

**Agenda**  
**Village of Fredericton Junction**  
**Council Meeting**  
**March 23, 2026 at 7:00 pm**

1. Record of Attendance
2. Declaration of Conflict of Interest
3. Approval of Minutes
4. Approval of Agenda
5. Delegations & Petitions
6. Correspondence
7. Unfinished Business
8. Council Statements
9. Council Reports

Administration & Public Works / Transportation	Councillor L Daley
Community & Health Affairs / Finance	Deputy Mayor B Hartt
CRSC / Economic Development	Mayor L Falconer
Policing / Recreation / Land Development	Councillor M Mersereau
Water & Sewer / Fire	Councillor J Webb
10. Other Business
  - By-Law No. 2026-01 - A By-Law to Amend the Village of Fredericton Junction Rural Plan, By-Law 2020-01 – 3<sup>rd</sup> Reading by Title Only
11. Payment of Bills
12. Adjournment

**Village of Fredericton Junction**  
**Council Minutes**  
**March 9<sup>th</sup>, 2026**

**ATTENDANCE:**

Mayor Falconer	Councillor Daley
Deputy Mayor Hartt	Councillor Webb
Councillor Mersereau	Kristie Fowler
Grant Artes	Laurie Nason
Malinda Parks	Sarah Hilbourn

**CONFLICT OF INTEREST:**

None

**APPROVAL OF MINUTES:**

"Moved by Councillor Mersereau and Seconded by Deputy Mayor Hartt that the February 23<sup>rd</sup>, 2026 Minutes be accepted as distributed." Motion Carried.

**APPROVAL OF AGENDA**

"Moved by Councillor Webb and Seconded by Councillor Daley that the Agenda be accepted as distributed." Motion Carried.

**DELEGATIONS & PETITIONS:**

- Public Hearing: Village of Fredericton Junction Proposed By-Law No. 2026-01
  - Presentation by Malinda Parks and Sarah Hilbourn, CRSC
    - Proposed By-Law No. 2026-01. Rezoning PID 60179900
      - Proposed Amendment: A map-based amendment to rezone PID 60179900 from Open Space (OS) Zone to Rural Area (RA) Zone under the Village of Fredericton Junction Rural Plan, By-Law 2020-01. The applicant intends on building a single detached dwelling on the lot
      - Intent of the Rural Plan:
        - Supportive of residential development in the plan area
        - Recognizes concerns around the potential for flooding and the need for watercourse protection
      - Statements of Public Interest:
        - Climate Change – the property is located in an area vulnerable to climate change hazards
        - Flood and Natural Hazard Areas – The property is in a flood hazard area
        - Need to consider mitigation measures
      - PRAC Recommendation:
        - The proposal was presented at the February 24, 2026, CRSC Planning Review and Adjustment Committee, the PRAC recommended approval subject to terms and conditions as presented by staff

Proposed Terms and Conditions:

1. THAT any alterations in or within 30 meters of a watercourse or wetland require a Watercourse and Wetland Alteration Permit under the Watercourse and Wetland Alteration Regulation (Reg 90-80) as per subsection 12(2) of the New Brunswick Clean Water Act.
  2. THAT prior to any ground disturbance activities, the applicant completes an Archeological Impact Assessment by an archeologist with a valid Archeological Field Research Permit.
  3. THAT any future development be at minimum 0.3 meters above the Water Surface Elevation of the "2100 Flood with Climate Change, 1 in 20 year (5% Annual Exceedance Probability)" flood map.
  4. THAT the rezoning of lands herein does not mean an approval on the issuing of subsequent permits or approvals, such as for building or subdivision.
- Mayor Falconer asks if any letters have been received
  - Mayor Falconer asks if anyone from the Public would like to speak
  - Mayor Falconer asks Council if they have any questions
    - Councillor Webb asks who is responsible for the cost of an archeological study?
      - Malinda Parks, CRSC responds that the applicant is responsible for the cost of the archeological study

"Moved by Deputy Mayor Hartt and Seconded by Councillor Webb that the Public Hearing be adjourned." Motion Carried.

*1<sup>st</sup> Reading in Full:*

Village of Fredericton Junction By-Law No. 2026-01 A By-Law to Amend the Village of Fredericton Junction Rural Plan, By-Law 2020-01

Pursuant to section 59 of the Community Planning Act, the Council of the Village of Fredericton Junction enacts the following amendments to The Village of Fredericton Junction Rural Plan, By-Law 2020-01.

