SPECIAL COUNCIL MEETING

MINUTES

Monday, September 21, 2026, 7:00 PM

Members Present:	Mayor Rob Campbell Deputy Mayor Phyllis Bannister Councillor Glenn McLaughlin Councillor Holly McNeil Councillor Nathan O'Blenis Councillor Stephanie Thorne Councillor Krista Ingraham-Côté
Members Absent:	Councillor Jason Gallant
Staff Present:	Austin Henderson, CAO Dianne Ayles, Clerk/Treasurer Scott Landry, Assistant Clerk Brad Doucette, Coordinator of Protective Services Lorie Paterson, Accounting and Administrative Assistant Tracy Hein, Administrative Assistant

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1. CALL TO ORDER

Meeting, held at Salisbury Lions Club, was called to order at 7:00 PM.

2. ADOPTION OF AGENDA

Moved by: Deputy Mayor Bannister
Seconded by: Councillor Thorne

THAT the Agenda be adopted.

Motion Carried

3. CONFLICT OF INTEREST DECLARATIONS

Mayor Campbell noted that Conflict of Interest Declaration forms are available should any member of Council need to fill one out to submit to the Clerk.

4. PUBLIC AND ADMINISTRATIVE PRESENTATIONS

One item on the agenda.

4.1 Public Hearing - Rezoning, PIDs 01089606 and 70568167

Public Hearing opened with remarks from the Mayor and CAO, pertaining both to the public hearing process in general and to the specific topic of this public hearing, in order to provide some background.

CAO's overview covered the proposal and the public consultation to date, held in compliance with the New Brunswick *Community Planning Act*, outlining the support and objections received. There were 4 formal written submissions of support received and formal objections from 10 individuals received, a handful of visits and phone calls to Town Hall asking questions and registering to speak at the public hearing, as well as engagement on social media. CAO stated that in effort to answer questions raised during the process, including during this public hearing, an FAQ (Frequently Asked Questions) on this topic would be published by the Town in the coming days.

Planner Sam Gerrand of Plan360 (which is the land planning branch of Southeast Regional Service Commission), in his Public Hearing Presentation, spoke in detail of the proposed changes to the Town's Municipal Plan and Zoning By-law (Town of Salisbury By-laws 16 and 17, respectively), including the proposed new zone to be known as Residential Mix. This presentation was also provided in the Agenda Package. His presentation also noted that the Southeast Planning Review and Adjustment Committee (PRAC) recommended the approval of the proposed by-law amendments. Speaking to the feedback received to date, Gerrand noted that support for the proposal touched on the need for more seniors' housing in Salisbury, while opposition was expressed concerning groundwater service capacity, the effect on municipal services, the impact of multiple-unit dwellings on the existing neighbourhood, including increased traffic and crime, and the impact on the environment.

The next presenter during the public hearing was Stantec Senior Hydrogeologist Parrish Arnott, regarding the water study conducted on the site in question. Among the key conclusions was that the estimated sustainable groundwater supply is greater than the conservative projected subdivision demand. This presentation was also provided in the Agenda Package.

Following are short summaries of statements from pre-registered speakers:

- Darrell Coates of Salisbury Lions Club spoke in support of the proposal, noting the lengthy wait-list to live in the Lions' existing seniors housing units, which is behind the Lions' proposal to develop new units in the development area in question.
- Housing Hub of New Brunswick Vice President-Development Paula Castonguay spoke in support of the proposal, citing the need for affordable seniors housing options to allow more seniors from the Salisbury area to remain in the community.
- Hope Tummonds spoke in objection to the proposal, saying she objects to the rezoning, but not to seniors housing in general, and that her opposition is based on the development's possible impact on groundwater, the increase in housing density there, and the impact on existing municipal services. She said growth should not come at the expense of the environment. She also asked what natural buffers will be in place.
- Brent Colpitts also spoke in opposition to the proposal, citing the impact on neighbouring wells, speaking in detail about his own well water issues, which he predicts would only worsen as more new wells are drilled neatby. He also opposes the development based on the additional traffic that will result.
- Diana Ten Have spoke in opposition to the proposal and the development, saying groundwater is a primary concern of hers, questioning what existing homeowners are to do if new development negatively impacts their wells. Regarding the projected increase in housing units, she also pointed to the Town's recent residents survey that showed people live in Salisbury for its rural lifestyle.

