PROCÈS-VERBAL

LE 20 OCTOBRE 2026

GRAND-SAULT

RÉUNION

Une réunion ordinaire du conseil de la Municipalité régionale de Grand-Sault au Nouveau-Brunswick a eu lieu à l'édifice Marcel Deschênes dans la salle Roland Lafrance à compter de 19 heures le mardi 20 octobre 2026, suivant les avis requis par la loi.

PRÉSENCES

Son honneur, le maire:

Bertrand Beaulieu

Les conseillers:

Claudette Goguen Kavanaugh	Michel (Mike) Lang
Danny Soucy	Michel R. Lang
France Roussel	Nathalie Godbout
Josée Rioux Walker	Sébastien Michaud
Mario Pelletier	

ainsi que le directeur général /greffier Eric Gagnon et la greffière adjointe, Michelle Daigle.

ABSENCES

Aucune

OUVERTURE DE LA RÉUNION

Le maire souhaite la bienvenue aux personnes présentes ainsi qu'à celles qui assistent à la réunion en ligne.

DIVULGATION D'INTÉRÊT

Aucun conflit n'est déclaré.

ADOPTION - ORDRE DU JOUR

Mario Pelletier / Danny Soucy,

2026-092 **Que l'ordre du jour soit accepté tel que présenté. Adopté**

ADOPTION – PROCÈS-VERBAL

La conseillère Goguen Kavanaugh mentionne avoir trouvé quelques erreurs de grammaire. À la page 7, Axe - développement communautaire, « 99h30 », devrait être « 9h30 », au 3e paragraphe, « situ », devrait être « situé » et à la page 9, Rapport du maire, « Gagnon » est mal écrit.

Josée Rioux Walker / Nathalie Godbout,

2026-093 **Que le conseil municipal adopte le procès-verbal, du 15 septembre 2026, tel que modifié. Adopté**

EAU POTABLE

Le d.g. mentionne que durant les dernières semaines, 33 échantillons d'eau potable ont été effectués dans 22 différentes zones à travers la municipalité et que tous les résultats étaient acceptables.

Sébastien Michaud / France Roussel,

2026-094 **Que les analyses d'eau potable soient reçues et classées. Adopté**

sa remise en service. Il invite tous les citoyens à réduire leur consommation d'eau en raison du manque de précipitations.

Relocalisation du système d'égout sanitaire

Le d.g. explique qu'il s'agit d'une situation urgente sur la rue Taylor, où un trou d'homme est exposé et sur le point de tomber dans la rivière. Un appel d'offres, préparé par le personnel à la demande du conseil, a été lancé cet été, mais aucune soumission n'a été reçue. La municipalité a alors demandé au gouvernement du Nouveau-Brunswick si elle pouvait octroyer le contrat sans appel d'offres, et la province a répondu que oui.

Un entrepreneur local, disponible pour commencer les travaux immédiatement, a donc été contacté. Le prix soumis par Northern Construction est de 1 908 557,25 $. Le projet consiste à refaire la connexion d'eau et d'égout sur une distance d'environ 240 m, dans une partie des rues Taylor, Park et O'Regan.

Sébastien Michaud / Josée Rioux Walker,

2026-097 **Que le conseil municipal octroie le contrat à Northern Construction Inc., au montant de 1,908,557.25 $ (taxes incluses), pour les travaux de relocalisation du système d'égout sanitaire sur une distance approximative de 240 m dans une partie des rues Taylor, Park et O'Regan. Les travaux comprennent également la reconstruction des rues, l'installation de bordures en béton, le nivellement de finition et la pose de l'asphalte, ainsi que les réparations connexes. Adopté**

Le conseiller Roussel mentionne que le Service d'incendie de Grand-Sault a répondu à 8 appels en septembre : 4 alarmes, 2 premiers répondants (aide médicale), 1 accident de véhicule à moteur et 1 feu de broussailles. Huit pompiers ont participé à l'atelier de formation de Miramichi, et le chef a assisté à la conférence Fire Rescue Canada à Vancouver.

Le Service d'incendie de Drummond a également répondu à 8 appels. Un quart de ces appels provenaient du DSL et concernaient des personnes qui brûlaient des déchets dans leur foyer extérieur. Il y a eu également 1 feu d'herbe, 1 feu de véhicule à moteur et 1 accident de véhicule à moteur. Le conseiller Roussel remercie tous les pompiers pour l'excellent service qu'ils offrent à la communauté.

