



ROTHESAY

COUNCIL MEETING
Rothesay Town Hall
Monday, August 10, 2015
7:00 pm



1. APPROVAL OF AGENDA

2. **APPROVAL OF MINUTES** Regular meeting 13 July 2015
Business Arising from Minutes

3. OPENING REMARKS OF COUNCIL

3.1 Declaration of Conflict of Interest

4. DELEGATIONS

n/a

5. CORRESPONDENCE FOR ACTION

- 5.1 16 July 2015 Letter from YMCA RE: contribution
5.2 16 July 2015 Email from Canada 150 Mosaic Project RE: participation
5.3 17 July 2015 Letter from Sculpture Saint John RE: Update on Third International Symposium
5.4 30 July 2015 Email from D/M Grant and resident RE: Hillside Trail
5.5 1 August 2015 Letter from resident RE: utility account
5.6 6 August 2015 Memorandum from Town Manager Jarvie RE: Library pump failure costs
5.6.1 4 August 2015 Letter from Kennebecasis Public Library RE: Pump failure costs
5.7 5 August 2015 Email from resident RE: Almon/Peters Lane project
5.8 5 August 2015 Letter from resident RE: French Village Road sidewalk extension

6. CORRESPONDENCE - FOR INFORMATION

- 6.1 22 July 2015 Letter of support to TransCanada – Energy East

7. REPORTS

- 7.0 **August 2015 Report from Closed Session**
7.1 30 June 2015 DRAFT Unaudited General Fund Financial Statements
30 June 2015 DRAFT Unaudited Utility Fund Financial Statements
22 July 2015 Kennebecasis Public Library expansion project Audit report
7.2 15 July 2015 DRAFT Public Works and Infrastructure Committee meeting minutes
7.3 15 July 2015 DRAFT Utilities Committee meeting minutes
➤ Water By-law update
7.4 July 2015 Building Permits Summary Report

ROTHESAY

Regular Council Meeting

Agenda

-2-

10 August 2015

8. UNFINISHED BUSINESS

TABLED ITEMS

8.1 Traffic By-law 1-14 (Tabled June 2014)

No action at this time

8.2 Water By-law (Tabled June 2015)

No action at this time

8.3 Curbside Recycling

6 August 2015 Update memorandum from Town Manager Jarvie

9. NEW BUSINESS

PLANNING AND DEVELOPMENT

9.1 Millennium Drive development proposal

30 July 2015 Information Report from DPDS White

Various Comments received from residents

10 June 2015 Comments from Counc. MacDonald

RECREATION

9.2 Contract R-2014-010 McGuire Centre Renovations Phase II

27 July 2015 Memorandum from Facilities Coordinator Kincade

FINANCE

9.3 Interim Financing MCBB Application

4 August 2015 Memorandum from Treasurer MacDonald

OPERATIONS

9.4 Contract T-2015-010 French Village Road Reconstruction Phase III

6 August 2015 Memorandum prepared by DO McLean

10. NEXT MEETING

Regular meeting Monday, September 14, 2015

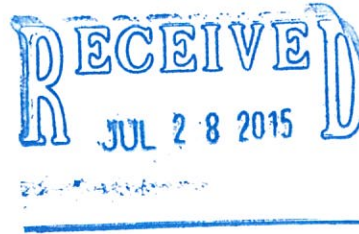
11. ADJOURNMENT



YMCA of
Greater Saint John
130 Broadview Ave.
Saint John, NB E2L 5C5
Tel: 506-693-9622

July 16, 2015

Mayor Bishop and Rothesay Town Council
70 Hampton Rd.
Rothesay, New Brunswick
E2E 5L5



Dear Mayor Bishop and Council Members:

We would like to express our gratitude for your continued support of the Saint John Regional Y. We are less than two months away from opening this state of the art facility for our region. We believe that the new Y will have a tremendous impact on our community by creating jobs, serving not only a diverse population of seniors, youth and immigrants but by meeting a growing need for health and fitness programs and services for all ages.

Thank you for believing in our dream and our vision for what is possible, to build healthier communities. You have once again demonstrated that you truly believe in making a difference in the community by working with community partners such as the YMCA.

As an important donor for the Y project, we would be pleased to share your contribution with the community. If you are interested in the Y hosting a small media event to announce your contribution, we would be happy to organize. As well, if you would like the opportunity to tour the facility at any time, we would be happy to arrange.

We want to ensure the Town of Rothesay is recognized appropriately and have therefore ensured you are on the Donor Wall in the Saint John Regional Y.

With our sincere thanks,

A handwritten signature in black ink that reads 'Dale Knox'.

Dale Knox, Chair
Capital Campaign Cabinet

A handwritten signature in black ink that reads 'Shilo Boucher'.