1. The following amendment to subsection 4.2(1):

2.4(1) For the purposes of this by-law, the Village is divided into the following zones as delineated on the plan attached as Schedule A, entitled "Village of Fredericton Junction Zoning Map" and is dated May 2020, which is amended by Schedule B. The zones are classified and referred to as follows:

- Residential (R) Zone
- Village Centre (VC) Zone
- Park, Recreational, and Institutional (PRI) Zone
- Rural Area (RA) Zone
- Open Space (OS) Zone
- General Commercial (C) Zone
- Industrial (I) Zone

2. That the land having PID 60179900, as shown on the map herein attached as Schedule B and subject to the agreement herein attached as Schedule B-1, is hereby rezoned, pursuant to section 59 of the Community Planning Act, from Open Space – "OS" Zone to Rural Area – "RA" Zone, within the Village of Fredericton Junction of the parish of Gladstone and the county of Sunbury, being within the designated area of the Village of Fredericton Junction Rural Plan, By Law 2020-01.

This By-Law shall come into effect and be binding on all persons as of and from the date filed at the Registry Office.

"Moved by Deputy Mayor Hartt and Seconded by Councillor Webb to approve By-Law No. 2026-01 – A By-Law to Amend the Village of Fredericton Junction Rural Plan, By-Law 2020-01." Motion Carried.

*2<sup>nd</sup> Reading by title only:* By-Law No. 2026-01 – A By-Law to Amend the Village of Fredericton Junction Rural Plan

"Moved by Councillor Mersereau and Seconded by Councillor Daley to do the 2<sup>nd</sup> reading by title only of By-Law No. 2026-01 – A By-Law to Amend the Village of Fredericton Junction Rural Plan, By-Law 2020-01." Motion Carried.

#### CORRESPONDENCE RECEIVED:

- Department of Environment and Local Government – Invitation to Flood Resilience and Preparedness Information Session on March 26, 2026 from 10am-12pm via Zoom
  - Forwarded to EMO Officer
- Capital Region Service Commission – Request for comments from Council for variance PID 60200672
  - Council has no issues with the variance request
- Capital Region Service Commission – Annual RCMP Priorities Planning Session is scheduled for Wednesday April 1, 2026 at Hanwell Place at 6pm
  - Councillor Mersereau plans to attend
- Department of Natural Resources – Initiative designed to enhance wildfire response capabilities across New Brunswick. DNR has repurposed and redistributed essential firefighting equipment to support the Volunteer Fire Department within our municipality
  - Gifting Agreement to review, sign and return
  - Kristie to ask why the suggestion of reviewing the agreement with a lawyer, then sign and return the agreement to DNR
- UMNB - Shortline Railway Act – UMNB letter to advocate for proposed changes to the Shoreline Railway Act

"Moved by Deputy Mayor Hartt and Seconded by Councillor Webb that Council is not in favour of signing the letter from UMNB to the Minister of Transportation at this time." Motion Carried.

#### CORRESPONDENCE SENT:

- Environment & Local Government – Claim submission confirmation for GUDI reimbursement
- Inquiry from resident regarding fixing the train tracks on Sunbury Drive
  - Mayor Falconer has asked MLA Cindy Miles to write a letter to the Minister of Transportation regarding the train tracks being fixed. She took photos to send with the letter

#### UNFINISHED BUSINESS:

None

#### COUNCIL STATEMENTS:

- The spaghetti supper fundraiser for the Sunbury West Grade 8s at the Gladstone Curling Club was great and the students did a great job serving

- Would like to acknowledge the Public Works staff for the work getting done on the Horseman and Wilsey Road lift stations. It was done in a timely manner and ended up saving the Village quite a bit of money as compared to the quotes received for this part of the repair

#### COUNCIL REPORTS:

##### Water & Sewer / Fire:

###### Councillor Webb:

###### *Water/Sewer*

- The lift station pump on the Horseman Road has been installed and is working properly. The Wilsey Road pump is to be commissioned Tuesday, March 10, 2026

###### *Fire*

- There has been one fire call since our last meeting
- Fire Truck Update:
  - Contacted the dealer in Hartland about photos of the chassis. They informed us that the chassis is now at MetalFab
- Talked about the DNR Fire Dept Gifting Agreement earlier

##### Administration / Public Works / Transportation:

###### Councillor Daley:

###### *Administration*

- Administration is good

###### *Public Works*

- Garbage and recycling day is tomorrow
  - The garbage truck was delayed last week by a couple of hours. It wouldn't start but put in a new battery and it is ready to go again