Il poursuit avec le rapport de la Force policière et indique que la priorité actuelle de la Municipalité est de pourvoir les postes à combler. Pour la période de juillet à septembre, 725 événements ont été enregistrés. Le conseiller Roussel souligne que les policiers sont très occupés et les remercie pour le grand travail qu'ils accomplissent.

Programme de partenariat pour les routes provinciales-municipales – Plan triennal

France Roussel / Sébastien Michaud,

2026-098 **Il est proposé que le document intitulé Plan triennal 2029-2031 de la Municipalité régionale de Grand-Sault dans le cadre du Programme de partenariat pour les routes provinciales-municipales soit adopté. Adopté**

Axe - Développement communautaire

Le conseiller Mike Lang annonce le début des sessions d'activités physiques à la salle paroissiale de Drummond, les mardis et les jeudis. Il rappelle également que trois salles municipales peuvent être réservées pour les fêtes de Noël : le CEPSC, le Salle Communautaire de Drummond et le Centre Récréatif de Saint-André.

Il informe également que des tests de radon sont offerts gratuitement à la bibliothèque publique. Le radon est un gaz radioactif naturel, invisible et sans odeur, qui peut s'accumuler dans les sous-sols. Une exposition prolongée augmente de façon significative le risque de cancer du poumon, et il s'agit de la deuxième cause de ce cancer au Canada, après le tabagisme. Le Nouveau-Brunswick

de construction ont été délivrés, représentant des investissements estimés à 17,65 millions de dollars. Ces résultats témoignent d'une activité de construction soutenue dans notre communauté.

Il rappelle que des mesures incitatives, sous forme de contributions financières et d'incitatifs liés à l'eau et à l'égout, sont offertes aux projets commerciaux, industriels et résidentiels admissibles. Les formulaires et les critères sont disponibles sur le site Web de la Municipalité, dans la section « Développement ».

AFFAIRES COMMENCÉES

Implantation de centres de données

Le maire indique que ce dossier a suscité beaucoup d'attention. La province a demandé au public et aux municipalités de soumettre des propositions concernant l'implantation de centres de données. Vu l'importance du sujet et le nombre de personnes qu'il touche, une recommandation de la Municipalité de Grand-Sault a été préparée. Elle se lit comme suit :

Que le gouvernement du Nouveau-Brunswick impose un moratoire sur l'autorisation de nouveaux centres de données et sur l'expansion des centres existants, dans l'attente de l'élaboration d'une déclaration d'intérêt provincial claire et cohérente qui permettra d'encadrer adéquatement leur implantation et leur développement. Que cette période permette notamment au gouvernement provincial, en collaboration avec les municipalités et les parties prenantes concernées, de :

1. **S'entourer d'experts indépendants** (urbaniste, ingénieur, avocat spécialisé) financés, si possible, par une provision versée par le promoteur avant même le dépôt officiel du projet.

2. **Exiger des études indépendantes** sur le bruit, la demande en eau et en électricité, et le trafic, réalisées ou validées par des experts choisis ou approuvés par la municipalité plutôt que fournies uniquement par le promoteur

3. **Négocier une entente de développement économique détaillée** incluant : engagements fermes sur les emplois locaux, seuils de bruit maximaux avec suivi et pénalités, plan de valorisation de la chaleur, répartition claire des coûts d'infrastructure, des garanties financières advenant fermeture ou faillite.

4. **Adapter le règlement de zonage** plutôt que de traiter le centre de données comme un usage industriel générique : marges de recul spécifiques, écrans visuels et sonores obligatoires, limites d'éclairage nocturne, hauteur maximale.

5. **Prioriser les sites déjà zonés industriels**, situés loin des zones résidentielles et des milieux naturels sensibles, plutôt que d'ouvrir des terres agricoles ou vertes au développement.

6. **Prévoir un mécanisme de suivi post-implantation** pour maintenir la reddition de comptes après l'entrée en exploitation (rapports mensuels et annuels publics sur le bruit, la consommation d'eau et d'électricité, les emplois créés).

7. **Communiquer de façon transparente** avec la population dès les premières discussions et prévoir des séances d'information distinctes des séances décisionnelles pour permettre un débat serein.

