

**Agenda**  
**Village of Fredericton Junction**  
**Council Meeting**  
**September 22<sup>nd</sup>, 2025 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
  - Motion to award tender – Unsightly Premises
8. Council Statements
9. Council Reports

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
Administration & Public Works / Transportation	Councillor L Daley
10. Other Business
  - 2024 Audited Financial Statements
  - 3<sup>rd</sup> Title Read of By-Law No. 2025-08-01 – A By-Law to Amend the Village of Fredericton Junction Rural Plan, By-Law 2020-01
11. Payment of Bills
12. Adjournment

**Village of Fredericton Junction  
Council Minutes  
September 8<sup>th</sup>, 2025**

**ATTENDANCE:**

Mayor Falconer	Councillor Daley
Deputy Mayor Hartt	Councillor Mersereau
Councillor Webb	Kristie Fowler
Malinda Parks	Sarah Hilborn
Laurie Nason	Raelene Thomas

**CONFLICT OF INTEREST:**

None

**APPROVAL OF MINUTES:**

"Moved by Councillor Webb and Seconded by Councillor Mersereau that the August 25<sup>th</sup>, 2025 Minutes be accepted as distributed." Motion Carried.

**APPROVAL OF AGENDA**

"Moved by Deputy Mayor Hartt and Seconded by Councillor Mersereau that the Agenda be accepted as distributed." Motion Carried.

**DELEGATIONS & PETITIONS:**

- CRSC Melinda Parks and Sarah Hilborn - Presentation of Proposed Amendment Backyard Chickens
  - The amendment being considered is a text-based amendment that would allow backyard chickens as a secondary use in certain zones of the Village of Fredericton Junction Rural Plan subject to a general provision.
  - General Provision: **Backyard Chickens**
    - a) Where permitted, the keeping of backyard chickens shall be considered a secondary use on a lot containing a single dwelling unit, subject to the following:
    - b) The use must be verified with a development officer to ensure it meets all required standards;
    - c) No more than 6 hens may be kept on the property at any given time;
    - d) The lot shall not be located in a wellfield protected area as outlined in the Wellfield Protected Area Designation Order – Clean Water Act
    - e) Be located on a lot with a minimum area of 1000 square metres;
    - f) Male fowl are not to be kept at any time;
    - g) A roofed enclosure consisting of a chicken coop connected to a chicken run is required and shall be fully enclosed by wired fencing and impermeable to predators;

- h) The enclosure shall be located in the backyard and shall be visually screened from a public street and neighbouring properties;
  - i) The enclosure shall be located a minimum of 3 metres from any potable water well and shall be located a minimum of 3 metres from any lot lines;
  - j) The hens are fully enclosed at all times and do not have free range;
  - k) Any waste material shall be removed from the site or composted on a regular basis;
  - l) There shall be no on-site slaughter of chickens.
- The file was heard at the August 26, 2025 meeting of the CRSC PRAC. PRAC recommended that the Council of the Village of Fredericton Junction approve the proposed amendment.

#### Public Hearing

- Mayor Falconer asks if any letters were received
- Mayor Falconer asks if any members of the public would like to speak
- Mayor Falconer asks if Council has any questions for CRSC
  - Will residents need to apply to CRSC to have backyard chickens?
  - Yes

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

**1<sup>ST</sup> Reading of By-Law No. 2025-08-01 - "Moved by Deputy Mayor Hartt and Seconded by Councillor Webb to accept and have the First Reading of By-Law No. 2025-08-01." Motion Carried.**  
The first reading was read in full.

Village of Fredericton Junction

By-Law No. 2025-08-01 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 addition to Section 3 - Definitions: "backyard chickens" means a secondary use on a residential property to house up to 6 hens;
2. The following addition of subsection 5.38 to Section 5 – General Provisions: Backyard Chickens

5.38 Where permitted, the keeping of backyard chickens shall be considered a secondary use on a lot containing a single dwelling unit, subject to the following:

