

**Southeast Planning Review and Adjustment Committee /
Comité de révision de la planification de la Commission du Sud-Est**
Wednesday, September 23, 2026 / Le mercredi 23 septembre, 2026

Staff Report / Rapport du personnel

Subject / Objet : Conditional Use / Usage conditionnel

File number / Numéro du fichier 26-1267

From / De :



Phil Robichaud
Planner / Urbaniste

Reviewed by / Révisé par :



Lori Bickford
Planning Manager/Planner / Gestionnaire de
planification/Urbaniste

General Information / Information générale

Applicant / Requérant :

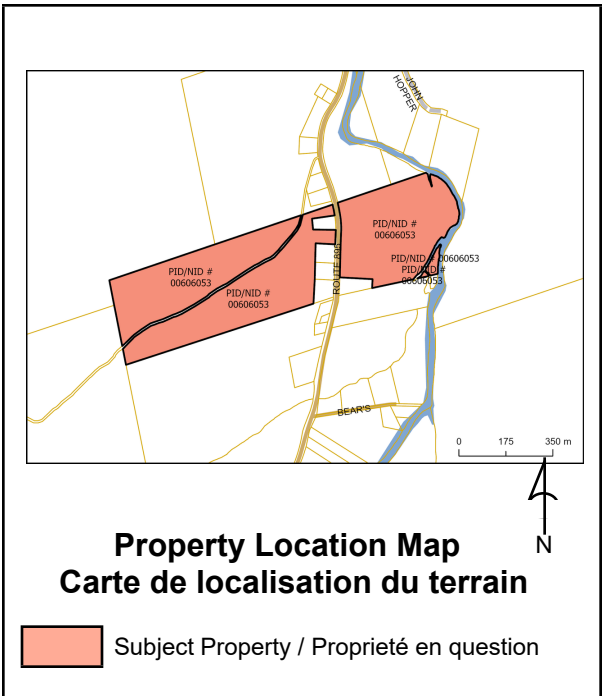
Charles Burrell The Humanity Project for Social

Landowner / Propriétaire :

Charles Burrell The Humanity Project for Social

Proposal / Demande :

Conditional use application for a Residential Care Facility /
*Demande d'usage conditionnel pour un établissement de
soins spéciaux*



Site Information / Information du site

PID / NID: 00606053

Lot Size / Grandeur du lot: 38.74 HA

Location / Endroit :

chemin Little River Road (Route 895), Town of Salisbury / Village de Salisbury

Current Use / Usage présent :

Farm, Bunkhouses & vacant building / Ferme, petits bâtiments d'hébergement et bâtiment vacant.

Zoning / Zonage :

Rural Area (RA) Zone and Infill (IF) Zone / *Zone rurale (RU) et zone intercalaires (TI)*

Future Land Use Designation / Désignation de l'utilisation future du sol :

Surrounding Use & Zoning / Usage des environs & Zonage :

Single-unit dwellings and vacant lots. Rural Area Zone and Agriculture Zone.
Habitation unifamiliale et lots vacants. Zone rurale et zone agriculture.

Municipal Servicing / Services municipaux:

None, private onsite septic system, well and streets from Department of Transportation and Infrastructure

Policies / Politiques

TOWN OF SALISBURY MUNICIPAL PLAN NO. 16 / PLAN MUNICIPAL DE LA VILLE DE SALISBURY N° 16

4.8 RURAL DESIGNATION (RU) / 4.8 DÉSIGNATION RURALE (RU)

Denser development in the Town has located south of the CNR rail line and along Fredericton Road (Route 112). The remainder of the Town is rural in character as it is comprised mainly of forested areas and agricultural lands. This area is outside the Serviceable Boundary and therefore unable to be part of the gravity fed sanitation system of the Town. The size of this rural area has recently increased dramatically due to amalgamations under New Brunswick's Local Governance Reform. Now that these vast rural areas are considered part of the Town, it will be important to accommodate rural activities and uses within the rural designation. / L'aménagement plus dense dans la ville est situé au sud de la voie ferrée du CN et le long du chemin Fredericton (route 112). Le reste de la ville présente un caractère rural, étant principalement composé de zones forestières et de terres agricoles. Ce secteur est situé hors des limites du périmètre d'assainissement et ne peut donc pas faire partie du réseau d'égout sanitaire par gravité de la ville. La superficie de cette zone rurale a récemment augmenté considérablement en raison des regroupements découlant de la Réforme de la gouvernance locale du Nouveau-Brunswick. Maintenant que ces vastes zones rurales font partie intégrante de la ville, il sera important de maintenir les activités et usages ruraux au sein de la désignation rurale.

The objective of the rural designation is to maintain the rural character of this area by ensuring the continuity of agricultural and resource uses while discouraging dense residential development due to dependence upon on-site sewer and the inherent conflicts that can arise between residential uses and traditional rural activities. / L'objectif de la désignation rurale est de maintenir le caractère rural de ce secteur en assurant la continuité des usages agricoles et d'exploitation des ressources, tout en décourageant l'aménagement résidentiel dense en raison de la dépendance aux systèmes d'assainissement autonomes et des conflits inhérents qui peuvent survenir entre les usages résidentiels et les activités rurales traditionnelles.

4.8.5 It is a policy to create a Rural Area zone for the purpose of permitting agriculture, resource activities, cemeteries, and limited residential uses, as well as other compatible land uses in those areas outside the Serviceable Boundary. / 4.8.5 La politique vise à créer une zone rurale afin de permettre l'agriculture, les activités d'exploitation des ressources, les cimetières et un nombre limité d'usages résidentiels, ainsi que d'autres usages du sol compatibles dans les secteurs situés hors des limites du périmètre d'assainissement.

4.8.9 It is a policy that institutional uses shall be permitted as-of-right in the area designated as Rural except in the Rural Residential (RR) zone where institutional uses shall be permitted subject to terms and conditions / 4.8.9 La politique prévoit que les usages institutionnels sont permis de plein droit dans le secteur désigné rural, sauf dans la zone résidentielle rurale (RR) où les usages institutionnels sont permis sous réserve de conditions.

7.3 WATER, SEWER AND STORM / 7.3 EAU, ÉGOUT SANITAIRE ET ÉGOUT PLUVIAL

Individual wells are the water source within the Town, as the Town does not have a public water system. Studies have indicated that the cost of providing a public system is prohibitive currently. Nonetheless, it is necessary to ensure a sustainable water resource in terms of quantity and quality within the Town. / Les puits individuels constituent la source d'approvisionnement en eau dans la ville, celle-ci ne disposant pas d'un réseau public d'aqueduc. Des études indiquent que le coût de fourniture d'un réseau public est actuellement prohibitif. Néanmoins, il est nécessaire d'assurer la pérennité de la ressource en eau en termes de quantité et de qualité sur l'ensemble du territoire de la ville.

Sewer collection and storm sewer systems are essential to the development of the community. Considering the importance of these services, they must be permitted in all zones. The Serviceable Boundary represents the area of the Town which can be serviced by a gravity sewer system. As pumping

stations represent significant capital expenditures and associated long term operational and maintenance costs, the Town should continue to rely on the Serviceable Boundary as an efficient and economical limit to sewage collection. Care needs to be taken to ensure that storm water is not being diverted into the sewage treatment system which adds additional stress and costs to the Town's infrastructure system. / Les réseaux de collecte des eaux usées et d'égout pluvial sont essentiels au développement de la collectivité. Compte tenu de l'importance de ces services, ils doivent être autorisés dans toutes les zones. Le périmètre d'assainissement représente le secteur de la ville pouvant être desservi par un réseau d'égout par gravité. Étant donné que les stations de pompage représentent des dépenses de capital importantes ainsi que des coûts d'exploitation et d'entretien à long terme élevés, la ville devrait continuer de s'appuyer sur le périmètre d'assainissement à titre de limite efficace et économique pour la collecte des eaux usées. Il convient de veiller à ce que l'eau pluviale ne soit pas détournée vers le système de traitement des eaux usées, ce qui imposerait des contraintes et des coûts supplémentaires au réseau d'infrastructures de la ville.

7.3.3 It is policy that a Water Assessment Study shall be carried out when the following uses are requested: / 7.3.3 La politique exige qu'une étude d'évaluation des ressources en eau soit réalisée lorsque les usages suivants sont demandés :

b) residential care facilities; / b) établissements de soins résidentiels;

Zoning and/or Subdivision Regulation / Réglementations de zonage et/ou de lotissement

TOWN OF SALISBURY ZONING BY-LAW NO. 17 / ARRÊTÉ DE ZONAGE DE LA VILLE DE SALISBURY N° 17

PART 11 – RURAL AREA (RA) ZONE / PARTIE 11 – ZONE RURALE (RA)

11.1 Permitted Uses / 11.1 Usages autorisés

Any land, building or structure may be used for the purpose of, and for no other purpose: / Tout terrain, bâtiment ou construction peut être utilisé aux fins suivantes, et à aucune autre fin :

a) One or more of the following main uses: / a) L'un ou plusieurs des usages principaux suivants :

xi) institutional use / xi) usage institutionnel

d) The following uses are permitted subject to such terms and conditions as may be imposed by the Planning Review and Adjustment committee: / d) Les usages suivants sont permis sous réserve des conditions pouvant être imposées par le Comité de révision de la planification et d'aménagement :

i) residential care facility / i) établissement de soins résidentiels

DEFINITIONS: / DÉFINITIONS :

Institutional Use means the use of land, buildings or structures for a public or not-for-profit purpose including, but not limited to, schools, residential care facilities, places of worship, indoor or outdoor recreational facilities, cemeteries, cultural or community centres, hospitals, and government offices. / Usage institutionnel désigne l'utilisation de terrains, de bâtiments ou de constructions à des fins publiques ou sans but lucratif, y compris, mais sans s'y limiter, les écoles, les établissements de soins résidentiels, les lieux de culte, les installations récréatives intérieures ou extérieures, les cimetières, les centres culturels ou communautaires, les hôpitaux et les bureaux gouvernementaux.

Residential Care Facility means an institutional use that may include a family shelter, group care facility, special care home, or similar facility for 24-hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual. / Établissement de soins résidentiels désigne un usage institutionnel qui peut comprendre un foyer d'accueil familial, un établissement de soins de groupe, un foyer de soins spéciaux ou un établissement similaire offrant des soins 24 heures sur 24 à des personnes nécessitant des services personnels, de la surveillance ou de l'assistance essentielle au maintien des activités de la vie quotidienne

ou à la protection de l'individu.

Internal Consultation & External Consultation / Consultations internes et externes

Town of Salisbury: / Ville de Salisbury :

The Town is aware of this application and has been working with the Applicant, the Province, and Plan360. / La Ville est au courant de la présente demande et collabore avec le demandeur, la Province et Plan360.

Since the first phase of the Project, the Town has visited the site on several occasions to view the operations. Salisbury Fire Rescue has had 1 call to the site since its inception. No concerns have been brought forward to the Town from other first responding agencies (ANB, RCMP). / Depuis la première phase du projet, la Ville s'est rendue sur le site à plusieurs reprises pour observer les activités. Le service d'incendie de Salisbury a répondu à un appel sur le site depuis sa création. Aucun sujet de préoccupation n'a été transmis à la Ville par les autres organismes d'intervention d'urgence (SAB, GRC).

The Town is supportive of the Province's prioritization of this project under their recently-announced \$7.4 million to be allocated for a conditional grant program for emergency funding for not-for-profit supportive housing providers for those experiencing homelessness. This is the second project within the Town that is receiving funding under this program in the Town of Salisbury. / La Ville appuie la priorité accordée à ce projet par la Province dans le cadre de son programme de subventions conditionnelles de 7,4 millions de dollars récemment annoncé, visant le financement d'urgence des fournisseurs à but non lucratif de logements accompagnés pour les personnes en situation d'itinérance. Il s'agit du deuxième projet au sein de la Ville de Salisbury à recevoir du financement en vertu de ce programme.

