

**Agenda**  
**Rural Community of Fundy Shores**  
**Committee of the Whole**  
**Community Building**  
**June 18, 2025 – 6:00 pm**

- 1. Call To Order**
- 2. Roll Call**
- 3. Declaration of Conflict of Interest**
- 4. Presentation**
- 5. Topics**
  - a. Noise Complaints – Kystal May (Tentative)**
  - b. FireSmart NB Application – Wildland Fire Risk Assessment – CAO Brown**
  - c. Meeting Updates – Mayor Cogswell**
  - d. Development Incentives – Synergi – Executive Director Cooke**
  - e. Development Support – Pilot Project – CAO Brown**
- 6. Next Meetings**
  - a. Regular Council Meeting  
Community Building  
July 2, 2025 – 6:00 pm
  - b. Committee of the Whole  
Community Building  
July 16, 2025 – 6:00 pm
- 7. Adjournment**



## Local Government Program Services

### Step 1 - Submit Online Application Form

Please review your responses before submitting this form.  
This form does not auto-save responses and cannot be edited after submission.

#### Primary Applicant

Submissions are to be made to [firesmart@gnb.ca](mailto:firesmart@gnb.ca). Preference will be given to high-risk communities.

---

#### Primary Contact Information

Full Name: Linda Sullivan Brown

Position: Chief Administrative Officer

Email: [linda.sullivanbrown@fundyshores.ca](mailto:linda.sullivanbrown@fundyshores.ca)

Phone: 5066930207

#### Secondary Contact Information

Full Name:

Position:

Email:

Phone:

*Contact person must be an authorized representative of the applicant (i.e. staff member or elected official).*

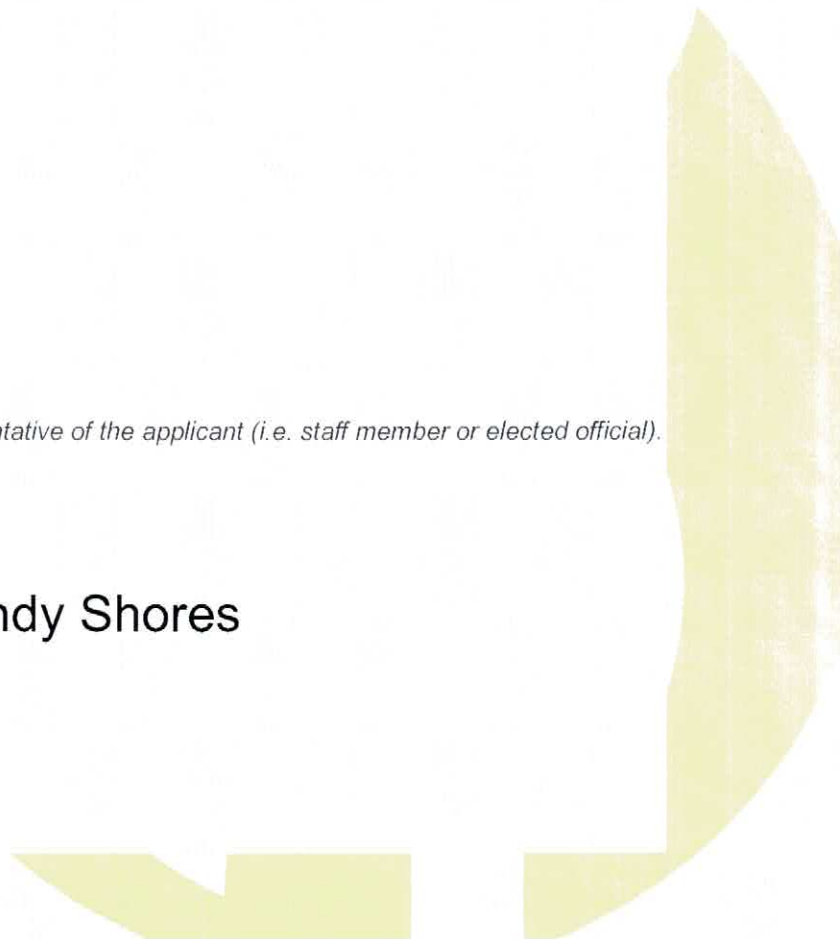
#### Are there any Sub-Applicants?

Yes  No

Project Title: FireSmart - Fundy Shores

Start Date: August 1, 2025

End Date: 03/31/2026



## Funding Request

**Total Project Budget: 138,800**

**Total Grant Request: 128,800**

### Other Funding

If you have applied for or received funding for this project from other sources, please indicate the source and the amount of funding received or applied for.

**Amount: 10,000**

**Source: Rural Community of Fundy Shores**

### Project Summary

Provide a brief summary of proposed activities. (500 words max)

The project scope will be to complete a wildfire threat/risk assessment and develop risk management/mitigation strategies (GIS mapping overlay) and determine what resources are available and or needed for response. These findings will be shared with the Province of New Brunswick and the Department of Natural Resources. Also included in the scope of work will be local education on the importance of being firesmart in Fundy Shores. Education will include advertising material, engagement sessions and social media videos and other promotional materials. - There has only been a FireSmart NB presentation to date during Fundy Shores Safety Month. No costs have been expended.