8. **Évaluer la capacité réelle du réseau électrique provincial et hydraulique local** avant de s'engager, afin de connaître les délais et coûts réels de raccordement et d'opérations.

Le maire ajoute que ces recommandations ont été transmises à la province et que la Municipalité espère qu'elles seront mises en application.

Mot du maire

Le maire félicite les Chevaliers de Colomb de Drummond, qui célèbrent leur 50e anniversaire, et les remercie pour leurs nombreuses années de service à la communauté.

Le maire rappelle que plusieurs annonces ont été faites ce printemps, dont celles de la rue Taylor et de la route 255. Le 8 octobre, la clinique de santé collaborative a été annoncée. Il s'agit d'un projet de 6,7 millions de dollars, qui permettra à la communauté d'avoir une clinique sur son territoire. Selon la promesse de Vitalité, une fois la clinique en pleine opération, il y aura suffisamment de services pour prendre en charge les quelque 2 000 patients de la communauté qui n'ont pas de médecin de famille. Le maire souligne que la Municipalité en fait la demande depuis longtemps et remercie Vitalité et le gouvernement provincial.

Si le rezonage va de l'avant, la construction débutera au printemps, près de l'hôpital. Le maire est d'avis que cette clinique sera complémentaire à l'hôpital et contribuera à garantir ses services.

La maire suppléante précise que les démarches de collaboration entre les médecins sont déjà amorcées. Les personnes sans médecin de famille doivent s'inscrire sur la liste d'attente du gouvernement pour être considérées pour la clinique.

AUTRES

- Invention du public

Paulo Caron

M. Paulo Caron, président du Club d'Âge d'Or Assomption de Grand-Sault, demande au Conseil de reconsidérer sa décision concernant la toile installée au terrain de tennis situé devant le Club.

Il présente les activités offertes par le Club, qui compte plus de 575 membres, et souligne son importance pour les personnes aînées de la communauté. Il précise que le Club n'est pas opposé au tennis et au pickleball, mais souhaite que la visibilité et la sécurité des lieux soient prises en considération.

M. Caron soulève notamment des préoccupations concernant l'éclairage, la visibilité des piétons et des véhicules ainsi que la sécurité des membres qui quittent le Club en soirée. Il demande au Conseil de collaborer avec le Club afin de trouver une solution qui répond aux besoins de tous.

Enfin, M. Caron dépose des lettres d'appui de l'Association francophone des aînées et aînés du Nouveau-Brunswick et de la Fédération des citoyen(ne)s aîné(e)s du Nouveau-Brunswick, ainsi que des photos et un plan du terrain.

Le maire remercie M. Caron et indique que le Conseil est fier des activités qui se passent au Club d'Age d'Or.

Danny Zolondeck

M. Danny Zolondeck soulève plusieurs préoccupations concernant la sécurité publique, notamment le suivi effectué par les services policiers à la suite de signalements concernant un individu décédé par la suite. Le maire précise que le décès est survenu à l'extérieur du territoire desservi par la Force policière de Grand-Sault et qu'il n'est pas approprié de discuter de cas particuliers en séance publique.

M. Zolondeck questionne ensuite le manque d'avis concernant la construction de deux immeubles à logements près de sa résidence, sur la rue Mockler. Des précisions lui sont apportées concernant les avis transmis lors des demandes de dérogation et les procédures de changement de zonage.

MINUTES

OCTOBER 20, 2026

GRAND FALLS

MEETING

A regular meeting of the Grand Falls Regional Municipality Council, in New Brunswick, was held in the Roland Lafrance Room at the Marcel Deschênes Building, beginning at 7:00 p.m. on Tuesday, October 20, 2026, in accordance with the notices required by law.

ATTENDANCE

His Woship, the mayor:

Bertrand Beaulieu

Councillors:

Claudette Goguen Kavanaugh	Michel (Mike) Lang
Danny Soucy	Michel R. Lang
France Roussel	Nathalie Godbout
Josée Rioux Walker	Sébastien Michaud
Mario Pelletier	

as well as the CAO / Clerk Eric Gagnon and the Deputy Clerk Michelle Daigle.

ABSENCES

None

OPENING OF THE MEETING

The mayor welcomes those present as well as those attending the online meeting.

DISCLOSURE OF INTEREST

No conflict is declared.