Shilo Boucher, CPA, CA
President and CEO

Building healthy
communities



CANADA 150 MOSAIC



*The National Mural Created by
Canada's Communities Celebrating 150 Years*

Message from Lewis Lavoie

Hello,

What would a unified painting of Canada look like if it was painted by expressions of our people? As an artist, I am fascinated at the thought of what the final image will be when thousands of individual paintings, created by Canadians from coast to coast, are combined into one overall piece of art.

Not long after completing the first mosaic murals eleven years ago, it became apparent to us that these murals had the ability to involve practically anyone, from professional artist to "first timers", from the very young to our senior citizens. No matter what their background everyone had one thing in common, they were part of a bigger picture. From the smallest of us to the most influential, we all part of a bigger story. To me, this is the sheer definition of what a community is. It seemed that overnight, communities began asking us to create murals.

Naturally, it came to me it would be incredible to create a mural that would connect our whole country. For years, I have been exploring what this would look like. Finally, the timing is perfect as Canada is about to celebrate 150 years.

I have chosen the train and railroad and feel it is the ultimate theme for connecting the murals. Railways played an integral role in the process of tying regions together. My vision is to do the same with these murals. All aboard!



Lewis Lavoie
Key Artist/Director of Mural Mosaic

A handwritten signature in black ink that reads "Lavoie".

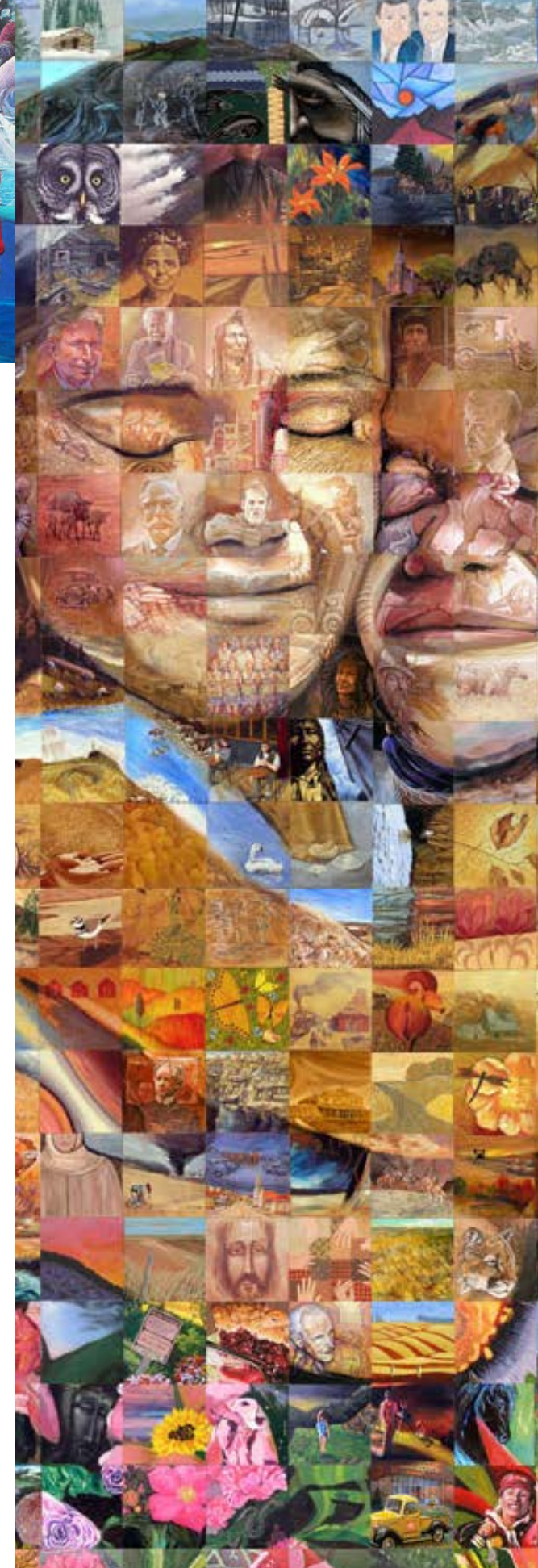


Mural Mosaic

Mural Mosaic began in 2003 and was founded by the trio of Lewis Lavoie, Paul Lavoie and Phil Alain. Lead by renowned artist Lewis Lavoie, the trio is based out of St. Albert AB and have been orchestrating collaborative murals around North America involving artists and non-artists alike from all over the world.

Their murals have been featured at such events as the 2010 Winter Olympics in Vancouver, the 2012 Summer Olympics in London, the Centennial celebration of the Calgary Stampede, the Alberta Saskatchewan Centennial of 2005, the Edmonton Centennial of 2005 and a Royal unveiling for Queen Elizabeth II.