Building Inspector from Plan360: / Inspecteur en bâtiment de Plan360 :

The Plan360 was consulted as part of the review of this application. / Plan360 a été consulté dans le cadre de l'examen de la présente demande.

Provincial Departments: / Ministères provinciaux :

The Department of Environment and Local Government and Department of Transportation and Infrastructure was consulted as part of the review. / Le ministère de l'Environnement et des Gouvernements locaux ainsi que le ministère des Transports et de l'Infrastructure ont été consultés dans le cadre de l'examen.

Discussion

The applicant has submitted a conditional use application to permit a residential care facility within an existing building on the property identified as PID 00606053, located along Route 895 in the Town of Salisbury. This property was formerly within a Local Service District and was amalgamated into the Town of Salisbury in 2023 under provincial municipal reform. Land use on the site is now governed by the Town of Salisbury Municipal Plan and Zoning By-law, adopted in 2025. / Le demandeur a présenté une demande d'usage conditionnel afin de permettre un établissement de soins résidentiels dans un bâtiment existant sur la propriété identifiée par le NID 00606053, située le long de la route 895 dans la Ville de Salisbury. Cette propriété était auparavant située dans un district de services locaux et a été regroupée au sein de la Ville de Salisbury en 2023 dans le cadre de la réforme municipale provinciale. L'utilisation du sol sur le site est désormais régie par le Plan municipal et l'Arrêté de zonage de la Ville de Salisbury, adoptés en 2025.

Under the current Zoning By-law, a residential care facility is a conditional use within the zone. Consequently, the proposal requires review and approval by the Southeast Planning Review and Adjustment Committee (PRAC). Pursuant to Section 53(2) of the Community Planning Act, the Committee may impose terms and conditions on a conditional use to protect: / En vertu de l'arrêté de zonage actuel, un établissement de soins résidentiels constitue un usage conditionnel dans la zone. Par conséquent, le projet nécessite l'examen et l'approbation du Comité de révision de la planification du

Sud-Est (PRAC). Conformément au paragraphe 53(2) de la Loi sur l'urbanisme, le Comité peut imposer des conditions à un usage conditionnel afin de protéger :

(a) properties within the zone or in abutting zones; or / a) les propriétés situées dans la zone ou dans les zones contiguës; ou

(b) the health, safety, and welfare of the general public. / b) la santé, la sécurité et le bien-être du public en général.

This application is not a consideration of whether the proposed use is acceptable in principle, as residential care facilities are conditionally permitted within the zone. Rather, the role of the Committee is to determine what reasonable terms and conditions, if any, should be imposed to address the two protection criteria noted above. / La présente demande ne vise pas à déterminer si l'usage proposé est acceptable en principe, puisque les établissements de soins résidentiels sont permis de manière conditionnelle dans la zone. Le rôle du Comité consiste plutôt à déterminer quelles conditions raisonnables, le cas échéant, devraient être imposées pour répondre aux deux critères de protection énoncés ci-dessus.

The following documents are attached to this report for the Committee's review: / Les documents suivants sont joints au présent rapport aux fins d'examen par le Comité :

Schedule 0: Plan360 Mapping (Aerial Photo and Zoning) / Annexe 0 : Cartographie de Plan360 (photo aérienne et zonage)

Schedule 1: Site Layout and Preliminary Architectural Plans / Annexe 1 : Plan d'implantation et plans architecturaux préliminaires

Schedule 2: Applicant's Project Description Letter / Annexe 2 : Lettre de description du projet du demandeur

Schedule 3: Septic System Design and Approval Documentation / Annexe 3 : Conception du système d'assainissement autonome et documentation d'approbation

Schedule 4: Department of Transportation and Infrastructure (DTI) Change of Use Approval / Annexe 4 : Approbation de changement d'usage du ministère des Transports et de l'Infrastructure (MTI)

Schedule 5: Department of Environment and Local Government (DELG) EIA Branch Exemption Confirmation / Annexe 5 : Confirmation d'exemption de la Direction des évaluations d'impact sur l'environnement du ministère de l'Environnement et des Gouvernements locaux (MEGL)

Schedule 6: Water Assessment Study / Annexe 6 : Étude d'évaluation des ressources en eau

Schedule 7: Letter of Support provided by applicant / Annexe 7 : Lettre d'appui fournie par le demandeur

Schedule 8: Government of New Brunswick Housing Spectrum / Annexe 8 : Éventail des formules de logement du gouvernement du Nouveau-Brunswick

Project description and context: / Description et contexte du projet :

The subject proposal is submitted by The Humanity Project for Social Solutions Inc. as Phase 2 of an ongoing supportive housing and support initiative. Referred to by the applicant as the "JOSH Project", the initiative was established three years ago to provide housing for people experiencing chronic homelessness with mental health and addiction needs in a recovery focused environment. / La proposition à l'étude est présentée par The Humanity Project for Social Solutions Inc. à titre de phase 2 d'une initiative continue de logement accompagné et de soutien. Désignée par le demandeur sous le nom de « Projet JOSH », l'initiative a été mise en place il y a trois ans pour offrir un logement aux personnes en situation d'itinérance chronique ayant des besoins en matière de santé mentale et de toxicomanie, dans un environnement axé sur le rétablissement.

Phase 1 of the development is fully operational on site and consists of 21 single-room, non-plumbed micro-cabin units that provide heating, and shelter. Permits have been issued by Plan360 for this phase in 2023 as an as-of-right development under the former Westmorland-Albert Rural Plan. / La phase 1 de l'aménagement est pleinement opérationnelle sur le site et se compose de 21 micro-cabines individuelles sans plomberie offrant du chauffage et un abri. Des permis ont été délivrés par Plan360 pour cette phase en 2023 à titre de développement de plein droit en vertu de l'ancien Plan rural de Westmorland-Albert.

Phase 2 proposes the reuse and interior renovation of an existing main building on the property to establish a 14-unit shelter with integrated wrap-around support services. The renovated building will house: / La phase 2 propose la réutilisation et la rénovation intérieure d'un bâtiment principal existant sur la propriété afin d'y aménager un refuge de 14 unités doté de services de soutien enveloppants intégrés. Le bâtiment rénové abritera :

- 14 micro-sleeping units; / · 14 micro-unités d'hébergement;
- On-site support facilities, including clinical/doctor consultation space, counseling room, and multi-purpose activity areas; / · des installations de soutien sur place, comprenant un espace de consultation clinique/médicale, une salle de counseling et des aires d'activités polyvalentes;
- Gym and music room; / · une salle de conditionnement physique et une salle de musique;
- Storage; / · de l'espace de rangement;
- Administrative and staff offices; and / · des bureaux administratifs et pour le personnel; et
- Shared kitchen and dining facilities. / · des installations communes de cuisine et de salle à manger.

Only phase 2 is considered under this application. / Seule la phase 2 est prise en considération dans le cadre de la présente demande.

Zoning By-Law / Arrêté de zonage

Under the Town of Salisbury Zoning By-law, a Residential Care Facility is broadly defined to accommodate a wide spectrum of managed living environments where sleeping accommodation can be paired with on-site care or support services. This distinguishes the use from a standard multi-unit residential apartment. / En vertu de l'Arrêté de zonage de la Ville de Salisbury, un établissement de soins résidentiels est défini de manière large afin de prendre en compte un vaste éventail de milieux de vie encadrés où l'hébergement peut être associé à des soins ou à des services de soutien sur place. Cela distingue cet usage d'un immeuble résidentiel à logements multiples ordinaire.

Under the Government of New Brunswick's Housing Spectrum framework, the proposed development falls within the category of Supportive Housing. While on-site support services are available to residents, the model relies on voluntary participation and independent living capacities. / Dans le cadre de l'éventail des formules de logement du gouvernement du Nouveau-Brunswick, le projet proposé s'inscrit dans la catégorie du logement accompagné. Bien que des services de soutien sur place soient mis à la disposition des résidents, le modèle repose sur la participation volontaire et l'autonomie fonctionnelle des résidents.

As represented by the proponent, the current proposal is distinguished from a more intensive care occupancy in that residents are expected to be independent, do not require continuous physical assistance to perform daily living tasks, and are able to evacuate independently in the event of an emergency. / Selon les déclarations du promoteur, la présente proposition se distingue d'un usage nécessitant des soins plus intensifs du fait que les résidents doivent être autonomes, ne requièrent pas d'assistance physique continue pour accomplir les actes de la vie quotidienne et sont en mesure d'évacuer de manière autonome en cas d'urgence.

Project Location / Emplacement du projet

The property is located outside of serviceable boundaries, approximately 12 km from Salisbury's town centre and 30 km from Riverview/Moncton. The property relies on onsite servicing, including a private septic system and well. The road network in this area is managed by the Department of Transportation and Infrastructure. / La propriété est située hors des limites du périmètre d'assainissement, à environ 12 km du centre-ville de Salisbury et à 30 km de Riverview/Moncton. La propriété dépend d'un aménagement autonome sur place, comprenant une fosse septique privée et un puits. Le réseau routier de ce secteur est géré par le ministère des Transports et de l'Infrastructure.

The area is very rural in nature, abutting the Little River watercourse and surrounded by large rural properties containing low-density residential uses, vacant lots, or agricultural uses. The property is divided by Route 895, with the activities related to this request occurring on the east side of the road. / Le secteur est de nature très rurale, contigu au cours d'eau Little River et entouré de grandes propriétés rurales comprenant des usages résidentiels à faible densité, des terrains vacants ou des usages agricoles. La propriété est divisée par la route 895, les activités liées à cette demande se déroulant du côté est de la route.

The entirety of the property is approximately 38.74 hectares (95.7 acres), with the eastern portion comprising over 13 hectares (32 acres). The building is significantly set back from the road and neighbouring buildings, at a distance of over 250 metres from both. / L'ensemble de la propriété s'étend sur environ 38,74 hectares (95,7 acres), la partie est comprenant plus de 13 hectares (32 acres). Le bâtiment est en retrait important par rapport à la route et aux bâtiments voisins, se trouvant à une distance de plus de 250 mètres des deux.

Servicing and provincial approval / Services et approbations provinciales

Several provincial approvals were received in advance of this request and are attached to this report. These include approval of the onsite septic system and confirmation from the Department of Environment and Local Government's Environmental Impact Assessment (EIA) Branch that an EIA is not required for Phases 1 and 2. An access permit was also received from the Department of Transportation and Infrastructure (DTI), along with email confirmation that the approval remains appropriate for this phase of the development. / Plusieurs approbations provinciales ont été obtenues préalablement à cette demande et sont jointes au présent rapport. Celles-ci comprennent l'approbation du système d'assainissement autonome sur place et la confirmation de la Direction des évaluations d'impact sur l'environnement du ministère de l'Environnement et des Gouvernements locaux indiquant qu'une évaluation d'impact sur l'environnement n'est pas requise pour les phases 1 et 2. Un permis d'accès a également été délivré par le ministère des Transports et de l'Infrastructure (MTI), accompagné d'une confirmation par courriel indiquant que l'approbation demeure adéquate pour cette phase de l'aménagement.

Policy 7.3.3 of the Municipal Plan also requires a water assessment study. The required study was completed and is attached as part of this report. / La politique 7.3.3 du Plan municipal exige également une étude d'évaluation des ressources en eau. L'étude requise a été réalisée et est jointe au présent rapport.

Planning Analysis / Analyse d'urbanisme

The purpose of the conditional use process is to establish additional conditions to protect properties within the zone or in abutting zones, as well as the health, safety, and welfare of the general public. These conditions must relate to matters that can be regulated through zoning, such as site layout, buffering, setbacks, and requirements for other provincial approvals. / Le processus d'usage conditionnel vise à établir des conditions supplémentaires pour protéger les propriétés situées dans la zone ou dans les zones contiguës, ainsi que la santé, la sécurité et le bien-être du public en général. Ces conditions doivent porter sur des questions pouvant être réglementées par le zonage, telles que l'aménagement du site, les zones d'isolement, les retraits et les exigences relatives à d'autres approbations provinciales.