ADOPTION - AGENDA

Mario Pelletier / Danny Soucy,

2026-092 That the agenda be accepted as presented. Carried

ADOPTION – MINUTES

Councillor Goguen Kavanaugh mentioned that she had found a few grammatical errors. On page 7, under Pillar – Community Development, “99h30” should read “9h30”; in the third paragraph, “situ” should read “situé”; and on page 9, under the Mayor’s Report, “Gagnon” was misspelled.

Josée Rioux Walker / Nathalie Godbout,

2026-093 That the municipal council adopt the minutes of September 15, 2026, as amended. Carried

DRINKING WATER

The CAO mentions that over the past few weeks, 33 drinking water samples were taken in 22 different areas across the municipality and that all results were acceptable.

Sébastien Michaud / France Roussel,

2026-094 That drinking water analyses be received and filed. Carried

MOTIONS AND REPORTS OF COMMITTEES

Pillar – Governance

Councillor Michel R. Lang mentioned that several positions are vacant:

- Director of Public Safety, full-time position;
- Police Inspector, full-time position;
- Experienced Constable: 3 positions available;
- Deputy Police Chief, full-time position;
- Director of Human Resources, maternity leave replacement for 12 months;
- Executive Assistant to the Police Chief.

The Councillor presented the season-end report for the Grand Falls Golf Club, whose season ended on October 18. A record 21,500 rounds were played, and the club has 388 members. He thanked the employees for their contribution to the season's success.

Appointment of a municipal representative to the Planète jeunesse Nord-Ouest coalition

The mayor explained that the Regional Service Commission (RSC) had established the Planet Youth coalition for the Northwest region. It has five objectives: supporting the overall development of young people, encouraging healthy lifestyle choices, preventing substance use and its harms, creating an environment that supports their well-being, and implementing coordinated actions that respond to local realities and needs.

The Municipality will work with the five other municipalities within the RSC and the Local Service Districts (LSDs) to organize activities for young people. To that end, a young person will be appointed to sit on the coalition's board of directors.

Claudette Goguen Kavanaugh / Michel R. Lang,

2026-095 **That the Grand Falls Municipal Council appoint Kamille Thériault as the municipal representative on the Planète jeunesse Nord-Ouest Coalition for the 2026-2027 school year, with the possibility of renewing her term. Carried**

The mayor congratulated Kamille and thanked her for representing the Municipality and giving young people a voice. She will be able to provide Council with periodic updates on her activities.

Budget 2027 - Grand Falls Business Centre Development Corporation, Inc.

Mike Lang / Danny Soucy,

2026-096 **That the Grand Falls Municipal Council authorizes the Clerk to publish the 2027 budget for the Grand Falls Central Business Development Corporation Inc., its intention to approve the budget, the extent of the extraordinary contribution required for the implementation of the budget, its intention to proclaim a by-law for the imposition of an extraordinary contribution for business improvement, and for the submission of this product to the Board of Directors of the Grand Falls Central Business Development Corporation Inc. as well as the deadline for opposition to the budget. Carried**

Pillar – Community Service

Councillor Michaud indicated that the former Saint-André water reservoir had been demolished and the site had been landscaped. Repairs to street curbs and equipment maintenance are ongoing.

The Councillor specified that Saint-André Well No. 2 is temporarily closed to allow the water supply to replenish. The situation is being assessed, and the public will be notified when it is back

in service. He encouraged all residents to reduce their water consumption due to the lack of precipitation.

Relocation of the Sanitary Sewer System

The CAO explained that this is an urgent situation on Taylor Street, where a manhole is exposed and at risk of falling into the river. A call for tenders, prepared by staff at Council's request, was issued this summer, but no bids were received. The Municipality then asked the Government of New Brunswick whether it could award the contract without a call for tenders, and the province confirmed that it could.

A local contractor who was available to begin the work immediately was therefore contacted. Northern Construction submitted a price of $1,908,557.25. The project involves replacing the water and sewer connection over approximately 240 m along portions of Taylor, Park and O'Regan Streets.

Sébastien Michaud / Josée Rioux Walker,

2026-097 **That the Municipal Council award the contract to Northern Construction Inc., in the amount of $ 1,908,557.25 (taxes included), for the relocation of the sanitary sewer systems over an approximate distance of 240 metres along portions of Taylor, Park and O'Regan Streets. The work also includes construction of the new roadway, installation of concrete curbs, fine grading, asphaltic concrete and site restoration. Carried**

Councillor Roussel reported that the Grand Falls Fire Department responded to 8 calls in September: 4 alarms, 2 medical first responder calls, 1 motor vehicle accident and 1 brush fire. Eight firefighters attended the training workshop in Miramichi, and the Fire Chief attended the Fire Rescue Canada conference in Vancouver.