The murals have included special guest team members ranging from renowned artists to celebrity and political guests. Some past participants and guests include The Barenaked Ladies Kevin Hearn, William Shatner, Mike Myers, Dan Aykroyd, Robert Bateman, Michelle Grant, Bill Lishman, Ian Tyson, Former Premiers Lorne Calvert and the late Ralph Klein and literally thousands more.



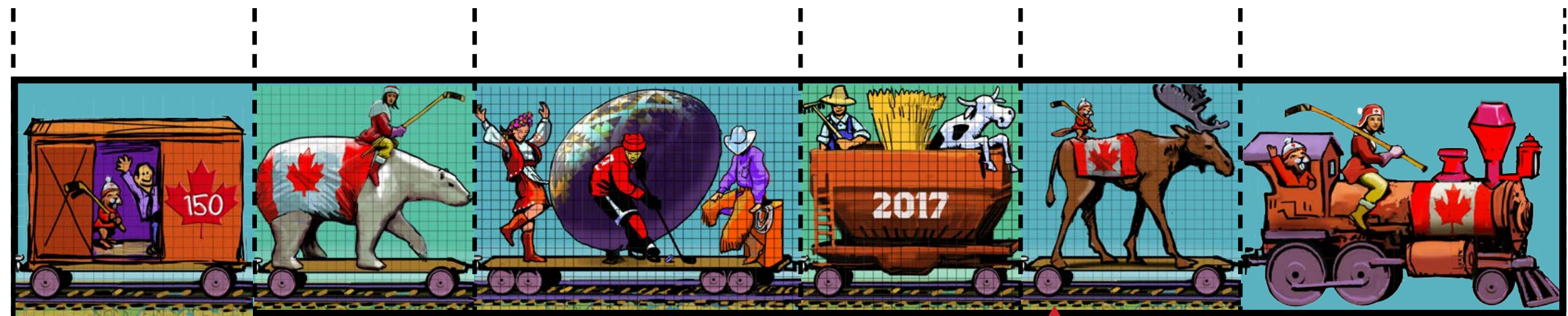
Project Purpose

In 2017, Canada will turn 150 years old. It is a country that has welcomed the world through its borders.

To celebrate this birthday, the Mural Mosaic team is launching a bold undertaking. Over a two year span, the trio plan to create a mural including all provinces and territories, over 80,000 paintings and 150 individual murals that when united will form one gigantic mural mosaic. The mural, if ever connected would be over 365 meters wide (4 football fields) x 2.5 meters high (8 feet).

The mural will represent a cultural mosaic, a time capsule, a visual portrayal of history, an art masterpiece from the soul of the nation. An art piece that fifty years from now, may inspire another generation, who will in turn be able to celebrate through the mural, and maybe take it upon themselves to add to this memory.

Like the first settlers to come to the country, this project is full of ambition, adventure and the desire to trail blaze into new exciting frontiers. It will also face great challenges and obstacles. But, if history proves itself correctly, the trio of art explorers – Lewis Lavoie, Paul Lavoie and Phil Alain will find their way and en route will meet up with like-minded art explorers and something remarkable will be born.



Project Goal

150 Murals in 150 Communities completed by July, 2017.

Each province and territory will have only 5-15 individual communities who will be selected to represent the province and the nation. Each community will host an event inviting participants from far and wide from their region to participate and create their own community mural, which will then connect to the nation.

Upon the completion of the entire Canada 150 Mosaic, each community mural will reside in the town or city where it was created as a reminder of the 150th anniversary, and the pride of the community and the nation



The Making of a Community Mural



Community Mural Events

Each community mural created will have between 400-750 tiles to paint. The Canada 150 Mosaic team of artists and facilitators will come to your community and work with you to create an ultimate two-day painting event like no other.

Any skill level is welcome, all ages are welcome, you do not have to be an artist! Every tile painted will be 4 inches x 4 inches in size, creating a unified community mural.

Once your community mural is complete it will be virtually connected to other communities creating one massive overall National mural connecting the country coast to coast. Your mural contribution to the Canada 150 Mosaic will be permanently displayed in your community creating a lasting legacy landmark of Canada's 150th celebration.



