well.

: Tree trimming of limbs on roadways for clearance of snowplows of all three villages.

: On site with the water guys to look after flagging, signage and doing the digging with the excavator and doing the clean up when job was done. Will be back in the spring to put down topsoil, level out and seed.