The Drummond Fire Department also responded to 8 calls. One quarter of these calls came from the LSD and involved people burning garbage in their outdoor fireplaces. There was also 1 grass fire, 1 motor vehicle fire and 1 motor vehicle accident. Councillor Roussel thanked all firefighters for the excellent service they provide to the community.

He then presented the Police Force report and indicated that the Municipality's current priority is to fill vacant positions. A total of 725 incidents were recorded from July to September. Councillor Roussel noted that police officers are very busy and thanked them for their hard work.

Provincial-Municipal Highway Partnership Program Three-Year Plan

France Roussel / Sébastien Michaud,

2026-098 **It is proposed that the document entitled Grand Falls Regional Municipality Three-Year Plan for the PMHP Program 2029-2031 be adopted. Carried**

Pillar - Community Development

Councillor Mike Lang announced that physical activity sessions have begun at the Drummond Parish Hall on Tuesdays and Thursdays. He also reminded residents that three municipal facilities can be booked for Christmas parties: the CEPSC, the Drummond Community Hall and the Saint-André Recreation Centre.

He also informed Council that radon test kits are available free of charge at the public library. Radon is a naturally occurring radioactive gas that is invisible and odourless and can accumulate in basements. Prolonged exposure significantly increases the risk of lung cancer and is the second leading cause of lung cancer in Canada, after smoking. New Brunswick has the highest radon levels in the country, particularly in the Northwest, where 36% of homes tested exceeded the acceptable limit.

Councillor Soucy mentioned that several activities are taking place in October and that all the details are available on the Municipality's website. For Halloween, Mystery at the Museum will run from October 14 to November 1, followed by FearFest from October 21 to 25. FearFest includes a haunted house, a pumpkin trail, coding workshops, a 5- to 10-km run, as well as witches and wizards on the river on paddleboards and kayaks, and much more. He encouraged residents to take part.

Falls BierFest Les Chutes will take place on Saturday, October 24, at the CEPSC, featuring beers from local breweries and a winery. On the same day, the Golden Age Club will hold a fall dance. The Les Chutes Regional Cultural Society will present Réjean Leclerc on Saturday, October 24, 2026, from 7:30 p.m. to 9:30 p.m. at the Richelieu Auditorium. More information is available at www.leschutes.ca.

The Christmas parade will take place on Friday, December 4. Councillor Soucy encouraged people to participate and enter a float. Businesses, families or groups may take part. He concluded by mentioning the Christmas workshop, which will be held on Saturday, December 12, at the Saint-André Recreation Centre. Last year, the event was held at the agricultural market, but it was a little cold there. He invited residents to participate.

Councillor Godbout mentioned that activities have resumed on the ice at the CEPSC, including minor hockey, interscholastic hockey, figure skating and adult leagues. Public skating is also back for adults and young children. The schedule is available on the Municipality's website and Facebook page. The PTA's first women's hockey tournament will take place on November 6 and 8.

She mentioned that a new beach volleyball court on Evangeline Street will be ready in the spring of 2027.

The mayor reminded residents that a community calendar is available on the Municipality's website and that organizations can add their activities to it.

Pillar – Economic Development

The Deputy Mayor informed Council that it is Small Business Week. She thanked small businesses and congratulated Ms. Keli Spencer, chiropractor, who won the Woman Entrepreneur of the Year award last Friday through the Women's Business Network. The CDEC and the Chamber of Commerce will hold a business excellence awards gala on Thursday evening. Tickets may still be available.

She indicated that the harvest had gone well this year despite some drought and congratulated farmers.

The Deputy Mayor announced the end of the tourist season at the Malobiannah Centre. The Centre welcomed 86,200 visitors, approximately 10,000 more than the previous year, and she thanked the employees and teams who contributed to this success.

A new tourism sign promoting snowmobiling has been installed along the Trans-Canada Highway. Directional signs are expected to be installed in the spring of 2027, after which the relocation of the other signs can begin.