CAO then took time to attempt to address some of the questions raised at this point of the public hearing, again noting that an FAQ will also be published in the near future. He commented on the water study already completed for this, noting that any pending development would require additional water studies to determine if the aquafer can accommodate it. He also noted that a traffic study has also been conducted, despite it not being a requirement. He also confirmed that the municipality is not obligated to maintain private wells, that well water is a responsibility of the homeowner. Sam Gerrand weighed in to elaborate on the vegetated buffers that would be created between existing homes and new development.

- Continuing with the pre-registered speakers, Charlene Robichaud took the podium to speak in opposition to the proposal, stressing the need to preserve Salisbury's small town appeal. She also spoke of the positives of well water compared with treated

municipal water. She fears increased development in Salisbury will result in the Town having to resort to municipal water.

- Craig Tummonds spoke in opposition to the proposal, saying they always knew of the potential for development behind his property, but not development to the scale being proposed. He asked Council to step back and look at the "big picture." He warned of the negative impact on existing residents, and questioned if the Town is ready for growth of this magnitude.

- Mary Buckingham spoke in opposition to proposed multi-unit development, also citing the impact on groundwater as her main concern. She said more research is needed before allowing such development to take place. She predicted a negative impact on traffic, and that low-income housing would hurt her property value.

The following speakers signed up to speak upon their arrival at the public hearing:

- Cheryl Nicholls spoke of the proposed development's impact on water and sewer infrastructure, saying this plan is too aggressive for their small area. She said they cannot handle another 400 residents in vehicles "whipping up and down" their streets.

- Leo Sexton said he moved here for the vibe and has concerns about the impact this development could have on groundwater. He said he would like to see more groundwater testing done over a wider area with more test wells. He called the proposed development "aggressive," asking Council to tone this down a little bit.

CAO interjected at that point in an attempt to address some concerns raised. Speaking on the test wells, he said the locations of the test wells were selected in an attempt to focus on the proposed development area and a desire to drill wells that could also be used in any development going forward. He also reiterated that the land in question was acquired in the first place to create a second access to the nearby Hilltop neighbourhood and that desire factored into the proposal now being considered. With regards to the financial impact of this proposed development, CAO noted that all of the Town's projects are on public record.

- Terry Marks was next on the presenter list, having signed up at the meeting; however, he had already left the meeting by this time.

Mayor Campbell then opened the floor for further commentary:

- Gary Anderson took the podium, noting that flooding that took place on MacWilliam Road in the past does not happen anymore, since the road was raised in a 2017 project.

- Eldon Sutherland then approached the podium, asking who is developing the housing -- if it would be the Town or private developers -- and if it would be low-rental.

CAO confirmed that the Town develops and maintains municipal infrastructure only -- not housing developments -- alluding to the Salisbury Lions Villa having signed a letter of intent to develop the housing units. As for Hilltop, he said even though MacWilliam Road has not been cut off by flooding ever since the road was rebuilt and raised in 2017, securing a second entrance was always the long-term intention.

- Steven Francis took the podium and asked about the test wells, specifically if they were deep enough, and how they compare with existing wells. He also asked how much of his own property he would lose when the roads are widened. He also asked about the timeline for development.

Included in the CAO's response was that any infrastructure development by the municipality would be limited to the municipal road allowance.

- A resident of Deepwood Avenue, Teresina Louis, took the podium and urged the municipality to listen to the residents, her neighbours.

Mayor Campbell called three times for any further presenters. With no takers, he then declared the public hearing to be over, noting that this matter would return to Council on the agenda of the Regular Council Meeting scheduled for Tuesday, October 13, 2026. At the conclusion of the public hearing, it was repeated that Council would not be making any decisions at this meeting.

5. ADJOURNMENT

Moved by: Councillor Thorne
Seconded by: Councillor McLaughlin

THAT the meeting be adjourned. (9:14 PM)

Motion Carried

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Chair

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Clerk