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News Release

Council Approved Funding for Exit 56 Study

14 March 2025

ST. GEORGE – At the February 19, 2025, Regular Meeting, the Council of Eastern Charlotte unanimously supported funding for a preliminary study on the development of the area around Exit 56 in Upper L'Etang and Utopia.

Exit 56 is a highway exit serving Provincial Highway 1 and is situated halfway between the city of Saint John and the United States border crossing in St. Stephen. In the early 2000s, the area experienced a number of developments such as a Tim Hortons with a gas station, Home Hardware and Subway. Nearly twenty-five years later, the Municipality is looking to reignite the area with further development opportunities for new retail and commercial growth.

The preliminary study, to be completed by CBCL Engineering, will look at potential uses, traffic patterns, and required water and sewage services. Currently, properties around the Exit are serviced through individual well and septic systems. A municipal water and sewage system, whether an extension of the current St. George network or a new stand-alone network, will provide services required by many large retail and restaurant chains. Much of the current zoning in the area allows for significant development, being Mixed Use and Industrial zones.

“The development of Exit 56 as a retail and commercial hub, along with the area’s zoning for industrial operations, has been a priority of the Council of Eastern Charlotte.” said Mayor Craig. “This preliminary study is the first step in moving forward and revitalizing an area that has great potential for growth.”

Council, for the current municipality as well as the former Town of St. George, has prioritized and explored the goal of economic development, to the point of including it as a standing committee of Council. It continues to be a high priority for 2025.

“The decision by the Council of Eastern Charlotte to approve funding for a preliminary study of the Exit 56 area is a vital step toward unlocking the region's growth potential,” said Andrea Foster, Executive Director of the Eastern Charlotte Chamber of Commerce. “The area’s strategic location, along Provincial Highway 1 and between Saint John and the U.S. border, offers exciting opportunities for future retail and commercial development.”

Commercial developers interested in discussing specific needs or looking for more information about opportunities in Eastern Charlotte are encouraged to contact Jason Gaudet, Chief Administrative Officer (CAO) at the Municipal Office in St. George.



Exit 56 Area – Upper Letang/Utopia

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