At the annual meetings of the AFMNB and UMNB, two of the Municipality's resolutions were adopted: support for the pan-Canadian strategy on mental health, addictions and chronic homelessness, and modernization of the Municipal Elections Act.

Councillor Pelletier mentioned that, during the third quarter, from July to September, the Municipality issued 61 building permits. The total value of the work associated with these permits was approximately $6.04 million. Since the beginning of 2026, a total of 184 building permits have been issued, representing an estimated investment of $17.65 million. These results demonstrate sustained construction activity in our community.

He reminded residents that incentive programs, in the form of financial contributions and water and sewer incentives, are available for eligible commercial, industrial and residential projects. The forms and criteria are available on the Municipality's website under the "Development" section.

BUSINESS STARTED

Data center deployment

The mayor indicated that this matter has attracted considerable attention. The province has asked the public and municipalities to submit proposals regarding the establishment of data centres. Given the importance of the subject and the number of people it affects, a recommendation from the Grand Falls Regional Municipality was prepared. It reads as follows:

That the Government of New Brunswick impose a moratorium on the approval of new data centres and the expansion of existing data centres, pending the development of a clear and consistent provincial statement of interest to properly guide their establishment and development. This period should allow the Provincial Government, in collaboration with municipalities and the stakeholders concerned, to:

1. **Engage independent experts** (urban planner, engineer, specialized lawyer), funded if possible by a provision paid by the developer even before the official filing of the project.

2. **Require independent studies** on noise, water and electricity demand, and traffic, carried out or validated by experts selected or approved by the municipality rather than provided solely by the developer.

3. **Negotiate a detailed economic development agreement** including: firm commitments regarding local jobs, maximum noise thresholds with monitoring and penalties, a heat recovery plan, a clear breakdown of infrastructure costs, and financial guarantees in the event of closure or bankruptcy.

4. **Adapt the zoning bylaw** rather than treating the data centre as a generic industrial use: specific setback requirements, mandatory visual and sound screening, night-time lighting limits, and maximum building height.

5. **Prioritize sites already zoned for industrial use**, located far from residential areas and sensitive natural environments, rather than opening agricultural or green land to development.

6. **Establish a post-implementation monitoring mechanism** to maintain accountability after the facility becomes operational (public, monthly and annual reports on noise, water and electricity consumption, and jobs created).

7. **Communicate transparently** with the public from the earliest discussions and hold information sessions separate from decision-making sessions to allow for calm, constructive debate.

8. **Assess the actual capacity of the provincial electrical grid and local water infrastructure** before committing, in order to understand the actual timelines and costs of connection and operation.

The mayor added that these recommendations had been submitted to the Province and that the Municipality hoped they would be implemented.

NEW AFFAIRS

Community-style grandeurs

The mayor pays tribute to Norma and Stillman Baker as part of the Community Grandioses, "Volunteer" category.

Presentation, Resolution and first reading of Decree 1900, amendment 2026-25

The CAO explained that the proposed amendment is intended to allow a multi-purpose building containing a collaborative health care clinic on the ground floor and residential units on the upper floors. He specified that the presentation would be followed by a resolution and then a first reading of the amending by-law, thereby initiating the zoning amendment process.

The property concerned (PID 65001711) belongs to DMDJ Holdings Corp. Inc. and is located at the corner of Cyr and Pirie Streets, across from the Grand Falls General Hospital. Only the portion shown in green on the development plan would be rezoned, from R2C (Residential) to IA (Integrated Development), with terms and conditions, since the project is not exclusively residential.

Josée Rioux Walker / Danny Soucy,

2026-099 **That Council publishes a notice on its website and on its FACEBOOK page in accordance with Section 111 of the Community Planning Act, chapter 19, indicating its intention to amend the Zoning By-Law to rezone a portion of the property having PID 65001711, owned by DMDJ Holdings Corp. Inc., and located on Cyr and Pirie Streets in Grand Falls, NB.**

For the purpose of the Zoning By-Law, the zoning is modified as follows:

- **By amending the zoning of a portion of the property bearing PID 65001711 from a R2C (Single, two-unit and multiple residential) zone to an AI (Integrated development) zone with terms and conditions.**

The purpose of this amendment is to allow for a multi-purpose building housing a collaborative healthcare clinic on the ground floor and residential units on the upper floors.

The Council will meet at Town Hall on Thursday, November 19, 2026, at 7 p.m. to hear objections to the proposed amendments.