The proposed development is located within an existing building on a large property that is significantly separated from neighbouring property lines and structures. Given the nature and location of the proposal, staff is of the opinion that additional buffering or screening is not required. / Le projet proposé est situé dans un bâtiment existant sur une grande propriété qui est nettement séparée des limites de propriété et des constructions voisines. Compte tenu de la nature et de l'emplacement de la proposition, le personnel est d'avis qu'une zone d'isolement ou un écran de masquage supplémentaire n'est pas nécessaire.

Additionally, several provincial approvals were received in advance of this project and have been confirmed to be satisfactory in relation to applicable provincial requirements. / De plus, plusieurs approbations provinciales ont été obtenues préalablement à ce projet et il a été confirmé qu'elles étaient satisfaisantes au regard des exigences provinciales applicables.

Discussions were held with Plan360 building inspectors regarding the proposal. Due to the nature of the

development and the proposed use of an existing building, Fire Marshal review and approval will be particularly important as part of the development and building permit process. Staff therefore recommends that the Fire Marshal review the plans and provide approval prior to the issuance of a development and building permit. / Des discussions ont eu lieu avec les inspecteurs en bâtiment de Plan360 au sujet de la proposition. En raison de la nature de l'aménagement et de l'usage proposé d'un bâtiment existant, l'examen et l'approbation du prévôt des incendies seront particulièrement importants dans le cadre du processus de délivrance du permis d'ameublement et de construction. Le personnel recommande donc que le prévôt des incendies examine les plans et donne son approbation avant la délivrance d'un permis d'aménagement et de construction.

Staff also recommends a condition to limit the development to the scope currently proposed and reviewed as part of this application. This would ensure that any future increase in the scale of the development may trigger additional review, consultation, and provincial approvals, as applicable. Furthermore, to ensure compliance with Municipal Plan policies, staff recommends that the water assessment study be reviewed and accepted by the Town prior to the issuance of a development permit. / Le personnel recommande également d'imposer une condition visant à limiter l'aménagement à la portée actuellement proposée et examinée dans le cadre de la présente demande. Cela permettrait de s'assurer que toute augmentation future de l'envergure du projet puisse donner lieu à un examen, à une consultation et à des approbations provinciales supplémentaires, le cas échéant. En outre, afin d'assurer la conformité avec les politiques du Plan municipal, le personnel recommande que l'étude d'évaluation des ressources en eau soit examinée et acceptée par la Ville avant la délivrance d'un permis d'aménagement.

Staff recommends the following conditions: / Le personnel recommande les conditions suivantes :

- That the residential care facility be developed in general conformity with the attached site plan and floor plans; / · Que l'établissement de soins résidentiels soit aménagé en conformité générale avec le plan d'implantation et les plans d'étage ci-joints;
- That the units be limited to 14 for phase 2; / · Que le nombre d'unités soit limité à 14 pour la phase 2;
- That the water assessment study be reviewed and accepted by the Town of Salisbury prior to the issuance of a development permit. / · Que l'étude d'évaluation des ressources en eau soit examinée et acceptée par la Ville de Salisbury avant la délivrance d'un permis d'aménagement.
- That the Fire Marshal review the plans and provide approval prior to the issuance of a development and building permit. / · Que le prévôt des incendies examine les plans et donne son approbation avant la délivrance d'un permis d'aménagement et de construction.

Public Notice / Avis public

Public Notice has been circulated to neighbouring landowners within 100 m of the property on September 9, 2025. / *Un avis public a été envoyé aux propriétaires fonciers à l'intérieur de 100 mètres de la propriété le 9 septembre 2025.*

Legal Authority / Autorité légale

Community Planning Act / Loi sur l'urbanisme

Conditional Uses: / *Usages conditionnels :*

53(3) In prescribing the purposes for which land, buildings and structures in a zone may be used, a zoning by-law may: / *En prescrivant les fins auxquelles des terrains, des bâtiments et des constructions dans une zone quelconque peuvent être affectés, l'arrêté de zonage peut prévoir l'une quelconque des dispositions suivantes :*

(c) prescribe particular purposes / *y désigner des fins particulières :*

(i) in respect of which the advisory committee or regional service commission, subject to subsection (5), may impose terms and conditions, and / *pour lesquelles le comité consultatif ou la commission de services régionaux peut, sous réserve du paragraphe (5), imposer des modalités et des conditions,*

(ii) that may be prohibited by the advisory committee or regional service commission if compliance with the terms and conditions imposed under subparagraph (i) cannot reasonably be expected. / *que peuvent interdire le comité consultatif ou la commission de services régionaux lorsqu'il apparaît raisonnable de s'attendre qu'il ne sera pas satisfait aux modalités et aux conditions imposées en vertu du sous-alinéa (i).*

The Community Planning Act also provides parameters for the Planning Review and Adjustment Committee when imposing conditions: / *La Loi sur l'urbanisme établit également les paramètres dont doit tenir compte le Comité de révision de la planification lors de l'imposition de conditions :*

53(4) Terms and conditions imposed under paragraph (3)(c) shall be limited to those considered necessary by the advisory committee or regional service commission to protect: / *Les modalités et les conditions imposées en vertu de l'alinéa (3)c) se limitent à celles que le comité consultatif ou la commission de services régionaux juge nécessaires pour protéger :*

- (a) *properties within the zone or in abutting zones, or* / soit les biens situés dans la zone ou dans des zones y attenantes;
- (b) the health, safety and welfare of the general public. / *soit la santé, la sécurité et le bien-être du grand public.*

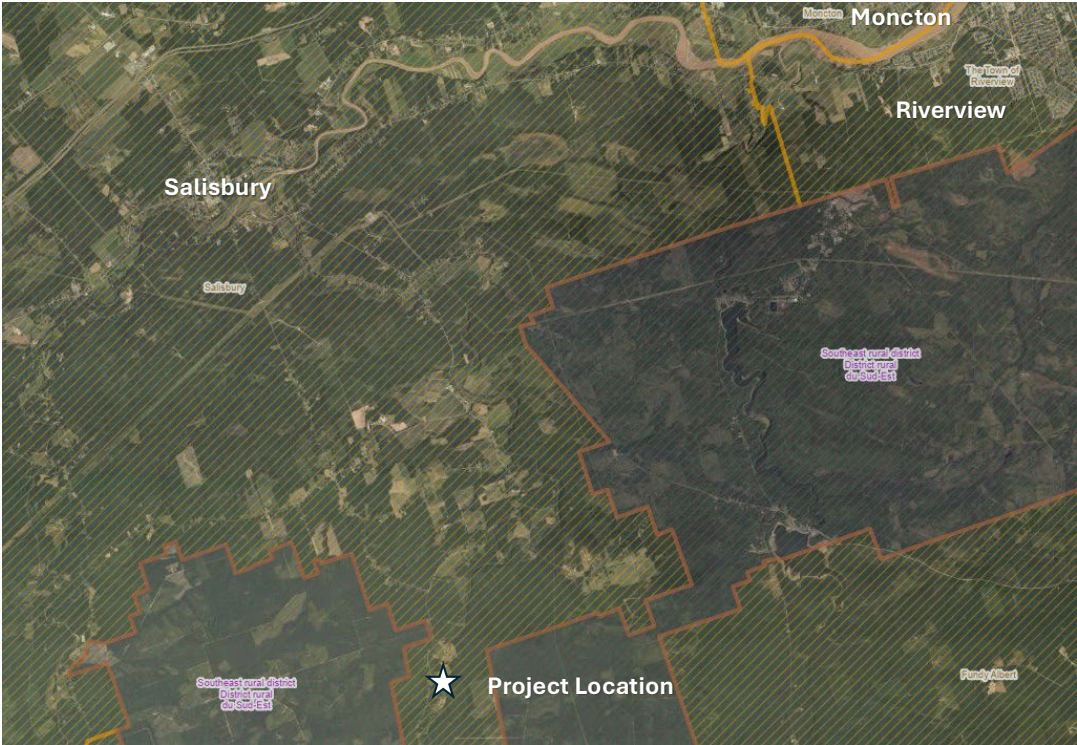
Recommendation / Recommandation

Staff recommends that the Southeast Planning Review and Adjustment Committee approve the conditional use application for residential care facility on the property known as PID 00606053 subject to the following conditions: / Le personnel recommande que le Comité de révision de la planification du Sud-Est approuve la demande d'usage conditionnel visant un établissement de soins résidentiels sur la propriété connue sous le NID 00606053, sous réserve des conditions suivantes :

- (1) That the residential care facility be developed in general conformity with the attached site plan and floor plans; / (1) Que l'établissement de soins résidentiels soit aménagé en conformité générale avec le plan d'implantation et les plans d'étage ci-joints;
- (2) That the units be limited to 14 for phase 2; / (2) Que le nombre d'unités soit limité à 14 pour la phase 2;
- (3) That the water assessment study be reviewed and accepted by the Town of Salisbury prior to the issuance of a development permit. / (3) Que l'étude d'évaluation des ressources en eau soit examinée et acceptée par la Ville de Salisbury avant la délivrance d'un permis d'aménagement.
- (4) That the Fire Marshal review the plans and provide approval prior to the issuance of a development and building permit. / (4) Que le prévôt des incendies examine les plans et donne son approbation avant la délivrance d'un permis d'aménagement et de construction.

Note: This report was written in english and translated to a bilingual document. Where a conflict exists between the two languages, the language the report was written shall prevail. / **Note:** ce rapport a été rédigé en anglais et traduit en version bilingue. En cas de conflit entre les deux langues, la langue dans laquelle le rapport a été rédigé a préséance.

Project Location / Emplacement du projet

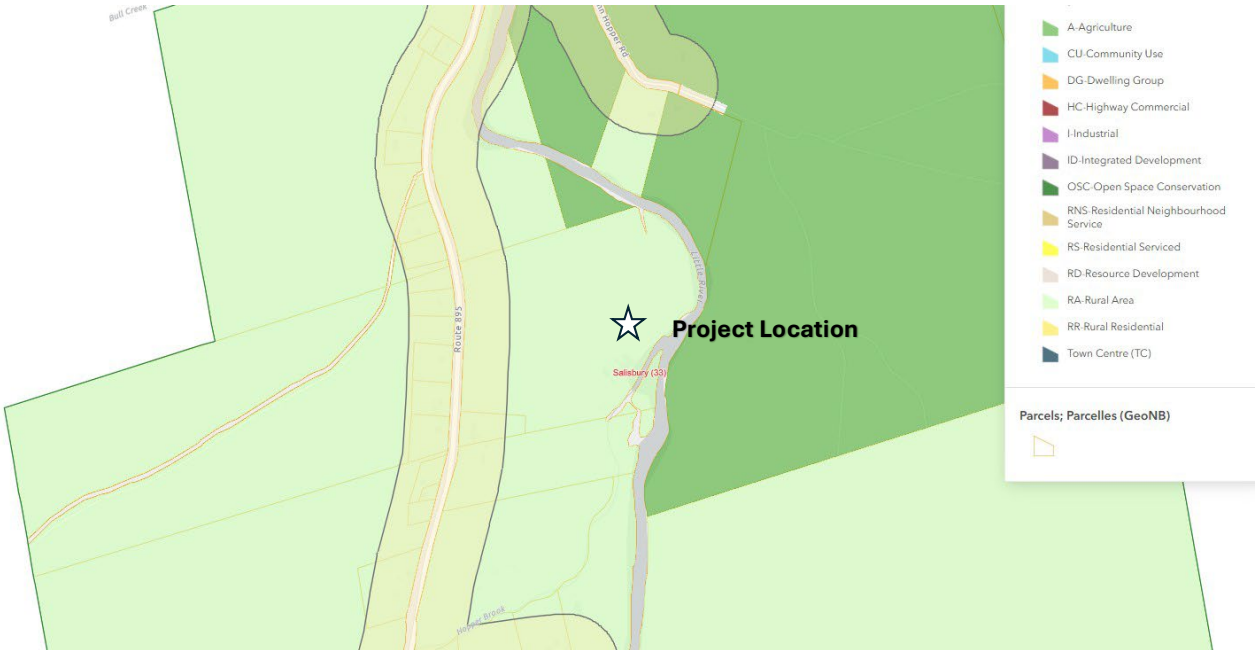


Aerial Photo 2025 / Photo aérienne 2025





Zoning Map / Carte de zonage



Main / Principal
1234 rue Main Street, 6th floor.
Moncton, NB E1C 1H7
(506) 382-5386

Shediac
815A rue Bombardier Street
Shediac, NB E4P 1H9
(506) 533-3637

Tantramar
112C rue Main Street
Sackville, NB E4L 0C3
(506) 364-4701

Schedule 1: Site Layout and Preliminary Architectural Plans

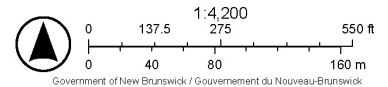
JOSH PROJECT PHASE 2

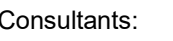
SITE LAYOUT



JOSH Project Phase 2
4217 Route 895, Little River NB

- PID 00606053
- Existing Site Features
- Phase 2 (Proposed)





Stamp:

Project Name:

City: Province:

Client: _____ Owner _____

	2026-08-20	FOR P.R.C.
	2026-08-19	FOR COORDINATION 2
	2026-08-12	FOR COORDINATION 1
MARK	DATE	DESCRIPTION

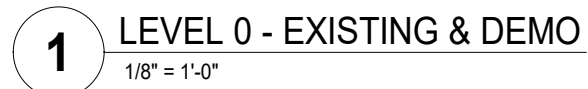
Date (yyyy-mm-dd): 2026-08-20

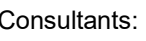
Drawn By: A.D.