Community Investment

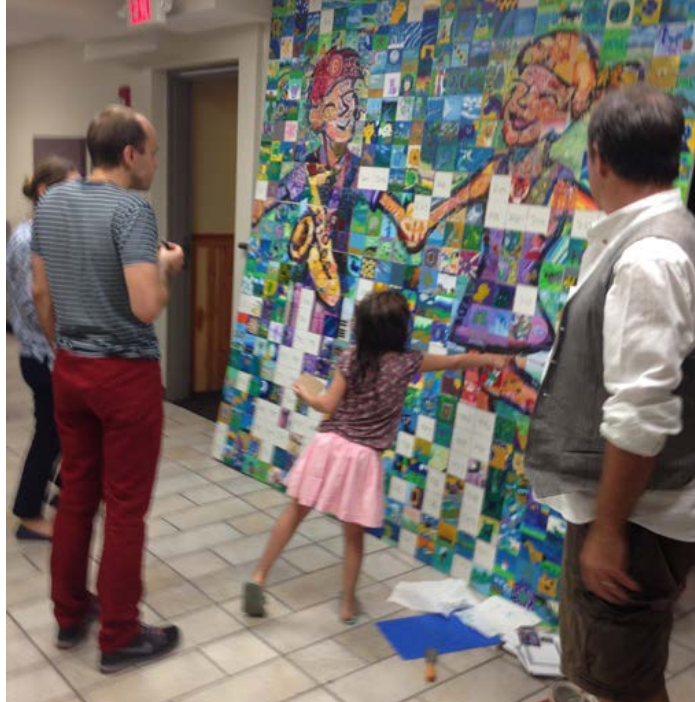
This project has been designed to be a collaboratively funded community experience. The total cost of each mural will be shared by its community and corporate sponsors.

<p>up to 400 participants</p>	<p>up to 750 participants</p>
<p>8 x 8 Community Mural \$20,000 Up to 400 Participants Community investment - \$10,000</p>	<p>8 x 12 Community Mural \$22,500 Up to 750 Participants Community investment - \$12,500</p>

Your Community Mural includes:

- ✓ Mural designed by Lewis Lavoie - uniquely representing your community
- ✓ The Canada 150 Mosaic team travels to your community to facilitate painting workshops
- ✓ All materials
- ✓ Travel and Administrative Costs
- ✓ Up to 750 community members involved
- ✓ Mounting, clearcoating and photographing (ready to hang)
- ✓ 100 poster prints of your completed community mural
- ✓ Online presence virtually connecting to other communities on Canada150Mosaic.com





Contact

Tracy Oliver, Project Coordinator
tracy@muralmosaic.com | Ph. 780-953-1519
www.canada150mosaic.com

Mayor Bill Bishop and Members of Council

As a community partner for Sculpture Saint John and the New Brunswick International Sculpture Symposium I wanted to take the time to update you on what has been happening and the new things we are working on. It has been very busy since the last symposium.

August 4th- September 17th, 2016 we will hold the third International Sculpture Symposium on the Saint John Waterfront. At this point we have seven confirmed community partners:

Town of Riverview
Saint John Airport
Port Saint John
Town of Oromocto
NB Medical Society- Fredericton (in honor of their 150th anniversary)
Village of Cambridge- Narrows
Town of Grand Bay- Westfield (number three!)

We are looking for an eighth partner if you know of a community or group who are interested in participating. We also have opportunities for 2018 and 2020.

Early in August you will be receiving an invitation to an announcement. This will give us an opportunity to show you the new things we, with our ACOA partnership, have been working on to help boost tourism and attract visitors to come see the wonderful public art in your community. We will showcase a mobile app for smart phones, a new mobile friendly website and a revised trail map, all highlighting the International Sculpture Trail. We are also working with the Two Nation Vacation effort to attract visitors from New England to Maine and New Brunswick to take the Trail.

We are excited to have just released a video of Sculpture Saint John 2014. This will be used as a documentary to be sent out to the schools. Last year we paid for busing which resulted in over 1200 school children attending the symposium. Next year we plan to do the same thing. Here is the link to the video:

<https://vimeo.com/129128936>

Please feel free to share it.

August 4th we will begin the International call to artists with applications closing October 1st, 2015. In 2014 we had 165 applicants for the 8 positions. By January the final artists will be chosen and matched with their community partner. We are excited to tell you that Jim Boyd will be returning as one of the 2016 artists. Early in January we will choose the six New Brunswick interns who will participate in an artist in residency program, living and working alongside the artists. If you know someone who would be interested please ask them to watch the website for the application.

As you can see we have been very busy and the fun is just beginning as we prepare for the next symposium. I look forward to seeing you at launch in August and please do not hesitate to contact me if you have any questions.

Diana Alexander
Executive Director
New Brunswick International Sculpture Symposium
Sculpture Saint John

Diana.alexander@sculpturesaintjohn.com

506-643-8358

From: [Nancy Grant](#)
To: [Mary Jane Banks](#)
Subject: Fwd: Hillside Trail
Date: July-30-15 3:39:39 PM

Hi MJ,

I would like to place this item on the August council agenda. It seems parking for the Hillside trail remains a problem- surely there must be a solution.

Thanks, Nancy

Nancy Grant
Deputy Mayor

Any correspondence with employees, agents, or elected officials of the town of Rothesay may be subject to disclosure under the provisions of the Right to Information and Protection of Privacy Act, S.N.B. 2009, c. R-10.6.