- (a) the use must be verified with a development officer to ensure it meets all required standards;
- (b) no more than 6 hens may be kept on the property at any given time;
- (c) the lot shall not be located in a wellfield protected area as outlined in the Wellfield Protected Area Designation Order – Clean Water Act
- (d) be located on a lot with a minimum area of 1000 square metres;
- (e) male fowl are not to be kept at any time;
- (f) a roofed enclosure consisting of a chicken coop connected to a chicken run is required and shall be fully enclosed by wired fencing and impermeable to predators;
- (g) the enclosure shall be located in the backyard and shall be visually screened from a public street and neighbouring properties;
- (h) the enclosure shall be located a minimum of 3 metres from any potable water well and shall be located a minimum of 3 metres from any lot lines;
- (i) the hens are fully enclosed at all times and do not have free range;
- (j) any waste material shall be removed from the site or composted on a regular basis; and
- (k) there shall be no on-site slaughter of chickens.

3. The following addition of subsection 6.1.1(1)(c)(v) to Section 6: Zones: (v) backyard chickens, subject to section 5.38;

4. The following addition of subsection 6.2.1(1)(d)(v) to Section 6: Zones: (v) backyard chickens, subject to section 5.38;

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

2<sup>nd</sup> Reading of By-Law No. 2025-08-01 - "Moved by Councillor Webb and Seconded by Councillor Daley to have the Second Reading of By-Law 2025-08-01 read by Title." Motion Carried. The second reading was read by title.

#### CORRESPONDENCE RECEIVED:

- Thank you letter received from the Mowry family
- CRSC- New Brunswick Invasive Species Council will give a presentation to the Economic Expansion Committee of CRSC on September 15, 2025 as concerns have been raised regarding invasive species within the regional and local waterways. Members of Council are welcome to join via Zoom
  - Kristie to respond that Deputy Mayor Hartt would like to attend

- These invasive species can spread from not washing off kayaks/canoes/watercrafts after use and going from one lake to another
- NB Municipal Finance Corporation is canvassing Municipalities to determine current new financing and re-financing requirements
- UMNb- Webinar recap about UMNb and AFMNb's advocacy plan in response to the Property Assessment Freeze
  - Preparing for a fall campaign with shared messaging, a toolkit and asking members to provide information about the potential impacts of the freeze
- Agricultural Alliance of NB – Invitation to Ribbon-Cutting Ceremony for the 25<sup>th</sup> Annual Open Farm Day at Laughing Apple Farm on September 21<sup>st</sup>, 2025 at 9am
- Concerns of an increase in ATV traffic on Riverside Drive lately
  - Riverside Drive is not an ATV trail, any violation should be reported to the Police
  - Councillor Mersereau has forwarded this information onto the Sergeant
- CRSC – Minister of Public Safety Meeting on October 7<sup>th</sup>, 2025 at the New Maryland Community Centre
  - Kristie has confirmed attendance of 4 from the Village of Fredericton Junction
- CRSC – Unsightly Premises on Horseman Rd
  - NB Housing will remove the garbage from the property
- CRSC – Request for variance in height of an unattached garage
  - Council has no issues with this request, Kristie to reply
- DTI – Wilsey Road second seal was completed August 27<sup>th</sup>, 2025
- Canoe Insurance – Available to come give more information on the insurance program designed specifically for municipalities
  - Kristie to set up a date
- Royal Canadian Legion Branch 55 – Request to print mailout and will provide the paper

**"Moved by Deputy Mayor Hartt and Seconded by Councillor Daley to use our toner to print 1188 flyers with the paper being supplied for the Royal Canadian Legion Branch 55." Motion Carried**

#### **UNFINISHED BUSINESS:**

- Any word on monies from Jardines Auctioneers?
  - A cheque and breakdown of items sold is on its way in the mail
- According to the remaining budget we have \$16,425.20 to use towards 174 Sunbury Drive - \$6446.00 was put in the budget for Unsightly Premises, \$6779.20 from Public Works building maintenance and repairs and \$3200.00 monthly lease, if these numbers do not move until January 2026. The bid was \$18,227.50

#### **COUNCIL STATEMENTS:**

*Councillor Webb:*

Would like to recognize our maintenance employees' hard work recently checking in on the Lift Station every two hours over the weekend

## COUNCIL REPORTS:

### Administration / Public Works / Transportation:

#### **Councillor Daley:**

##### *Administration*

- Admin is good and carrying on as usual

##### *Public Works*

- Entrances and windows to Unsightly house on Sunbury Drive have been boarded up to prevent any injuries
- Hose reel for the ambulance bay has been replaced
- Cheque from Jardine Auctioneers should be here by end of week