That Council request the written opinion of the advisory committee regarding the said modification.

That the Clerk takes care, in the name and for the Council, of publishing the public notice prescribed by section 111 of the *Urban Planning Act*. Carried

By-law 1900 – Zoning By-law – Amendment 2026-25

The deputy clerk gives the first full reading of By-law 1900 – amendment 2026-25.

Danny Soucy / France Roussel, That the Grand Falls Municipal Council adopt the first reading of amendment 2026-25 to By-law 1900, By-law amending the zoning by-law of the Town of Grand Falls. Carried

A Word from the Mayor

The mayor congratulated the Drummond Knights of Columbus, who are celebrating their 50th anniversary, and thanked them for their many years of service to the community.

The mayor reminded Council that several announcements had been made this spring, including those concerning Taylor Street and Route 255. On October 8, the collaborative

health clinic was announced. This is a $6.7-million project that will provide the community with a clinic within its territory. According to Vitalité's commitment, once the clinic is fully operational, there will be sufficient services to care for the approximately 2,000 community residents who do not have a family doctor. The mayor noted that the Municipality had been requesting this for a long time and thanked Vitalité and the Provincial Government.

If the rezoning proceeds, construction will begin in the spring near the hospital. The mayor believes that this clinic will complement the hospital and help ensure the continuation of its services.

The Deputy Mayor specified that collaborative efforts among physicians are already underway. People without a family doctor must register on the Government's waiting list to be considered for the clinic.

OTHERS

- Invention of the public

Paulo Caron

Mr. Paulo Caron, President of the Assomption Golden Age Club of Grand Falls, asked Council to reconsider its decision regarding the screen installed at the tennis court located in front of the Club.

He presented the activities offered by the Club, which has more than 575 members, and highlighted its importance to seniors in the community. He specified that the Club is not opposed to tennis and pickleball but wishes to ensure that visibility and safety at the site are taken into consideration.

Mr. Caron raised concerns regarding lighting, pedestrian and vehicle visibility, as well as the safety of members leaving the Club in the evening. He asked Council to work with the Club to find a solution that meets everyone's needs.

Finally, Mr. Caron submitted letters of support from the Association francophone des aînées et aînés du Nouveau-Brunswick and the Fédération des citoyen(ne)s aîné(e)s du Nouveau-Brunswick, as well as photographs and a site plan.

The mayor thanked Mr. Caron and indicated that Council is proud of the activities taking place at the Golden Age Club.

Danny Zolondeck

Mr. Danny Zolondeck raised several concerns regarding public safety, particularly the follow-up conducted by police services following reports concerning an individual who later died. The mayor specified that the death occurred outside the territory served by the Grand Falls Police Force and that it would not be appropriate to discuss specific cases in a public meeting.

Mr. Zolondeck then questioned the lack of notice regarding the construction of two apartment buildings near his residence on Mockler Street. Clarification was provided regarding notices sent in connection with variance applications and zoning amendment procedures.

He also expressed concerns about erosion risks near the Saint John River, construction on land that he considers contaminated or marshland, and municipal investments in these areas.

Finally, he questioned the artificial intelligence data centre project because of its energy requirements and potential environmental impacts. He also raised the situation of people experiencing homelessness in Grand Falls and the absence of a shelter.

Frank Johnston

Mr. Frank Johnston questioned Council about the capacity of the water supply system to meet future needs, particularly those associated with the artificial intelligence data centre project. He asked whether a comprehensive study of watersheds and water resources was planned. The mayor explained that an initial study had been completed in collaboration with NBCC and that a second phase was planned to examine solutions to the issues identified.

Mr. Johnston also raised concerns about stormwater and sewer problems on Taylor Street and Basin Street, particularly damaged pipes. He asked whether upgrades were planned. The CAO indicated that this work was not scheduled for this year, but that follow-up would be conducted to verify whether the infrastructure concerned is included on the list of work to be completed.

- Media intervention

There was no media intervention.

DATE OF THE NEXT MEETING

The next regular meeting will take place on Tuesday, November 17, 2026, at 7:00 p.m. in the Roland-Lafrance room.

CLOSING OF THE SESSION

Councillor Michaud proposes the closing of the meeting at 8:39 p.m. Carried

Bertrand Beaulieu, Mayor	Eric Gagnon, CAO / Clerk