### Progress to date

If previously funded under same funding program/funding stream, provide an update on the status of previously approved projects. (500 words max)

The project scope will be to complete a wildfire threat/risk assessment and develop risk management/mitigation strategies (GIS mapping overlay) and determine what resources are available and or needed for response. These findings will be shared with the Province of New Brunswick and the Department of Natural Resources. Also included in the scope of work will be local education on the importance of being firesmart in Fundy Shores. Education will include advertising material, engagement sessions and social media videos and other promotional materials. - There has only been a FireSmart NB presentation to date during Fundy Shores Safety Month. No costs have been expended.

I certify that to the best of my knowledge: (1) all information is accurate, (2) the area covered by the proposed project is within the applicant's jurisdiction (or appropriate approvals are in place) and (3) it is understood that this project may be subject to a compliance audit under the program.

**Submitted by: Linda Sullivan Brown**

**Email: linda.sullivanbrown@fundyshores.ca**

Please ensure to review your responses before submitting this form.  
Any changes or amendments can be requested via email.

**Rural Community of Fundy Shores  
Recommendations to Mayor and Council on:  
Residential and Commercial Incentives**



**June 2025**

**Prepared by:**

**synergi**

**Introduction:** In January 2025 the Rural Community of Fundy Shores adopted its 5-Year Economic Development Plan, entitled ‘*Open for Business.*’ The plan highlights the need for a developers’ incentive package. In February and March, Synergi undertook a research exercise to consider residential and commercial incentives. The objective of the incentive package/program is to entice developers to construct and/or renovate residential and commercial property and to grow the municipal tax base. The incentive package would only be eligible for development within the established municipal boundaries of Fundy Shores.

On April 16, 2025, Synergi met with Mayor and Council to propose and discuss options for consideration for residential and commercial incentives. In the same manner, a meeting with the Economic and Community Empowerment committee (ECEC) was held on April 24, 2025.

**What was proposed:** Synergi presented three options to the ECEC and Mayor and Council for consideration. The options were the following:

1. Phased-in grant incentive for both commercial/residential development.
2. Per-door incentives for residential development.
3. Develop a pilot project for renovations of low-to-middle income homes, in partnership with the provincial government.

**Option 1:** Phased-in grant incentive for commercial and residential development

The first option would provide a phased-in grant, to provide relief to property assessment increases due to new development or renovations. As per section 10(4) of the *Local Government Act* restricts municipalities from directly reimbursing taxes to the taxpayer. The phased-in grant is designed on an annual sliding scale schedule. Fundy Shores would have to set a budgeted threshold and timeline for the program and consider it against future year budgets. Communities such as the former Town of St. George and St. Stephen have implemented similar incentive packages (**See Appendix A**).

Here are some things that could be considered for providing the grant:

- Set a minimum threshold for construction value on building permit and timeline for project completion.
- Targeting specific locations in the community for development, i.e. infill lands
- Targeting specific guidelines and industry, i.e. retail commercial rental spaces, number of residential units.
- Incorporate specific building designs and/or green infrastructure requirements, i.e. low-carbon emissions, climate resilient, etc.
- Set a bonus points mechanism which would provide additional incentive for improvements to the development, such as the construction or improvement of

private road infrastructure to DTI standards, installation of lighting, or well-water and/or sewage infrastructure.

### **Option 2: Per-door incentives**

Per-door incentives are generally designed as a financial assistance package to promote and bolster development of large to medium-sized apartment complexes. Since Fundy Shores does not have any municipal water or sewage infrastructure (except for the Musquash Sewage Lagoon servicing the Thompson subdivision), there are building restrictions to medium and large apartment complexes for conventional residential zoning lots. However, Fundy Shores' rural plan does provide leeway via integrated development zoning, to allow for shared well and septic system. It may be financially burdensome to the developer for start up cost, but providing an incentive could help alleviate some of the financial burden. Fundy Shores would be best apt to consider incentives for the developments of small homes, duplexes, or four-plexes. Scoring mechanisms and program outlines would have to be considered to determine feasibility and cost of the incentive. Parameters would have to respect Fundy Shores' Rural Plan, have minimal impacts to the natural environment, and projects that would not be subjected to lengthy or rigorous EIA processes, or lengthy and/or contentious rezoning applications.

### **Option 3: Pilot Project partnership with provincial government**

A pilot project was proposed to engage in a partnership with the Department of Social Development or the New Brunswick Housing Corporation. The pilot could build upon existing provincial programs to incentivize low-to-middle income homeowners and/or seniors to assist in making necessary renovations, improve energy efficiency, and to keep future maintenance costs low. This could also benefit local contractors/developers and enhance opportunities for skilled trade labour. While many contractors and developers are reluctant to bid on government funded projects due to the provincial government's payment turnaround time, could permit faster funding access for contractors and developers, if monies were distributed by the municipality.