Abstract

Sheet No.:

AD101





Stamp:

Project Name:

City: Province:

Client: _____ Owner _____

	2026-08-20	FOR P.R.C.
	2026-08-19	FOR COORDINATION 2
	2026-08-12	FOR COORDINATION 1
MARK	DATE	DESCRIPTION

Date (yyyy-mm-dd): 2026-08-20

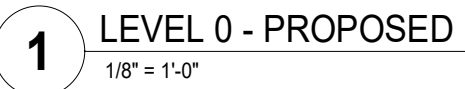
Project No.: 2026 03

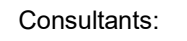
Drawn By: A D

Checked By: A. G. L. F.

Sheet No.:

A101





Stamp:

Project Name:

City: _____ Province: _____

Client: _____ Owner: _____

	2026-08-20	FOR P.R.C.
	2026-08-19	FOR COORDINATION 2
	2026-08-12	FOR COORDINATION 1
MARK	DATE	DESCRIPTION

Date (yyyy-mm-dd): 2026-08-20

Project No.: 0000 00

Project No.: 2026.03

Drawn By: A.R.

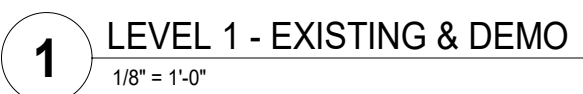
Checked By: AS / TE

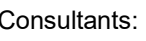
A.S. / I.E.

Sheet Title:

Sheet No.:

AD102





Stamp:

Project Name:

City: Province:

Client: _____ Owner _____

	2026-08-20	FOR P.R.C.
	2026-08-19	FOR COORDINATION 2
	2026-08-12	FOR COORDINATION 1
MARK	DATE	DESCRIPTION

Date (yyyy-mm-dd): 2026-08-20

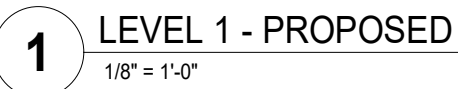
Project No.: 2026 03

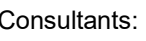
Drawn By: A D

Checked By: A. G. L. F.

Sheet No.:

A102





Stamp:

Project Name:

City: Province:

Client: _____ Owner _____

REVISION SCHEDULE

REVISION SCHEDULE

Date (yyyy-mm-dd): 2026-08-20

Project No.: 2026.03

Drawn By: A.R.

Checked By: A.S. / T.E.

Sheet Title:

Sheet No.:

AD103

Consultants:

Stamp:

Project Name:

JOSH PROJECT

City: Province:

****NOT FOR
CONSTRUCTION**

Client: Owner

DO NOT SCALE DRAWINGS.
ALL DIMENSIONS TO BE VERIFIED ON SITE.
IN THE ABSENCE OF DIMENSIONS, OR IF
DISCREPANCIES EXIST, CONSULT THE ARCHITECT.
ALL MINIMUM DIMENSIONS SHALL COMPLY WITH
THE NATIONAL BUILDING CODE AND LOCAL
AUTHORITIES HAVING JURISDICTION.
THE USE OF THESE DRAWINGS SHALL BE
GOVERNED BY STANDARD COPYRIGHT LAW, AS
GENERALLY ACCEPTED IN ARCHITECTURAL
PRACTICE.
THESE DRAWINGS/RENDERINGS ARE THE
INTELLECTUAL PROPERTY OF TEAL ARCHITECTS,
AND ALL RIGHTS RESERVED.
NO USE MAY BE MADE OF THESE
DRAWINGS/RENDERINGS (OR ANY PART OF THEM)
WITHOUT WRITTEN CONSENT FROM TEAL
ARCHITECTS.
ANY CHANGES TO THIS DESIGN, PRIOR TO OR
DURING CONSTRUCTION, MUST BE APPROVED BY
THE ARCHITECT AND ARCHITECTURAL DESIGNER.

MARK	DATE	DESCRIPTION
	2026-08-20	FOR P.R.C.
	2026-08-19	FOR COORDINATION 2
	2026-08-12	FOR COORDINATION 1

REVISION SCHEDULE

Date (yyyy-mm-dd): 2026-08-20

Project No.: 2026.03

Drawn By: A.R.

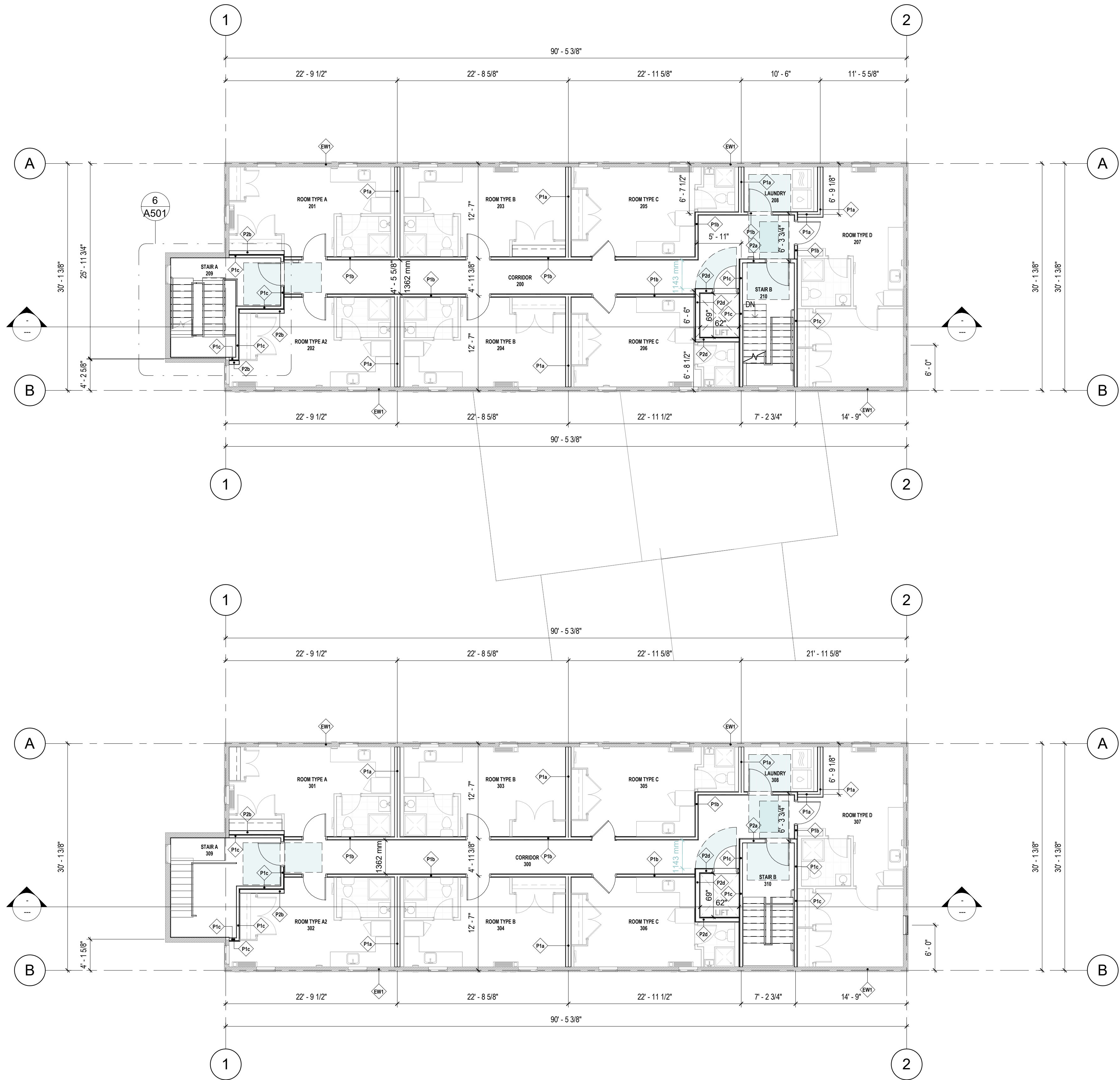
Checked By: A.S. / T.E.

Sheet Title:

FLOOR PLAN -
LEVEL 2 & 3
(PROPOSED)

Sheet No.:

A103



1 LEVEL 2 - PROPOSED
1/8" = 1'-0"

2 LEVEL 3 - PROPOSED
1/8" = 1'-0"

Schedule 2: Applicant’s Project Description Letter

August 18th, 2026

Dear Plan360 Planning Staff and Members of the Southeast Planning Review and Adjustment Committee:

The Humanity Project is seeking approval for a Conditional Use Application for Phase 2 of the JOSH Project.

Project Overview:

Phase 2 of the JOSH Project located on Route 895 in Little River, NB, includes the interior finishing of an existing roof tight building to create 14 micro suites and a communal kitchen/dining hall. These suites will provide accommodations with 24/7 wrap around support services available on-site (i.e., “supportive housing” as defined by GNB) for people experiencing chronic homelessness with mental health & addiction needs in a recovery focused environment.



This project provides permanent residential accommodation with voluntary, non-clinical support services that assist residents in maintaining housing stability, developing life skills, accessing counselling and community resources, and increasing their ability to live independently.

While supportive housing is not specifically defined as a land use within the Town of Salisbury Zoning By-law No. 17, it shares characteristics of institutional/community-serving and residential uses, including characteristics of a Residential Care Facility, but differs in the nature, purpose and intensity of the care (i.e., support services) provided.

We understand from Plan360 that supportive housing can fit within the Town of Salisbury’s existing zoning definition for “Residential Care Facility” as it was intended to be broad enough to capture different levels and forms of care as follows:

"an institutional use that may include a family shelter, group care facility, special care home, or similar facility for 24-hour care of persons in need of personal services, supervision or assistance essential for sustaining the activities of daily living or for the protection of the individual."

One distinction we would like to highlight is that residents in supportive housing do not require continuous care, personal services, supervision or assistance essential to carrying out activities of daily living or for their protection typically associated with other institutional uses.

We appreciate the Committee’s time to review of our application.

Sincerely,

Charles Burrell

The Humanity Project for Social Solutions Inc.