##### *Transportation*

- 'At Own Risk' signs are posted under the bridge. Took the barrier wall and curb, next will be rebar and patching

#### **Deputy Mayor Hartt:**

### Community & Health Affairs / Finance:

##### *Community & Health Affairs*

- Attended the Welcome Wagon Information Expo at Sunbury West School on August 28<sup>th</sup>, 2025 was a great turnout. It was well attended and met lots of folks and kids
- 10 Rural Editions were sent to new families between Tracyville, Tracy, Fredericton Junction, Central Blissville and one sent to Hoyt since July
- Sunbury Snowblast talks will be happening soon for the week of March Break as was suggested by the committee last year at the wrap up
- Sunbury West School has a new principal Stephen Kirkpatrick for a one-year term replacing Heather Lyons who took a job at the district
- PSSC/Home and School Meeting coming up on September 17<sup>th</sup>, 2025 at 6pm at Sunbury West School
- Village Appreciation Dinner scheduled for November 29<sup>th</sup>, 2025
  - Cut back on blanket invites and give each organization a number to invite. It has been averaging about 24-30 seats not showing up once confirmed
  - Need to start thinking about the Citizen of the Year Award
  - Post on Facebook/website

##### *Finance*

- 2024 Audited Financial Statements have still not been received
- In preparation for the 2026 budget, Kristie and I will meet Tuesday, September 9<sup>th</sup>, 2025
  - Want the budget ready for November 24, 2025 Council Meeting for December 1<sup>st</sup>, 2025 portal submission
  - We have reached out to the Fire Chief for wants this year as well as Public Works
  - Council to begin thinking of wish lists
  - There are a number of water bills in arrears. There are 10 bills at \$380 and above = \$5300 and 6 bills 2 payments behind = \$2000. Another round of letters need to go out

Mayor Falconer:

CRSC / Economic Development:

*Finance*

- Have had two meetings with CRSC for budget that have gone very well. No one seems to be in opposition. Fredericton is good with it
  - There will be a raise in tipping fees \$5/ton
  - Our fees are going down
- The excess of garbage from a home was removed last week by Public Works staff, otherwise it would end up in the woods
- Have not heard anything back from Capital Region Rural District on amalgamation but I have let MLA, Cindy Miles know today that we are exploring amalgamation. As of now, the Village of Tracy is not interested
- The Village sign needs to be moved. Either further back between the two driveways or the other side of the first driveway closer to the woods

Policing / Recreation / Land Development:

Councillor Mersereau:

*Policing*

- I will be attending the Public Safety Meeting in October. One question I would like to ask is: 'if someone enters your home how should you defend yourself?'
- Contacted the Sergeant and let him know about the speeding and ATV's on Riverside Drive recently
- Copper theft is ongoing. There needs to be a better solution
- Police have been around, be sure to drive 30km/hr in the school zone

*Recreation*

- There was an adult Volleyball tournament at the Tri County all day Saturday. They are talking about adding two more courts next year
- Bowling is starting up again

Water & Sewer / Fire:

Councillor Webb:

*Water/Sewer*

- The Wilsey Road Lift Station was not working properly over the weekend. Sansom came out to diagnose the issue and will be coming back out again tomorrow (Sept 9)
- Water Tower inspection is scheduled for the first week of October. It was suggested to replace the CP system
- Dillon Consulting sent a couple of options for the Turbidity Meter with option #2 likely being the best option. Councillor Webb to get quotes from Dillon Consulting for option #2

*Fire*

- There has been 1 fire and 1 automobile accident since last meeting
- The Fire Chief met with Metalfab on Friday. I could not attend as it was short notice
  - Hoping the price on the chassis doesn't go up
  - They went over the change form and the initial quote and the extras
  - The Fire Truck is supposed to be complete June/July of 2026

OTHER BUSINESS:

*Mayor Falconer:* The grand opening of the Hanson Nature Preserve is September 24<sup>th</sup>, 2025 at the Hanson Art Gallery at 10am if any members of Council would like to attend

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.

Prepared by: Kristie Fowler

Approved by: L. Falconer

Date: Sept 22 / 2025