Begin forwarded message:

From: Jacqueline White [REDACTED]
Date: July 30, 2015 at 11:12:42 AM ADT
To: "nancygrant@rothesay.ca" <nancygrant@rothesay.ca>
Subject: Hillside Trail

Dear Dr Grant,

Unlike most Rothesay residents, I do not look forward to sunny days. While it is positive Hillside Trail is well utilized, parking causes me concern. An area is designated for parking. However, many choose not to use it and instead park on the street. This causes safety concerns when mowing the lawn as some cars drive quickly on the incorrect side of the street. The road has been widened in the past seven years, but a curb has not been put in place. As the community mailbox is there, I have suggested a 15 minute parking sign. Currently, Mailbox users may need to park on the incorrect side of the street to get their mail. The trail is well used from early in the morning to late evening. People park on the road before 8am and after 10pm to use the trail. This causes noise. Re-enforcing the designated parking area would eliminate this.

In the past, I have contacted the Town of Rothesay regarding this, but have never had a reply.

Thanking you in advance for your consideration.

Kind regards,
Jacqueline White

[REDACTED]
Sent from my iPhone

Town of Rothesay
70 Hampton Road
Rothesay, NB
E2E 5L5

August 01, 2015

Dear Mayor and Council:

I wish to appeal the amount of my water usage bill of \$612.15 for April 1-June 30, 2015. I was informed by letter from the town of Rothesay in June that I had heavy water usage and they wished to make an appointment to come into the home to check the meter as well as look for the cause of such high usage.

On inspection there was no obvious cause either inside or outside the house but the meter was running all the time. I notified Bob's Plumbing and he determined that there was a water leak from one of the pipes running under the foundation of the house. He was able to turn the water off to prevent further leaking and I was advised that the best solution would be to remove the hot water baseboard heating in the downstairs and replace it with electric heat. This has been done at a cost of \$581.95 to remove the hot water baseboard heaters and an estimated cost of \$1865. plus tax (\$2107.45) to install the electric heating system.

I had no way of knowing this pipe was leaking and causing heavy water usage until I was informed by the town. My water usage bill for Jan1-Mar 31, 2015 was \$149.46 for 96 CuM. You will note that in my last bill I am being charged for the use of 387 CuM which I certainly did not use. I don't believe that I should be charged for water that was leaking from a broken pipe under the foundation of my house as I would have no way of knowing this was happening. I request that this bill be adjusted to reflect what I would ordinarily use in a three month period.

I appreciate your consideration of this appeal and I await your response.

Sincerely,

[REDACTED]

[REDACTED]

Rothesay, NB

[REDACTED]



ROTHESAY

INTEROFFICE MEMORANDUM



TO : Mayor Bishop & Council
FROM : John Jarvie
DATE : 6 August 2015
RE : Extraordinary Library Funding Request

The Library Board has requested special funding to address a reoccurring problem with the wastewater pumping station serving the building. The Board is estimating a cost of \$8,000 to pay for costs to cleanup and new pumps to be installed. This amount would be shared with Quispamsis according to the current population ratio. The cost to Rothesay would be \$3,203.70. or slightly more than 4% of the current year allocation to the Library.

The alternative would be for the Library Board to reduce expenditures in other areas and/or run a deficit. However with more than half the year already gone and more than 77% of the budget directed to property maintenance, this would be a challenging task.

This pump installation was also problematic during the early stage of occupancy and required some changes at that time. It will be imperative that the cause of the pump failure is thoroughly analyzed and appropriately mitigated so as to avoid repeated costs to maintain this facility.

Recommendation:

It is recommended that Council agree to a funding increase to the Kennebecasis Public Library Board of \$3200. for 2015 with funds to come from reserves.

1 Landing Court
Quispamsis, NB
E2E 4R2

August 4, 2015

William J. Bishop, Mayor
Town of Rothesay
70 Hampton Road
Rothesay, N.B.
E2E 5L5

Dear Mayor Bishop and Council,

On June 24th our facility manager determined that the Library's exterior sewer lift station pumps (2) were not operating. Electricians and plumbers were called immediately onsite and it was determined that the pumps had not been operating for quite some time. The two pumps were removed for inspection and a temporary pump was installed the same day in order to keep the library's doors open while the situation was investigated further. An inspection of the pumps determined that they were in too poor of a condition to be repaired. The pumps are no longer under warranty.

Due to the pump wear a video inspection of the sewer was conducted to see if the line was damaged, and it was confirmed that it was in fact intact.

The temporary pump is not connected to the building automation system and therefore is not part of the alarms in the event it is not functioning. On July 30th overflow (not solid waste) was detected coming out of the sewer lift station. The plumber was called back on site and patched the temporary pump for the time being. At that time both the plumber and our facility manager strongly recommended that replacement pumps be ordered as soon as possible.