Schedule 3: Septic System Design and Approval Documentation

2023/11/17

Technical Inspection Services
Services d'inspection technique

Charles Smith Construction Ltd.
575 Pine Glen RD
Riverview, NB
E1B 4X4

7805

Licence Number
Numéro de licence **386258**

Telephone of Licensee
No de téléphone du titulaire de licence **506-387-4131**

Permit Type Type de licence	OSSD Permit (N/C - Other System)	PERMIT #	758095
Name of Property Owner Nom du propriétaire	Humanity Project for Social Solutions Inc.		
Property Location Emplacement de la propriété	4287 Route 895 Hwy Little River	PID # NID	00606053

Based on the assessment conducted to ensure the proposed system meets the intent of the Public Health Act, NB Regulation 2009-137 and New Brunswick Technical Guidelines for On-site Sewage Disposal Systems, this on-site sewage disposal system application is

APPROVED for the **Replacement / Full** of an on-site sewage disposal system on the property noted above designed for a flow of l/d and for the intended use of **Other**

Date of Plan / Date du Plan **2023/11/14**

Compte tenu de l'évaluation menée en vue de vérifier que le système proposé respecte la visée de la Loi sur la santé publique, du Règlement du N.-B. 2009-137 et des lignes directrices techniques du Nouveau-Brunswick relativement aux systèmes autonomes d'évacuation et d'épuration des eaux usées, ce système autonome d'évacuation et d'épuration des eaux usées est

APPROUVÉ pour une **Remplacement / Complète** d'un système autonome d'évacuation et d'épuration des eaux usées sur la propriété susmentionnée pour un débit d'eaux usées de litre/jour et pour l'utilisation **Autre**

IMPORTANT NOTICE

Should the design and location of the on-site sewage disposal system require any changes encountered during installation or for any other reason, Technical Inspection Services must be notified, in writing, and must approve the changes. All systems are subject to an audit and must remain uncovered for 3 full business days after the Inspector is in receipt of the Notification of Installation form.

Approvals are valid for a period of 12 months, are not transferable and may be subject to regulatory changes. Expansion beyond the above noted estimated daily sewage flow may require a new approval. Applications are required for all expansions of commercial facilities and those licensed or requiring a licence for food-service premises under the Public Health Act.

AVIS IMPORTANT

S'il est nécessaire d'apporter des modifications à la conception et à l'emplacement du système autonome d'évacuation et d'épuration des eaux usées rencontrées pendant l'installation, ou pour toute autre raison, la Direction des Services d'inspection technique doit en être informée par écrit et elle doit approuver ces modifications. Tous les systèmes étant assujettis à une vérification et doit rester ouvert pendant trois jours ouvrables après que le bureau approprié de l'inspecteur ait reçu le formulaire d'avis d'installation.

L'approbation d'une demande est valable pour une période de 12 mois, elle ne peut pas être transférée et est susceptible d'être modifiée. Un agrandissement qui cause un débit d'eaux usées plus élevé que le montant noté peut exiger une nouvelle demande. Si un établissement est utilisé à but commerciale ou comme un local destiné aux aliments en vertu de la Loi sur la santé publique, une demande doit être remplie.

Inspector Inspecteur		Date Daté	2023/11/17
Chief Plumbing Inspector (if required) L' inspecteur plombier en chef (si requis)		Date Daté	

Prepared by:

Chris Petrie, P.Eng. (#M7446 APEGNB)
VCP Engineering Inc.
20 Deerfield Drive
Moncton, N.B.
E1G 0T2
Cell: 506 850 2856 / vcpeng@outlook.com

Background

The property, registered as PID # 00606053, is located at 4287 Rte 895, Salisbury. The owner has engaged Charles Smith Construction LTD to install an on-site sewage disposal system for a new rehabilitation facility on the property. VCP Engineering Inc. has been retained by Charles Smith Construction LTD to engineer an onsite sewage disposal system for the property.

Lot Assessment

The property has sufficient square footage to install an on-site system for the facility, with PID area measuring 460m x Ave 290m: 133337 sqm. The lot has at maximum 0.2m of organic layer followed by a Class D clay layer. All setbacks are met with respect to property lines, buildings, neighboring systems and the Little River.

Proposed System

The project is to construct a sloping sand filter to service the rehabilitation facility, including the install of a new tank and siphon dosing tank. Imported sand fill will be used to create 1.2m of vertical separation from the invert of the distribution pipe to the clay layer.

Drilled Well

Presently there are two drilled wells on site. The tanks and disposal field will be located such that the respective setbacks of 15 and 23 meters from the drilled well are maintained.

Septic Tank

One 8180 L concrete tank will be installed as the main septic tank on the property complete with filter and secondary safety device on the openings. The siphon tank will be installed after the filter.

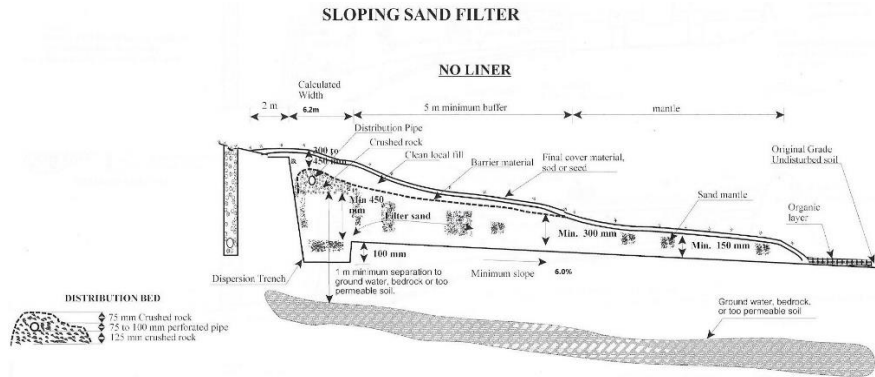
Sloping Sand Filter

The field was calculated with a minimum slope of 6.0%. The sloping sand filter will have a minimum setback of 3 meters from the home. The imported sand will be manufactured sand from SW Weeks in Sussex. Given the results of sieve tests completed by SW Weeks, this manufactured sand has the highest characteristics of Class A sand, and thus highest k value of 6.0×10^{-4} m/s. 6.0×10^{-4} m/s will be used for calculation purposes.

Prior to placement of the filter material, the basal area shall be scarified via hand rake to break-up compaction of the soil and allow for the flow of water between the imported sand material and host soil layer.

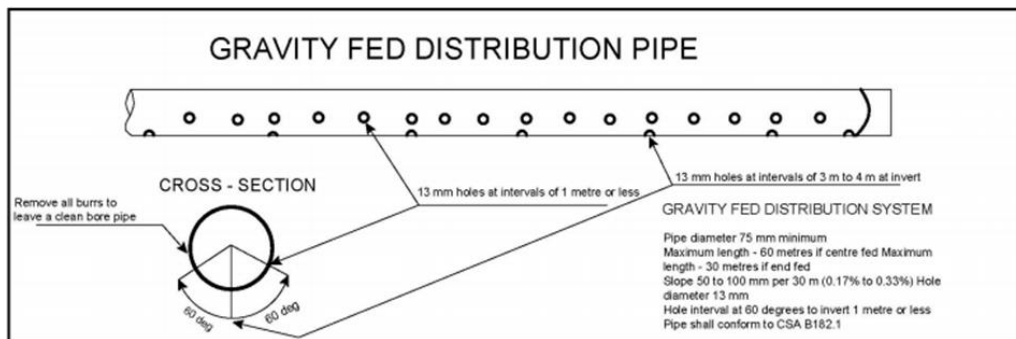
The barrier material shall be a polyester or polyethylene material, with openings no larger than 700 microns in diameter, and hydraulic conductivity no higher than 0.001 m/s.

The calculated length of distribution pipe required for the disposal field is 63.2m, with a calculated distribution trench width of 6.2m. The distribution pipe shall be less than half of the width of the trench to ensure that loading is not occurring on the forward edge of the trench.



Distribution Pipe

The distribution pipe is to be DR35 PVC pipe. The distribution pipe shall be tee-fed and installed at a 0.5% - 2% grade towards the end of the distribution pipe. A cap shall be glued onto both ends of the pipe. The distribution pipe shall have 13mm holes along the invert of the pipe, spaced 3-4m apart. It shall also have 13mm holes drilled 60 degrees to the invert of the pipe, spaced 1 meter apart.



Basal Area

The basal area for the sand filter was calculated to be 708.9 square meters. The Hydraulic Loading Rate (HLR) of the basal area was calculated to be 27.7 liters per day per square meter. Given that the HLR of the basal area has not exceeded that of Sand 1 material, no additional length of mantle is required to decrease the HLR.

Backwash Effluent

It is important to note that the designed disposal field is not intended for disposing of backwash water from home water treatment systems such as softeners, reverse osmosis or activated filters. This effluent will damage the disposal field and cause premature failure of the field.

Please see attached calculation sheet, plan layout and Form A.

Regards,
Chris Petrie, P.Eng.

Length Calculation

$$L(m) = \frac{Q(L/day)}{8.64 * 10^7 * K(m/sec) * I (m/m) * H(m)}$$

Daily Flow (Q)	19650 lpd	43 Residence @ 450 lpd	19350
Kfill	0.0006	4 Staff @ 150 lpd	300
Dsat	0.1	Total	19650

Ibottom (%) 6

Length (m) = **63.2 meters**
 Length (ft) = 202.2 feet

Width Calculation

$$W(m) = \frac{Q(L/day)}{L_r * L}$$

L_r (L/d/m²) = 50 **Maximum Hydraulic Loading Rate on Distribution trench**

Width (m) **6.2 meters**
 Width (ft) 19.9 feet

Buffer = 5 m

Total Width
Width Plus Buffer (m) **11.2 meters**
 Width Plus Buffer (ft) 35.9 feet

Basal Area Calculation

$$\text{Basal Area (sq.m.)} = \text{Total Width} * \text{Length}$$

Basal Area (sq. m.) **708.9 sq.m.**

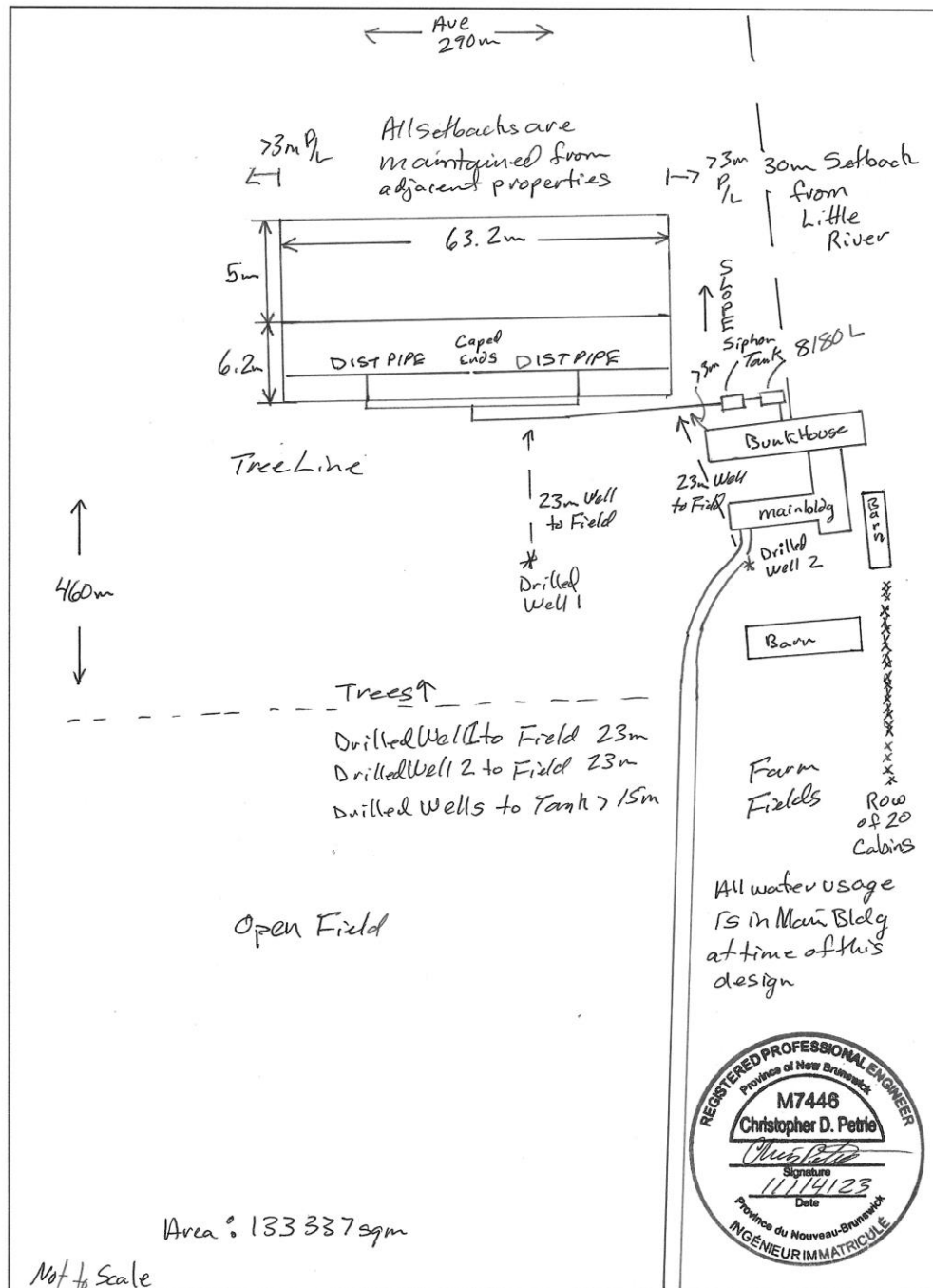
Verification Not to Exceed HLR of material

