Minutes
Rural Community of Fundy Shores
Committee of the Whole
Community Building
September 23, 2026 – 6:00 pm

Call To Order
Mayor Cogswell called the meeting to order at 6:30pm.

Roll Call
Mayor George (Denny) Cogswell, Deputy Mayor Heather Saulnier, Councillor Tina Dealy, Councillor Lorraine Thompson, Councillor Rachel Clark, Councillor Anne Laurie, Chief Administrator Officer/Clerk Linda Sullivan Brown, Administrative Assistant Jillian Holland Executive Director of Synergi – Brian Cooke, Director of Planning – Southwest New Brunswick Service Commission Alex Henderson, Planning Lead – FBM Consulting Kieron Hunt, Junior Planner – FBM Consulting Kim Molyneaux

Declaration of Conflict of Interest
None.

Presentation

a. **Business Park Study**
FBM Planning Lead, Kieron Hunt, and Junior Planner, Kim Molyneaux, provided Council and staff with a presentation regarding a Business Park Feasibility Study for Fundy Shores. The presenters shared findings on two potential interchange sites (Exit 86 at Lepreau and Exit 103 at Prince of Wales) along New Brunswick Highway 1, analyzing regional context, demographics, labor force availability, and market demand projections.
The study identified target industries including transportation, logistics, seafood processing, nuclear energy, and cold storage facilities, with different development approaches recommended for each site location.
Mr. Hunt and Ms. Molyneaux explained the study's second phase planned to provide more detailed concept plans and costing, to be provided to Council in the near future.

b. **Digital Infrastructure Study**
Executive Director of Synergi, Brian Cooke, presented the results of the recent digital infrastructure survey conducted among Fundy Shores community members. The survey was intended to gather information on the availability, quality, and reliability of internet and telephone services throughout the community.
The survey results will help Fundy Shores and Synergi in lobbying efforts to government and industry to make strategic investments in upgrading digital infrastructure throughout the community.

Topics

a. **Subdivision By-Law**
Southwest New Brunswick Service Commission Director of Planning Alex Henderson gave a presentation to Council and staff about the proposed subdivision by-law for Fundy Shores. The draft subdivision by-law implements the Rural Plan's policies on traffic circulation, wildfire-smart cul-de-sac design, emergency egress, recreation trail facilities, and land for public purposes.
If desired, Mr. Henderson recommended that Council begin the adoption process by referring the by-law draft to the Planning Review and Adjustment Committee (PRAC) and directing the Planning Director to begin consultations with the relevant Provincial agencies.

b. **Rural Plan Update Discussion Regarding Data Centres**
Southwest New Brunswick Service Commission Director of Planning Alex Henderson gave a presentation to Council and staff regarding a proposed amendment to the current Rural Plan By-Law to incorporate regulations pertaining to data centres.

Mr. Henderson suggested that amendments regarding data centres address potential impacts on sensitive environments, well water supplies, dark skies and nighttime lighting, and noise; the adequacy of the electrical supply and any potential impacts on the electrical supply available to residents and existing businesses; any on-site electricity generation and its potential effect on greenhouse gas emissions; appropriate separation distances from existing dwellings, schools, etc., and the decommissioning and restoration of the site, including the financial security proposed to ensure these obligations are fulfilled.
It was recommended that Council adopt the amendments to the Rural Plan By-Law prohibiting the development of a data centres in the Rural Community of Fundy Shores until the proposed zoning provisions become valid or fail to become valid.

c. Community Complex Update
Council and staff were presented with an updated design for the Community Complex by Dillon Consulting Ltd., incorporating revisions to floor plan areas, layout, parking, and the specific features and amenities proposed for inclusion in the facility.

d. Volunteer Appreciation
Council discussed organizing an event to recognize Committee Volunteers. An appreciation dinner will be on November 7, 2026, and committee chairs can invite members of their committees. Additionally, it was requested a Volunteer Recognition Nomination Form be drafted, allowing residents to nominate individuals who have demonstrated outstanding commitment and made a positive difference in the area. If Council approves this program, the nomination form will be shared on the Fundy Shores social media and nominees will be recognized at the Community Tree Lighting Event in November 2026.

Next Meetings

a. Regular Council Meeting
Community Building
October 7, 2026 – 6:00 pm

b. Committee of the Whole Meeting
Community Building
October 21, 2026 – 6:00 pm

Adjournment
The meeting adjourned at 9:00 pm.

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George (Denny) Cogswell
Mayor
Rural Community of Fundy Shores

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Linda Sullivan Brown
CAO/Clerk
Rural Community of Fundy Shores