The Kennebecasis Public Library Board held an emergency conference call on August 4th and moved to proceed with ordering the replacement pumps immediately. Our facility manager is continuing to investigate the root cause of the pump failure.

As of August 4th, the total cost of the pump failure situation is estimated to be \$8,000.

Unfortunately we do not have the room in our operating budget to cover this unforeseen capital

expenditure. The Kennebecasis Public Library Board respectfully request that the Council consider an emergency addition to the Library's budget to cover the cost. We will, of course, make the same request to Quispamsis and subject to the usual contribution formula.

On behalf of the Board thank you for your consideration of this request as well as your continued support of our community library.

Sincerely,



Daryl Steeves

Chair, Kennebecasis Public Library Board of Trustees

From: Mary Jane Banks
To: [REDACTED]
Subject: RE: Letter for the packets, please
Date: August-05-15 11:10:16 AM

Good morning Susan.

Thanks for your email. It will be forwarded to Council for the August 10th meeting.

I wanted to let you know the use of “reconfiguration” on the agenda was a typographical error. You can find a copy of the Staff report provided to Council on our website: <http://www.rothesay.ca/mayor-and-council/agendas/> which clearly shows the recommendation and subsequent motion passed by Council, which is as follows:

“**MOVED** ... and seconded Council accept the proposal submitted by WSP, in the amount of \$108,429.15 to provide design and construction management services for Contract T-2016-01: Almon Lane and Peters Lane **reconstruction** and further that the Mayor and Town Clerk be authorized to execute the appropriate documentation in that regard.”

The Council minutes are the official record of the meeting and they will reflect the correct terminology of “reconstruction”.

I apologize for any confusion this may have caused – If I can be of any further assistance, please feel free to contact me at your convenience.

Enjoy your day.


Mary Jane

Mary Jane E. Banks, BComm, NACLA II
Town Clerk - Rothesay
Director of Administrative Services
70 Hampton Road
Rothesay, NB E2E 5L5

MaryJaneBanks@rothesay.ca

p (506)848-6664

f (506)848-6677

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Respectez l'environnement, réfléchissez avant d'imprimer

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From: Susan Petrie [REDACTED]
Sent: August-05-15 9:57 AM
To: Mary Jane Banks
Subject: Letter for the packets, please

Mayor Bill Bishop and Members of Council

At the last Council Meeting a vote was taken to award a contract for the design for

"reconfiguring" Almon and Peters Lane. Some Councillors at that meeting wondered why such an expensive project would be undertaken with so few property owners on these Lanes and, I wonder too.

May the record show that as a property owner affected by this upgrade, I believe the money should be spent in other areas where the need is greater.

Council has not been clear about why they have made our quiet street a priority for redevelopment. If, as has been speculated, it is to divert traffic into our neighbourhood and away from the Rothesay Common, then I am very concerned that this reconfiguration will result in much more traffic and noise that will change the character of this quiet corner of our Town.

I respectfully request that council confirm that it is not their intention to add more parking on Church Avenue or vicinity that will require the diversion of traffic onto Peters Lane or Almon Lane. Residents deserve an answer to this question as it will affect how the Streets and quiet, peaceful neighbourhood will be changed.

The proposed million dollar "upgrade" for these Lanes was neither requested nor, in my view, desirable if it is done at the cost of increased traffic and unwelcome change to the character of our neighbourhood.

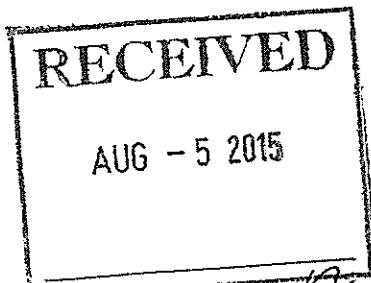
I look forward to an early response.

Sincerely

Susan Petrie

Susan Petrie

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██████████
██████████
██████████



Rothesay N.B.

E2S1A4

August 5, 2015

Mayor Bishop and
Town of Rothesay Council —

I am writing of a concern
on French Village Rd. I have always
wondered why the 6 houses
located just past our town sign
and before the entrance to Wells
Park and Acadia Drive are not
joined to the rest of our street
with sidewalks and curbing.

Since we became part of the
town of Rothesay, many improve-
ments have been made in the
area formerly known as Wells.
Street lights, sidewalks, curbing,
paving and a great park which
is being expanded.

Many residents of this part of
town enjoy walking safely now

as we have side walks from the park all the way to Dofred St. When I moved to [REDACTED] Fr. Vill. Rd. in 1991 I tried walking but soon have to stop as the cars whizzed by and the uneven area was too narrow to go over. So now I enjoy walking myself and with dogs the full length of where the side walk occurs. Why do the 6 houses on the other side of the park and just past our town sign do not enjoy the same benefits of walking safely to the park? As the Wells Park expands more residents will walk or drive to enjoy the fields and trails

These 6 houses do not need to drive but could walk to the park if the sidewalk was extended. With the park expansion it is the perfect time to join these 6 houses to the rest of our town and park.