$$HLR(L/d/m^2) = \frac{Q(L/day)}{\text{Basal Area(sq.m.)}}$$

HLR B Area (L/d/m²) **27.7 (L/d/m²)**

As compared to HLR of Sand #1

HLR Sand 1 (L/d/m²) 150 (L/d/m²) Differential of 5.4



FORM A

ACCEPTANCE OF ON-SITE SEWAGE SYSTEM DESIGN BY ENGINEERING FIRM

**Please print clearly and complete Sections 1 to 3.*

1. Engineering Design Firm Information

Engineering Design Firm Name: VCP Engineering Inc.	Individual Submitting Form: Chris Petrie, P.Eng.
---	---

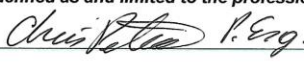
Mailing Address:
20 Deerfield Drive, Moncton NB, E1G 0T2

This engineering design firm acknowledges professional liability* for the system designed

for EDSF of 19650 **liters per day, date** November 14, 2023 **and carrying**

Chris Petrie, P.Eng. **signature.**

**Liability is defined as and limited to the professional negligence of the engineer.*

Signature:  P.Eng. Date: November 14, 2023

2. Installation Company Information

Licensed Installer Company Name: Charles Smith Construction LTD	Licence Number: 386258
Mailing Address: 575 Pine Glen Rd Riverview, E1B 4X4	Email Address: catherine@charlessmithconstruction.ca

3. Property Information

Property Owner: Humanity Project	Property: 4287 Rte 895 Salisbury
----------------------------------	----------------------------------

Area and Dim: 460m x Ave 290m:133337sqm	PID: 00606053
---	---------------

4. Office Use Only

An assessment has been conducted to ensure the proposed on-site sewage disposal system design and application meets the intent of *Regulation 2009-137*. Based on this assessment, the Inspector deems the design and application is compliant with *Regulation 2009-137*:

Yes ☐ No ☐ (see comments)

Signature of Inspector:	Date:
-------------------------	-------

Approval of Chief Plumbing Inspector or Inspection Supervisor

Yes ☐ No ☐ (see comments)

Signature of Chief Plumbing Inspector or Inspection Supervisor:	Date:
---	-------

This approval is valid for a period of 1 year (365 days) from date of signature by the Chief Plumbing Inspector or Inspection Supervisor and does not confer liability on employees of the New Brunswick Department of Public Safety.

This approval does not constitute a warranty as per Section 24(5) of the *Public Health Act*.
May 2018

Schedule 4: Department of Transportation and Infrastructure (DTI) Change of Use Approval



Outlook

Fw: Permit

From McCallum, Tina (HNB) <Tina.McCallum@gnb.ca>**Date** Wed 12-Aug-26 11:16 AM**To** McCallum, Tina (HNB) <Tina.McCallum@gnb.ca>

1 attachment (415 KB)

Scanned_from_a_Lexmark_Multifunction_Product09-17-2025-154441-1.pdf;

From: Public Requests / Demandes du public - District 3 (DTI/MTI)**Sent:** Wednesday, September 17, 2025 3:59 PM**To:** Tina McCallum**Cc:** Murray, Joanne (SD/DS)**Subject:** Fw: Permit

Hi Tina & Joanne, I was talking with the person that approves the permit I had brought out a permit that was approved on November 27, 2023 I have attached the permit it was already approved for certificate of setback and change in use of existing access permit, for phase 1 so this permit can be used for phase 2 if there is no changes to the building we will not need the land owner declaration form anymore because the permit was approved in the past.

If you have any question either email me back or you can call me at 506-856-2000 select the language and then press #2.

Thank you have a nice day

Janice Surette

From: Janice.Surette@gnb.ca <Janice.Surette@gnb.ca>**Sent:** Wednesday, September 17, 2025 3:45 PM**To:** Surette, Janice (DTI/MTI) <Janice.Surette@gnb.ca>**Subject:**



Outlook

Re: Application -Change in Use PID 00606053

From McCallum, Tina (HNB) <Tina.McCallum@gnb.ca>**Date** Wed 12-Aug-26 11:27 AM**To** McCallum, Tina (HNB) <Tina.McCallum@gnb.ca>

1 attachment (43 KB)

DTI-Land Owner declaration form.pdf;

From: McCallum, Tina (HNB)**Sent:** Monday, September 08, 2025 12:33 PM**To:** Murray, Joanne (SD/DS)**Subject:** Fw: Re: Application -Change in Use PID 00606053

Yep, DTI now requires a Land Owner Authorization signed and sent back to them (Public Requests - District 3 (DTI/MTI) dti-mti.district3@gnb.ca).

Tina McCallum

Housing NB | Habitation NB

C: (506) 461.3521

From: Murray, Joanne (SD/DS) <Joanne.Murray@gnb.ca>**Sent:** Monday, September 8, 2025 12:32 PM**To:** McCallum, Tina (HNB) <Tina.McCallum@gnb.ca>**Subject:** Re: Application -Change in Use PID 00606053

Forgot to confirm...I see that you had cc'd DTI. Does anything more need to be done with the application you completed on the proponents behalf?

From: McCallum, Tina (HNB) <Tina.McCallum@gnb.ca>**Sent:** Monday, September 8, 2025 11:36 AM**To:** Murray, Joanne (SD/DS) <Joanne.Murray@gnb.ca>**Subject:** Re: Application -Change in Use PID 00606053

Good Morning Joanne,

It appears that Plan360 wants confirmation that the added development is still ok with DTI. They will want that confirmation when you apply for Building/Development permits.

Rather than applying for a change in use then, I recommend still submitting the application along with the existing Access Permit and asking DTI for confirmation - is a new Access permit needed or does the current Access permit suffice for the new developments on the property.

Either way, you get a new Access permit issued or the confirmation email from DTI to include with your Building/Development permit application to Plan360.

Tina

Tina McCallum

Housing NB | Habitation NB

C: (506) 461.3521

From: Murray, Joanne (SD/DS) <Joanne.Murray@gnb.ca>**Sent:** Monday, September 08, 2025 11:21 AM**To:** McCallum, Tina (HNB) <Tina.McCallum@gnb.ca>**Subject:** Re: Application -Change in Use PID 00606053

Good morning, Tina,

Quick question...if The Humanity Project got an access permit last year when they put the tiny homes on the same site, do they need to do another one?

From: Laroche, Tasha (HNB) <Tasha.Laroche@gnb.ca>**Sent:** Wednesday, September 03, 2025 3:48 PM**To:** Murray, Joanne (SD/DS) <Joanne.Murray@gnb.ca>; Staal, Kent (SD/DS) <Kent.Staal2@gnb.ca>**Cc:** Laroche, Tasha (HNB) <Tasha.Laroche@gnb.ca>; McCallum, Tina (HNB) <Tina.McCallum@gnb.ca>**Subject:** FW: Application -Change in Use PID 00606053

Hi Kent & Joanne –

As requested, here if the application for an access permit that needs to be signed by the proponent and submitted to DTI (as per the email below). Tina has kindly filled out the application for them. The proponent will need to complete and sign the “Land Owner Declaration Form” (attached).

If you can ensure we are copied when it gets submitted, it would be appreciated so we can follow-up.

Tasha

From: Public Requests / Demandes du public - District 3 (DTI/MTI) <dti-mti.district3@gnb.ca>**Sent:** Wednesday, September 3, 2025 1:27 PM**To:** McCallum, Tina (HNB) <Tina.McCallum@gnb.ca>**Subject:** FW: Application -Change in Use PID 00606053

Hi Tina, I have attached a land owner declaration form that needs to be filled out and sent back to me so I can continue to process your permit, the reason this form needs to be filled out is because the name of property owner and name of applicant is not the same so please fill it out and send it back.

Thank you have a nice day

Janice Surette

From: McCallum, Tina (HNB) <Tina.McCallum@gnb.ca>**Sent:** Wednesday, September 3, 2025 11:53 AM**To:** Public Requests / Demandes du public - District 3 (DTI/MTI) <dti-mti.district3@gnb.ca>**Cc:** Murray, Joanne (SD/DS) <Joanne.Murray@gnb.ca>**Subject:** Application -Change in Use PID 00606053

Hello

Please find attached the application for a change in use for PID 00606053, 4287 Rte 895.

If you need any other information, just let me know.

Tina



Tina McCallum

Provincial Consultant | Consultant provincial

Infrastructure Division | Division de l'infrastructure

Housing NB | Habitation NB

C: (506) 461.3521

GNB.CA/HousingNB

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ENTERED
2023

New Brunswick
Nouveau Brunswick

APPLICATION NO. / DEMANDE N°
0609/R0895/0288

**APPLICATION FOR ACCESS PERMIT/
CERTIFICATE OF SETBACK**
DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE

**DEMANDE DE PERMIS D'ACCÈS OU DE
CERTIFICAT DE MARGE DE RETRAIT**
MINISTÈRE DES TRANSPORTS ET DE L'INFRASTRUCTURE

I request that all future communications be in (state preference)
Je demande que tous les futures communications soient faites en (indiquer votre préférence)

☒ English / Anglais ☐ French / Français

A APPLICATION DETAILS / DÉTAILS DE LA DEMANDE

Application is Hereby Made with Regard to: La présente demande est faite relativement à une: ☐ a Controlled Access Highway / route à accès limité ☐ a Highway with Control Lines / route avec lignes de surveillance ☐ a Highway other than the above / autre catégorie de route	Application is Hereby Made for Approval of: La présente demande est faite pour l'approbation d'un: ☒ a Certificate of Setback / certificat de marge de retrait ☐ a New Access / Nouvel accès ☒ a Permit for a change in use of an existing access / permis de changement d'usage d'un accès
---	--

B OWNERSHIP AND LOCATION OF PROPERTY / PROPRIÉTÉ ET EMPLACEMENT DU TERRAIN

Name of Property Owner / Nom du propriétaire The Humanity Project for Social Solu Telephone / Téléphone: Home / Domicile Work / Travail	Mailing Address / Adresse postale 4287 Route 895, Little River, NB Postal Code / Code postal: E4J1S2	N.B.G.I.C. PID No. / N.I.B. DU C.I.G.N.B. 00606053
Name of Applicant / Nom du requérant Charles Burrell/Heather McDavid Telephone / Téléphone: Home / Domicile 875-4655 Work / Travail 906-8041		

Access is (or is proposed to be) located on the side of **Route 895** at _____ of
L'accès est situé ou est prévu l'être du côté _____ de la route _____ à _____ de
N.S.E.W. Highway name or route number / nom ou n° Nearest 0.001 km / au N.S.E.W. N S E O .001 km près N S E O

Specify Locations of Access in Relation to Nearest Highway Intersection or Other Permanent Land Mark
Indiquez l'emplacement de l'accès par rapport à l'intersection de la route ou à la borne la plus proche

Local Place Name Nom de l'endroit Subdivision Name (if applicable) Nom du lotissement (s'il y a lieu) PID # 00606053	County / Comté Albert County Lot No. / N° du lot Plan No. / N° du plan
---	--

C DETAILS OF STRUCTURE - PROPOSED USE OF ACCESS / DÉTAILS DE LA CONSTRUCTION - USAGE PRÉVU DE L'ACCÈS

PROPOSED USE OF ACCESS USAGE PRÉVU DE L'ACCÈS ☐ Single Family Residence / Résidence Unifamiliale ☐ Industrial - Commercial / Industriel - commercial ☐ Recreational / Récréatif ☐ Farming - Woodlot / Agricole - Sylvicole	☒ Other / Autre (specify / précisez) Rehab / Wellness Farm
---	--

DETAILS OF PROPOSAL (Describe in detail the work proposed to be done and the type, size and use of building being constructed, if applicable.)
DÉTAILS DU PROJET (Décrivez en détail des travaux prévus ainsi que le genre, les dimensions et l'usage du bâtiment qui sera construit, s'il y a lieu.)