### **What we heard:**

**Economic and Community Empowerment Committee (ECEC):** ECEC met on April 24, 2025, to discuss a commercial and residential incentive program. The discussion amongst members was engaging. The committee had suggested that a mix of options one and two would be best suited for Fundy Shores to adopt. It was also suggested that Option 3 may take time to negotiate with the provincial government and discussed whether Fundy Shores should be focusing on economic development or social policy. It was also discussed to look at bonus incentives for developing private road infrastructure, installation of light poles, and/or other related infrastructure needs.

**Mayor & Council:** Mayor and Council met during an open meeting of the Committee of the Whole on April 16, 2025, to discuss a commercial and residential incentive program. Council was open to option 1 and option 3. Council was interested in exploring a unique and made-in-Fundy Shores approach with the pilot program on renovations of existing homes. There were also discussions on how to entice the development of small shops throughout the community with the phased-in grant.

**Recommendations:**

**Option 1:** This option seemed to have the most consensus from both ECEC and Council. Should council decide to move forward with this option, it is recommended that for year one, the Rural Community of Fundy Shores budget \$100,000 for the incentive package. There would be two tiered streams for funding: commercial and residential. The program would be based on first come, first serve basis, and would need to meet all the criteria as set out by Fundy Shores. Synergi, in consultation with the CAO would develop a draft policy for council to consider, that would outline the objective, programming guidelines, bonus incentives, and project completion timelines. Fundy Shores can monitor and reassess the success of the program in year two and for future budgeting needs. This option does help Fundy Shores achieve its goal of 25 attainable housing units by 2030. Staff from Fundy Shores and Synergi would need to monitor the number of projects over a certain number of years, until the grant incentive reached \$0. It is recommended that residential incentive be set for 5 years and the commercial incentive over 10 years.

**Option 2:** This option had positive mixed reviews by both ECEC and Council. This option mainly serves large-to-medium sized apartment developments. As mentioned in the option component, this could be served to incentivize the development of duplexes, fourplexes, or multi-small homes. Fundy Shores' rural plans permit leeway on integrated zoning; this option could be used for options 1 or 2. Per-door incentives would require Fundy Shores to enter contractual agreements with the developer. Prior to entering those agreements, it would be recommended that the Fundy Shores seek legal advice to minimize its financial liabilities and risks. Should Fundy Shores choose this option, Synergi, in consultation with the CAO would develop a draft policy for council to consider. It would entail the objective, programming guidelines, scoring mechanisms, project completion timelines, determining project feasibility. It would be recommended to set aside \$50,000 in the first year to explore interest.

**Option 3:** Fundy Shores could leverage and match funds from the provincial government for a pilot project. Recently the provincial Department of Social Development pressed pause on the Seniors Minor Home Repair Grant. The grant was designed to help low-income seniors with home safety upgrades of up to \$1,500. Upgrades could include installation of entrance ramps, handrails, grab bars, and non-slip shower flooring, etc. According to the RSC, 5.7% of homes in the former Lepreau LSD needed repair, and 13% in the former Musquash LSD. This option would start to address the need for those repairs.

Recommended that Fundy Shores engage in discussions with the Department of Social Development on a partnership to help low-to-middle income seniors and homeowners with repairs to their homes.

**Appendix A: Town of St. George Grant Incentive**

**Section 6 – Grant Formula**

The Town of St. George will apply a formula to give grants to Developer(s), which grant will be paid out to the Developer(s) over a ten (10) year period commencing one (1) year after completion of the development. Such grant will be paid only to developments eligible under this policy and where an agreement is entered into by both parties (Schedule C). The development incentive grant formula is as follows:

**Incentive Formula:**  
 $V \times (D + P) \times Y = \text{annual payable grant to developer}$

<b>V</b>	Incremental property value increase (see Chart 3) at one (1) year after completion
<b>D</b>	Base Town of St. George economic development incentive rate (0.010%)
<b>P</b>	Bonus incentive points (1 point = 0.001%, to a maximum of 0.005%)
<b>Y</b>	Year of the grant rate (see 'Chart 1' for rates)

*See example in 'Chart 2' for a project with a \$1,000,000.00 incremental property value*

Year	Grant Rate
Year 1	95%
Year 2	85%
Year 3	75%
Year 4	65%
Year 5	60%
Year 6	55%
Year 7	50%
Year 8	40%
Year 9	40%
Year 10	40%

Year	Payable Grant (\$)
Year 1	\$ 14,250.00
Year 2	\$ 12,750.00
Year 3	\$ 11,250.00
Year 4	\$ 9,750.00
Year 5	\$ 9,000.00
Year 6	\$ 8,250.00
Year 7	\$ 7,500.00
Year 8	\$ 6,000.00
Year 9	\$ 6,000.00
Year 10	\$ 6,000.00

*Example: \$1,000,000 Incremental Property Value Increase with +5 Bonus Points*

<b>Chart 3: Incremental Property Value Example</b> (Service New Brunswick's Listed Assessed Value)	
Property X in Year 2025 ('Year 0')	= 220,000 (vacant land)
Property X in Year 2026 ('Year 1')	= 1,220,000 (20-unit apartment building)
Incremental property value appreciation (V) at 1 year	= 1,000,000