###### *Transportation*

- DTI will be looking after Riverside Drive. They have explained that Riverside Drive begins at the end of Currie Lane. I am in talks with the engineer about the pipe that needs replaced there and will get him to come out to have a look
- The bridgework is bumped to April, 2026

###### Deputy Mayor Hartt:

##### Community & Health Affairs / Finance:

###### *Community & Health Affairs*

- Attended PRAC February 24, 2026
  - Our change in the Rural Plan went through with no issue
- The Healthcare Recruitment Committee for Oromocto and Surrounding Area met on March 2, 2026
- The final Sunbury Snowblast wrap up meeting was March 10, 2026. All receipts were turned in. We applied for 2 grants this year, CIF and Active Communities. Still need to see what we are approved for
  - Attendance for the events that I attended seemed to be well attended. Breakfast at the Tracy Rec Center, Chase the Ace and dance at the Legion, sleigh rides at Tri County, paint night at Tri County, the grade 8 fundraiser supper at the Curling Club and the Magic Show at Tri County

###### *Finance*

- One motion to re-do the wording as per Shannon & Buffet dated November 24, 2025
  - “Moved by Deputy Mayor Hartt and Seconded by Councillor Webb to move \$10,428.70 from the Water Sewer Capital Reserve to the Water Sewer Operating Fund.” Motion Carried.
- Have not heard how the audit is going since speaking with Shannon & Buffet in February. Their last report, they were pleased with the prep work
- CHIF Funding Update
  - Rory from Dillon Consulting is supposed to have something to us to review by February 26, 2026. Nothing to date to report
- Water Bills in arrears:
  - There are 10 bills that are between \$246-\$300 (in the 90+ days overdue) = \$2,871.02
  - 6 bills that are \$400 plus (in the 90+ days overdue) = \$3,883.36
  - That is a total of \$6,754.38
  - Notices should go out to notify these customers that they are in arrears and stating that a shut-off letter will follow as the next step

Mayor Falconer:

CRSC / Economic Development:

- Talked earlier about the Railway Crossing
- Sandra DeVenney has an 80<sup>th</sup> Birthday Celebration coming up and will need a certificate done up to present to her
  - Interesting to note that she was an Olympian and in the New Brunswick Sports Hall of Fame

*CRSC*

- Stiletto provided an update on the next steps for Physician Recruiting on March 17, 2026
  - Everyone is asking and not getting answers. Do we need more Doctors or more Hospitals?
  - Saint John focuses on cardiac; Moncton focuses on cancer and Fredericton does hip and knee replacements
  - Oromocto has gained two new Physicians in the last 8 months. Nackawic recently acquired two new Physicians
- The Aquatic Center is being discussed again. There will be a meeting March 25, 2026
  - For it to work they would need everyone to contribute
- The Audit Committee will meet at the end of the month
- Rose Arsenaault, Regional Tourism Coordinator would like to nominate Robin Hanson and has asked the Mayors of Tracy, Fredericton Junction and Oromocto to write letters about all that he has done in our communities
  - Once the letter is drafted, I will share the letter with Council to review

Policing / Recreation / Land Development:

Councillor Mersereau:

*Policing*

- Will be attending the Annual RCMP Priorities Session on April 1, 2026 at 6pm
- Police have been around in our area

- It is a big benefit to have a direct email to the RCMP Sergeant to be able to pass along information as it is received and they are appreciative

*Recreation*

- The rink has been busy with hockey games and tournaments and lots of Curling happening

OTHER BUSINESS:

- Unsightly Premises – 198 Sunbury Drive
  - Lonnie Forbes, CRSC proposed giving the family an extension on the process to tear it down
  - It is currently boarded up so that there is no harm to the public

“Moved by Councillor Daley and Seconded by Councillor Webb to extend an opportunity to the family of 198 Sunbury Drive to tear the house down themselves.” Motion Carried.

PAYMENT OF BILLS:

“Moved by Councillor Webb and Seconded by Deputy Mayor Hartt that the bills be paid as approved by the appropriate Councillor.” Motion Carried.

ADJOURNMENT:

“Moved by Councillor Mersereau and Seconded by Councillor Daley that the meeting be adjourned.” Motion Carried. Meeting adjourned 7:50pm

Prepared by: Kristie Sawler

Approved by: [Signature]

Date: March 23, 2026