Phase One(Current Project) - 21 small bunkhouse style shelters for those experiencing homelessness coupled with mental health and addiction issues. There is no plumbing or septic services within these framed units. Each unit houses one person. All amenities (showers, toilets,

Note: Sketch and additional details to be provided on separate sheet - attach to application. / Nota: L'esquisse et les détails supplémentaires doivent être fournis sur une feuille distincte, jointe à la demande.

Distance from Centreline of travelled portion of Highway to Nearest Proposed Building or Structure if applicable.
Distance de la ligne du centre chaussée de la route jusqu'au bâtiment ou la construction proposée la plus proche, s'il y a lieu. Distance **127** metres / mètres

Signature of Applicant / Signature du requérant: **Heather McDavid** Date: **November 21st, 2023**

DO NOT WRITE BELOW THIS LINE / NE PAS ÉCRIRE SOUS CETTE LIGNE

D ACCESS PERMIT / PERMIS D'ACCÈS Pursuant to the Highway Act and Regulations thereunder / Conformément à la Loi sur la voirie et ses Règlements Subject to the conditions shown on Reverse / Sujet aux conditions au verso. (Separate access permit required for highways with access control or control lines) (Un permis d'accès distinct est requis pour les routes à accès limité ou lignes de surveillance) Road Name / Route No. Rte 895 Nom de la route / N° de la route C.S. _____ Km _____ Sight distance from entrance / Distance de visibilité de l'entrée Left / Gauche 140 Right / Droit 125 APPROVED / APPROUVÉ ☒ NOT APPROVED / NON APPROUVÉ ☐ Date Nov 27/23 District Transportation Engineer / L'ingénieur des transports du district EXPLANATION / EXPLICATION Existing Access (located at safest point on lot)	E CERTIFICATE OF SETBACK / CERTIFICAT DE MARGE DE RETRAIT Under Regulation 84-292 / Provincial Setback Regulation / Community Planning Act / En vertu du Règlement 84-292 provincial établissant la marge de retrait / Loi sur l'urbanisme Distance from centre line of highway to right-of-way at location of structure Distance entre la ligne médiane de la route et l'emprise de la route à l'emplacement de la construction. 10 m Required set-back from right-of-way of highway to structure Marge de retrait requise entre l'emprise de la route et la construction. 7.5 m Minimum distance from centre line of highway to nearest structure Distance minimale entre la ligne médiane de la route et la construction la plus proche. 127 m APPROVED / APPROUVÉ ☒ NOT APPROVED / NON APPROUVÉ ☐ Date Nov 27/23 District Transportation Engineer / L'ingénieur des transports du district EXPLANATION / EXPLICATION Locate Building on lot as per Attached sketch.
---	--

THIS IS NOT A BUILDING PERMIT / IL NE SAGIT PAS D'UN PERMIS DE CONSTRUCTION

Distribution: White - Applicant / Copie: Blanche - Le requérant Buff - District Transportation Engineer / Chamais - L'ingénieur des transports du district Pink - Traffic Engineering / Rose - Techniques de la circulation Green - Building Inspector, Planning commission, Development Officer / Verte - Inspecteur des bâtiments, commission d'urbanisme, agent de développement

SKETCH / L'ESQUISSE

APPLICATION NO. / DEMANDE N°

0609/R0895/0288

The space below is to be used by the Applicant for a sketch. The sketch shall show:

- 1) Location and size of property in relation to the highway.
- 2) N.B.G.I.C. PID No. if known.
- 3) Location and size of existing and proposed buildings and structures.
- 4) Location and width of existing accesses.
- 5) Location and width of proposed access.
- 6) Name of owner of the land and abutting landowners if known.
- 7) The approximate north point of the sketch.
- 8) Approximate area of the property.
- 9) All land use restrictions, building setback lines, control lines, easements and rights-of-way.
- 10) Any major water course.
- 11) One distance, to the nearest one (1) metre, from the centre of the access to the nearest property line.
- 12) Distance from centre line of travelled portion of highway to nearest proposed building or structure if applicable.

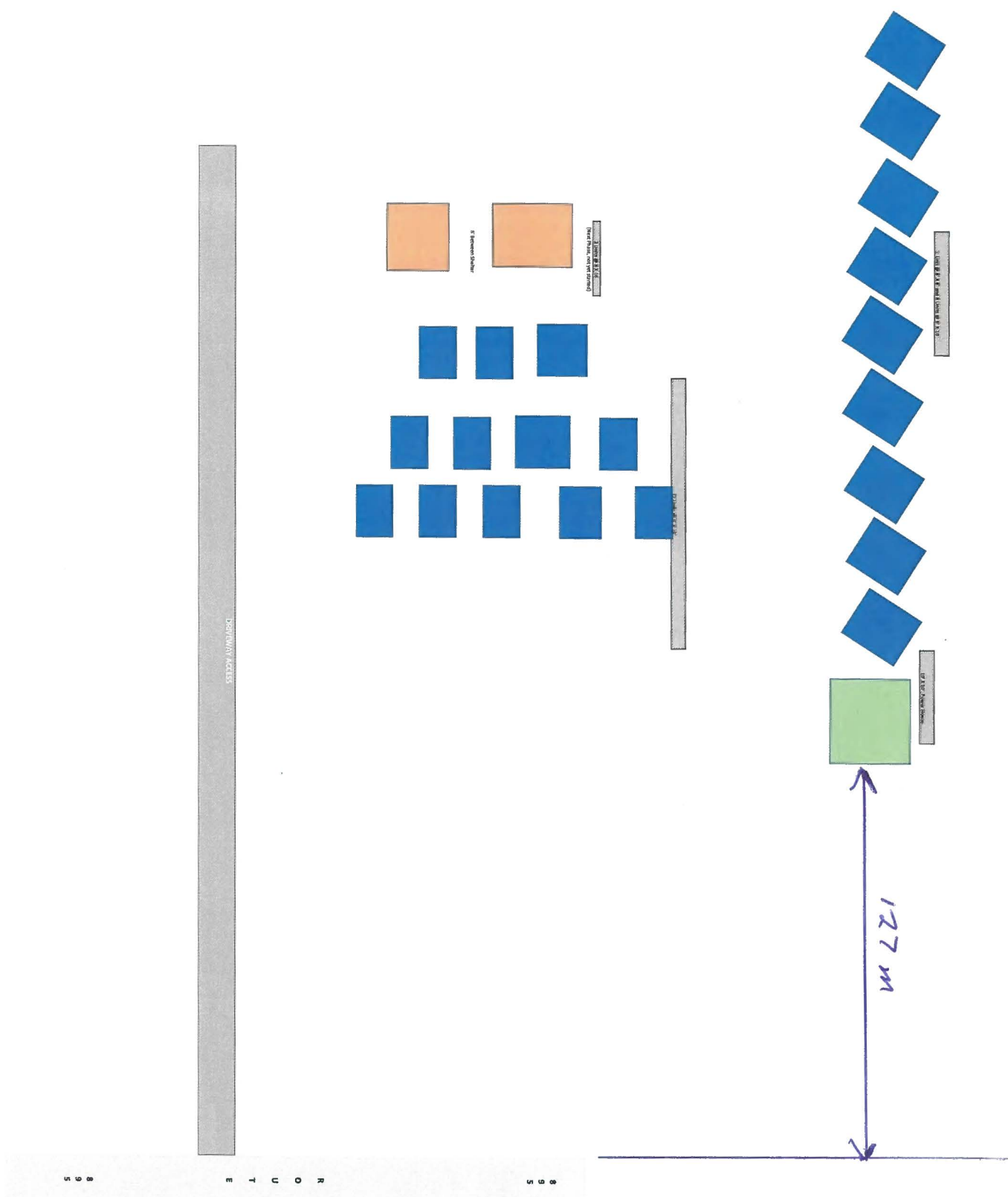
L'espace ci-dessous est réservé pour l'esquisse par le requérant. Celle-ci doit indiquer:

- 1) Emplacement et dimensions de la propriété par rapport à la route.
- 2) N.I.B. du C.I.G.N.B. s'il est connu.
- 3) Emplacement et dimensions des constructions et bâtiments existants ou projetés.
- 4) Emplacement et largeur des accès existants.
- 5) Emplacement et largeur de l'accès projeté.
- 6) Nom du propriétaire du terrain et des propriétaires des terrains contigus, s'ils sont connus.
- 7) Nord approximatif de l'esquisse.
- 8) Superficie approximative de la propriété.
- 9) Restrictions en matière d'utilisation du terrain, lignes de marge de retrait des bâtiments, lignes de surveillance, servitudes et emprises.
- 10) Cours d'eau important.
- 11) Une distance, à un (1) mètre près, du centre de l'accès à la ligne de propriété la plus près.
- 12) Distance du centre de la chaussée de la route jusqu'au bâtiment ou la construction proposée la plus proche, s'il y a lieu.

NOTE TO ENGINEERS: Indicate the right of way, if applicable, control lines on the above sketch.
NOTE POUR LES INGENIEURS: Indiquer l'emprise de route et le cas échéant, les lignes de surveillance dans l'esquisse, ci-dessus.

THIS IS NOT A BUILDING PERMIT / IL NE SAGIT PAS D'UN PERMIS DE CONSTRUCTION

Distribution: White - Applicant Buff - District Transportation Engineer Pink - Traffic Engineering Green - Building Inspector, Planning commission,
Copie: Blanche - Le requérant Chamois - L'Ingénieur des transports Rose - Techniques de la circulation Development Officer
Verte - Inspecteur des bâtiments, commission d'urbanisme, agent de développement



Schedule 5: Department of Environment and Local Government (DELG) EIA Branch Exemption Confirmation

Main / Principal

1234 rue Main Street, 6th floor.
Moncton, NB E1C 1H7
(506) 382-5386

Shediac

815A rue Bombardier Street
Shediac, NB E4P 1H9
(506) 533-3637

Tantramar

112C rue Main Street
Sackville, NB E4L 0C3
(506) 364-4701

Mccallum, Tina (HNB)

From: Harty, Crystale (ELG/EGL) <Crystale.Harty@gnb.ca>
Sent: Monday, December 1, 2025 1:54 PM
To: Charlie Burrell
Cc: Kirk Brewer (kirk.brewer@nbse.ca); Sebastien Doiron; Fallow, William (JPS/JSP); Doucet, Pierre (ELG/EGL); Bethany Francis; Kristin Banks; Staal, Kent (SD/DS)
Subject: Revised EIA Screening Decision - The Josh Project
Attachments: EIA Screening Decision - The Humanity Project (5.65 MB)

Charlie Burrell,

Further to the attached October 30, 2023, correspondence regarding the proposed Josh Project Rehabilitation & Reintegration Housing Community located at 4287 Route NB-895, in Little River, NB, the Department of Environment and Local Government (ELG) has completed its review of the revised project description provided via Teams meeting on November 25, 2025. It is ELG's understanding that the project now includes developing a total of 42 single occupancy dwelling units in three phases:

Phase 1 – Completed in 2023 - Includes 21 tiny homes without plumbing. The single room units offer a place to sleep with heating and lights.