At least three of these homes have sold or are being sold in recent years. Young families would be encouraged to buy these homes with a safe connection to the park. As well property values could improve and therefore taxes and town revenue.

The crosswalk and lights to the park were a welcome addition and again were done for safety.

Please consider adding sidewalk and curbing to the end of the French Village Rd. (just past town sign and to the entrance of the Wells Park and Acadia Dr.)

These 6 houses are property owners paying taxes like all of us along this section of Fr. Vill. Rd. Do the sidewalk and curbing for safety and to encourage the use of the park by these residents.

Thank you for your time and consideration of this matter. I would like to hear back from

- 5 -

the town. as I bring this
matter to your attention.
It's neighbours looking after
neighbours.

Yours truly

Judy Kaye



French Village Rd.
Rothesay E2S 1A4





ROTHESAY

150 Years Proud 1860-2010



70 Hampton Road
Rothesay, NB
Canada E2E 5L5

T: 506-848-6600
F: 506-848-6677

Rothesay@rothesay.ca
www.rothesay.ca

22 July, 2015

TransCanada – Energy East
450 – 1st Street S.W.
Calgary Alberta
T2P 5H1

Attention: François Poirier, President, Energy East Pipeline Project

Dear Mr. Poirier:

Re: Letter of Support – Energy East Pipeline Project

I am pleased to advise that Rothesay Council passed the following motion at its regular meeting on July 13th.


WHEREAS Rothesay Council considers the TransCanada Energy East Pipeline project to be a pivotal economic initiative providing the area with economic and community benefits; and

WHEREAS Rothesay Council feels that it is in the best interests of citizens of Rothesay and of the Greater Saint John region in general;

BE IT RESOLVED that it's Council for the town of Rothesay supports the TransCanada Energy East Pipeline project.

We wish you well in your efforts to complete this important project and look forward to continued news of its progress.

Yours truly,


William J. Bishop

Mayor

Cc : City of Saint John
: Grand Bay Westfield
: Quispamsis
: Enterprise SJ
: Greater Saint John Chamber of Commerce

Explore our past / Explorez notre passé
Discover your future / Découvrez votre avenir

Grand Bay-Westfield • Quispamsis • Rothesay • St. Martins • Saint John

Town of Rothesay

General Fund Financial Statements

June 30, 2015

Includes:

General Capital Fund Balance Sheet	G2
General Reserve Fund Balance Sheet	G3
General Operating Fund Balance Sheet	G4
General Operating Revenue & Expenditures	G5-G9
Variance Report	G10
Capital Project Listing - June	G11
Capital Project Listing - July - DRAFT	G12

Town of Rothesay

Balance Sheet - Capital General Fund 6/30/15

ASSETS

Capital Assets - General Land	3,220,477
Capital Assets - General Fund Land Improvements	5,705,990
Capital Assets - General Fund Buildings	3,631,554
Capital Assets - General Fund Vehicles	1,744,024
Capital Assets - General Fund Equipment	1,681,428
Capital Assets - General Fund Roads & Streets	34,787,458
Capital Assets - General Fund Drainage Network	16,873,831
Capital Assets - Under Construction - General	754,083
	<u>68,398,843</u>

Accumulated Amortization - General Fund Land Improvements	(1,820,170)
Accumulated Amortization - General Fund Buildings	(1,919,087)
Accumulated Amortization - General Fund Vehicles	(911,714)
Accumulated Amortization - General Fund Equipment	(603,456)
Accumulated Amortization - General Fund Roads & Streets	(15,788,896)
Accumulated Amortization - General Fund Drainage Network	(5,533,575)
	<u>(26,576,898)</u>

\$ 41,821,945

LIABILITIES AND EQUITY

Gen Capital due to/from Gen Operating	(568,238)
Total Long Term Debt	5,716,000

Total Liabilities \$ 5,147,762

Investment in General Fund Fixed Assets 36,674,184

\$ 41,821,945

Town of Rothesay
 Balance Sheet - General Fund Reserves
 6/30/15

ASSETS

BNS General Operating Reserve	617,840
BNS General Capital Reserves	185,342
BNS - Gas Tax Reserves - GIC	3,071,920
Gen Reserves due to/from Gen Operating	478
	\$ 3,875,580

LIABILITIES AND EQUITY

Def. Rev - Gas Tax Fund - General	2,939,285
Invest. in General Capital Reserve	54,965
General Gas Tax Funding	131,601
Invest. in General Operating Reserve	620,572
Invest. in Land for Public Purposes Reserve	88,123
Invest. in Town Hall Reserve	41,034
	\$ 3,875,580

