

MAYOR'S RESPONSE TO LETTER E-MAILED TO HIM ON MAY 16, 2020  
BY THE GROUP, CONCERNED CITIZENS OF SACKVILLE

Fri. May 20, 2022

Good morning Everyone,

Thank you for bringing to our attention your concerns over the development at 318 Walker Road.

I understand Mr. Litvak had already reached out to Councillor Estabrooks and received an email reply from Mr. Burke regarding this particular development. As well during activities at convocation this past weekend Mr. Inglis had also inquired with me regarding this development.

The plant being built by AIL is to manufacture drainage pipes and will create 20-30 jobs for our community and region.

This will be a state-of-the-art plant, which will include solar electricity, this will be similar to some of their other facilities in Ontario. AIL has made a commitment in their North American operations to be net zero by 2050.

With the exception of some washrooms for staff, there is no effluent associated with the operations as it is a closed loop system. As part of the development process a drainage plan will need to be prepared and approved by a professional engineer. Any water consumption will need to meet provincial requirements or be subject to an Environmental Impact Assessment.

As you are aware the land at the Walker Road exit has been zoned industrial since 2008. The municipal plan is reviewed usually every 5 years and the public is always engaged in the development of the plan through Plan 360 (formally the Southeast Planning Commission).

There was an amendment made to the zoning by-law that would allow development to proceed without requiring municipal water and sewer. A public hearing was held regarding this during the March 14th, 2022 Council meeting.

Private lagoons are not permitted in this zone, the Zoning By-law expects industrial development that does not require major water or sewer needs such as storage facilities, distribution establishments and in this case, certain manufacturing facilities. The town approved a text amendment to the Zoning By-

law to enable any development to take place without water and sewer services, provided of course certain development expectations are met.

When development is permitted by the Zoning By-law, there are no statutory or municipal notification requirements, similar to when a housing subdivision is built as long as the land is zoned appropriately.

However if an applicant requests to change the zoning on a property, that is fundamentally different, it does require all property owners within 100m to be notified by mail.

These requirements are required in the Community Planning Act.

The reason the public has not heard much about the project or seen plans, is because to date, a building and development permit has not been submitted and typically, it is not publicized.

The developer is undertaking the work they are allowed to do before entering the formal permit process, which would include developing access and grubbing the site.

It is our understanding that construction is going to get underway soon, so you will see additional activity on the site provided a permit is obtained.

Plan 360 would be able to provide further information once a permit is issued, such as specifics on the setbacks, heights, gross floor area, parking etc.

Lori Bickford is our local planning officer for Plan 360 and she can be reached at 506-364-4701 or email [lori.bickford@nbse.ca](mailto:lori.bickford@nbse.ca).

I have copied Miss Bickford on this email.

Thank you,

**Shawn Mesheau**

**Mayor**

Town of Sackville

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