Phase 2 – Proposal submitted in 2025 includes construction of 14 micro apartments within the existing farmhouse building.

Phase 3 - Future phase consisting of 7 private room housing units within the smaller existing farm building.

Based on follow up discussions with Bill Fallow, Chief Inspector in the Plumbing and Inspections Program at the Department of Justice and Public Safety (JPS), it is also ELG's understanding that the septic system installed in 2023 was approved by JPS for 43 residents and 4 staff for an estimated daily flow of 19,650 LPD.

Based on the revised project description and the information provided by JPS, ELG's Environmental Impact Assessment (EIA) Branch **has determined that the above-mentioned three phase Josh Project does NOT require EIA registration and review.**

Should the project description above not be accurate or should there be any proposed changes or future expansions to the project, ELG's EIA Branch must be consulted to determine regulatory requirements. Further development on the farmhouse property or the property across the road would likely require EIA Registration. Furthermore, this decision related to EIA requirements is based on the current regulatory context. Should the project not proceed within one year from the date of this decision, the proponent must contact ELG's EIA Branch to confirm any assessment requirements.

The project must still comply with all other applicable acts and regulations. This includes, but is not necessarily limited to, obtaining a Watercourse and Wetland Alteration (WAWA) Permit for any ground disturbance activities in or within 30 m of a watercourse or a wetland and a Building Permit from the Southeast Regional Service Commission. If you require further information, please do not hesitate to contact me at 506-444-5382 or crystale.harty@gnb.ca.

Best regards,



Crystale Harty, B.Sc.

Director | Directrice

Environmental Impact Assessment Branch | Direction des études d'impact sur l'environnement
Environment and Local Government | Environnement et Gouvernements locaux
Government of New Brunswick | Gouvernement du Nouveau-Brunswick

T | Tél. : 506-444-5382

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Schedule 6: Water Assessment Study

September 14th, 2026

Town of Salisbury
56 Douglas Street
Salisbury, NB
E4J 3E3

Attention: Planning and Development / Planning Review and Adjustment Committee

Re: The JOSH Project - Water Assessment Study submission

Dear Sir/Madam:

On behalf of The JOSH Project, I am submitting this letter report and the referenced supporting records in response to the Water Assessment Study requirement under Section 7.3.3 of the Town of Salisbury Municipal Plan. The submission relates to the proposed Phase 2 renovation of the existing farmhouse at 4287 Route 895 to create 14 single-occupancy micro-apartment suites.

The site, the proposed use, the existing water-supply system and the available prior technical and regulatory records have been reviewed. Taken together, the records address the Town's two substantive water-assessment objectives: (1) demonstrating that the development has a suitable quantity and quality of water, and (2) demonstrating that the proposed water use is not expected to adversely affect private wells on neighbouring properties.

1. Executive conclusion

Water quantity: The available on-site supply is more than adequate for the proposed 14-suite Phase 2 development. Two existing wells were each tested for two hours at full pump capacity and sustained a combined rate of at least 54 imperial gallons per minute (igpm), with rapid recovery. The previously reviewed full three-phase development basis is 19,650 litres per day (LPD), equivalent to an average demand of approximately 3.0 igpm. The combined tested rate is therefore about 18 times the average daily flow associated with the full project basis and materially greater than the demand attributable to Phase 2 alone.

Neighbouring wells: The on-site tests showed stable pumping levels after the initial drawdown and rapid recovery, while the available public well records within approximately 100 metres show established domestic wells with reported safe yields generally ranging from 10 to 50 igpm. On this evidence, the proposed Phase 2 use is not expected to create or aggravate water-supply problems for nearby properties.

Water quality: The existing occupied facility is supplied by Well A and an existing treatment system. Final confirmation should include current post-treatment microbiological laboratory results and a brief description of the treatment equipment and maintenance protocol. Subject to satisfactory results, the water-quality requirement is met.



Project Management & Owner's Representative Services

2. Project and regulatory background

The JOSH Project is an existing rehabilitation and reintegration housing community. The current application concerns Phase 2: renovation of the existing farmhouse to provide 14 single-occupancy micro-apartment suites. The Government of New Brunswick's Environmental Impact Assessment Branch reviewed the broader three-phase project as 42 single-occupancy dwelling units: 21 existing tiny homes, 14 Phase 2 micro apartments and 7 future private-room units.

The Town advised that Section 7.3.3 requires a Water Assessment Study for multi-unit residential developments or residential care facilities. The Town also advised that the format may be proportionate to the project and may range from a desktop letter to a comprehensive field program, provided a licensed engineer verifies adequate water quality and quantity and no negative effect on adjacent private water supplies.

3. Documents and studies reviewed

No.	Record reviewed	Relevance
1	Town of Salisbury correspondence - Water Assessment Study requirements	Municipal requirements and expected report content; confirms Section 7.3.3 applicability and permits an abbreviated project-specific format.
2	C.H.C. Well Drilling letters, January 16, 2026 - Well A and Well B testing	Two-hour full-capacity tests: Well A at 25 igpm and Well B at 29 igpm; stable levels after initial drawdown and rapid recovery; combined minimum 54 igpm.
3	GNB public Well Driller's Reports, printed September 2, 2026	Nearby well records supplied for the approximately 100-metre search area; reported domestic-well safe yields of 10, 20, 20, 50 and 30 igpm among the clearly identified records.
4	Revised EIA Screening Decision - The JOSH Project, GNB Environment and Local Government, December 1, 2025	Confirms the revised 42-unit three-phase project does not require EIA registration; records an approved septic design basis of 43 residents and 4 staff at 19,650 LPD.
5	Existing water treatment system and operating history	The occupied farmhouse is presently served from Well A. Existing treatment is understood to include reverse osmosis; current post-treatment microbiological testing is to be appended for final quality confirmation.

4. Water quantity assessment

4.1 On-site well testing

Source	Current service	Test rate	Duration	Initial level	Pumping level	Recovery
Well A	House kitchen, showers and bathrooms	25 igpm	2 hours	19 ft	36 ft; then stable	15.5 ft recovered in 1 minute
Well B	Farm animals / supplementary supply	29 igpm	2 hours	8.5 ft	Approx. 9.4 ft; then stable	Approx. 0.75 ft recovered in 1 minute
Combined		At least 54 igpm				

4.2 Demand comparison

The December 1, 2025 EIA decision records a design flow of 19,650 LPD for 43 residents and 4 staff across the entire three-phase project. This is a conservative comparison for the current 14-suite Phase 2 application because it includes the existing and future phases as well as staff.

Full three-phase design flow	19,650 L/day
Equivalent average flow	13.65 L/minute (approximately 3.0 igpm)
Combined tested well rate	54 igpm (approximately 245 L/minute)
Capacity relationship	Tested rate approximately 18 times full-project average flow

The two-hour tests are not treated as proof that the full test rate can be withdrawn continuously throughout every day. They do, however, demonstrate substantial short-term yield, stable pumping behaviour and prompt recovery at rates far exceeding the average daily demand. Together with the existing operating history, the evidence supports adequate quantity for Phase 2.

5. Local hydrogeology and nearby wells

The supplied public well logs describe a local sequence dominated by sandstone with interbedded clay, shale, sand and surficial soils. Bedrock was reported from approximately 2 to 50 feet below grade in the five clearly identified modern records. Well depths ranged from approximately 80 to 180 feet, and reported safe yields ranged from 10 to 50 igpm. This indicates an established local bedrock-aquifer supply capable of supporting domestic use, while also showing the normal variability expected between individual fractured-bedrock wells.

The on-site test results are particularly relevant to potential interference. At each well, the water level stabilized after the initial response to pumping, and both wells recovered rapidly when pumping ended. Given the large margin between tested supply and the development's average demand, normal operation should require only a small fraction of the demonstrated production rate. On the records reviewed, the proposed Phase 2 demand is not expected to negatively affect water availability at surrounding private wells.

6. Water quality and treatment

Well A currently supplies the farmhouse kitchen, showers and bathrooms. The Town's correspondence indicates that the site has an existing treatment system, understood to include reverse osmosis. Continued use should include routine operation and maintenance of the treatment system in accordance with the manufacturer's requirements.

7. Compliance matrix

Town review element	Status	Basis / action
Project/site/well overview	Addressed	Project description, existing use and two-well service arrangement summarized.
Existing and proposed demand	Addressed	Conservative full-project design flow of 19,650 LPD used; Phase 2 is a subset.
Geology/hydrogeology and nearby wells	Addressed	Public well-log search and local lithology/yield information reviewed.
On-site quantity testing	Addressed	Two-hour full-capacity testing of Wells A and B; combined minimum 54 igpm.
No adverse effect on neighbouring wells	Addressed	Large supply margin, stable pumping behaviour, rapid recovery and nearby-well yields support the conclusion.
Microbiological water quality	Addressed	Current satisfactory post-treatment total-coliform / E. coli laboratory results.
Treatment-system description	Addressed	Reverse Osmosis system to be incorporated
Licensed engineer review and seal	Addressed	Town correspondence expressly requires engineer preparation and seal; obtain engineer concurrence/seal on the final submission.

8. Conclusion and request

Based on the site records and previous studies reviewed, the existing water-supply system has sufficient demonstrated quantity for the proposed 14-suite Phase 2 renovation and is not expected to interfere with the private water supplies of adjacent landowners. The available evidence therefore addresses the substantive quantity and non-interference requirements of the Town's Water Assessment Study review.

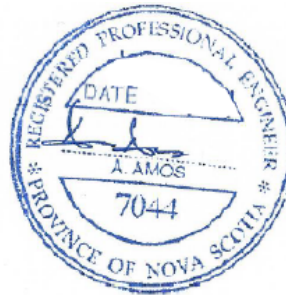
The submission meets the Town's stated Water Assessment Study requirements. We respectfully request that the Town accept this abbreviated assessment approach for the Phase 2 application.

Regards,

CATALYST CONSULTING ENGINEERS INC.

A handwritten signature in blue ink, appearing to read 'Andrew Amos', is written over a horizontal line.

Andrew Amos, P.Eng.
Senior Partner



Schedule 7: Letter of Support provided by applicant

From: **Phyllis Bannister** <phyllisbannister@salisburynb.ca>
Date: Sat, Aug 8, 2026 at 12:33 AM
Subject: Re: Letter of support
To: Project Management <projectmanagement@thehumanityproject.ca>
Cc: Charlie Burrell <administrator@thehumanityproject.ca>, Robert Campbell
<robertcampbell@salisburynb.ca>

Good Afternoon,

Thank you for sharing the exciting news about the planned expansion of the supportive housing program. I wholeheartedly am in support for developing and growing more of these mini units, especially for our vulnerable and at-risk individuals living on our streets. This initiative represents a meaningful step toward providing safe, stable, and supportive environments, where people can not only find shelter but also access the resources and guidance needed to build healthier and more independent lives.

I'm truly inspired by the dedication and vision behind this project, and I look forward to seeing these new micro-apartments make a positive difference in our community. Please count on my ongoing encouragement and backing as we work together to bring hope and lasting change to those who need it most.

As your local ward representative and deputy mayor please let me know if you need our Mayor and council to assist you as you navigate through this project.

Wishing everyone a wonderful weekend!

Phyllis Bannister

Thank you

*Deputy Mayor
Phyllis Bannister
Town of Salisbury*



PHYLLIS BANNISTER
Councillor, Ward 2
phyllisbannister@salisburynb.ca
506.384.1564
56 Douglas Street, Salisbury, NB | E4J 3E3

Schedule 8: Government of New Brunswick Housing Spectrum

New Brunswick Housing Spectrum