Town of Rothesay
 Balance Sheet - General Operating Fund
 6/30/15

CURRENT ASSETS

Cash	3,230,146
Receivables	68,886
HST Receivable	144,271
Inventory	23,881
Gen Operating due to/from Util Operating	(73,027)
Total Current Assets	3,394,156
Other Assets:	
Projects	537,644
	537,644
 TOTAL ASSETS	 3,931,800

CURRENT LIABILITIES AND EQUITY

Accounts Payable	754,493
Other Payables	360,727
Gen Operating due to/from Gen Reserves	478
Gen Operating due to/from Gen Capital	568,238
Accrued Sick Leave	9,000
Accrued Pension Obligation	345,200
Accrued Retirement Allowance	306,000
TOTAL LIABILITIES	2,344,135

EQUITY

Retained Earnings - General	249,325
Surplus/(Deficit) for the Period	1,338,340
	1,587,664
	3,931,799

Town of Rothesay

Statement of Revenue & Expenditure
6 Months Ended 6/30/15

	CURRENT MONTH	BUDGET FOR MONTH	CURRENT Y-T-D	BUDGET Y-T-D	VARIANCE Better(Worse)	NOTE #	ANNUAL BUDGET
REVENUE							
Warrant of Assessment	1,226,582	1,226,582	7,359,489	7,359,489	0		14,718,978
Sale of Services	15,144	12,300	159,571	152,675	6,896		384,700
Services to Province of New Brunswick	0	5,526	27,625	33,153	(5,528)		66,306
Other Revenue from Own Sources	370,367	7,727	438,041	58,364	379,677		140,729
Unconditional Grant	9,689	9,689	58,131	58,131	0		116,262
Conditional Transfers	2,500	6,500	4,000	6,500	(2,500)		26,500
Other Transfers	202,500	202,500	489,025	489,025	0		894,025
	<u>\$1,826,780</u>	<u>\$1,470,823</u>	<u>\$8,535,883</u>	<u>\$8,157,337</u>	<u>\$378,545</u>		<u>\$16,347,500</u>
EXPENSES							
General Government Services	334,673	350,150	1,151,723	1,257,188	105,464		2,053,519
Protective Services	322,758	319,788	2,655,798	2,648,322	(7,475)		4,567,051
Transportation Services	201,593	232,333	1,755,653	1,760,771	5,118		3,355,933
Environmental Health Services	59,959	46,500	288,036	292,500	4,464		633,000
Environmental Development	40,117	46,845	277,599	324,494	46,895		619,122
Recreation & Cultural Services	163,499	151,229	765,239	852,848	87,609		1,791,344
Fiscal Services	286,716	286,840	303,496	304,547	1,051		3,327,531
	<u>\$1,409,315</u>	<u>\$1,433,685</u>	<u>\$7,197,543</u>	<u>\$7,440,670</u>	<u>\$243,127</u>		<u>\$16,347,500</u>
Surplus (Deficit) for the Year	<u>\$417,466</u>	<u>\$37,138</u>	<u>\$1,338,340</u>	<u>\$716,667</u>	<u>\$621,673</u>		<u>\$ -</u>

Town of Rothesay

Statement of Revenue & Expenditure
6 Months Ended 6/30/15

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	CURRENT MONTH	BUDGET FOR MONTH	CURRENT Y-T-D	BUDGET YTD	VARIANCE Better(Worse)	NOTE #	ANNUAL BUDGET
REVENUE							
Sale of Services							
Bill McGuire Memorial Centre	2,125	1,833	9,635	11,000	(1,365)		22,000
Town Hall Rent	915	800	4,060	4,800	(740)		69,600
Arena Revenue	1,604	667	123,992	114,875	9,117		228,000
Community Garden	60	900	860	900	(40)		900
Recreation Programs	10,439	8,100	21,025	21,100	(75)		64,200
	<u>15,144</u>	<u>12,300</u>	<u>159,571</u>	<u>152,675</u>	<u>6,896</u>		<u>384,700</u>
Other Revenue from Own Sources							
Licenses & Permits	13,239	6,667	54,608	40,000	14,608		80,000
Police Fines	0	0	13,293	12,000	1,293		48,000
Interest & Sundry	2,536	417	12,644	2,500	10,144	1	5,000
Miscellaneous	354,592	644	357,345	3,864	353,480	2	7,729
History Book Sales	0	0	151	0	151		0
	<u>370,367</u>	<u>7,727</u>	<u>438,041</u>	<u>58,364</u>	<u>379,677</u>		<u>140,729</u>
Conditional Transfers							
Canada Day Grant	2,500	1,500	2,500	1,500	1,000		1,500
Grant - Other	0	5,000	1,500	5,000	(3,500)		25,000
	<u>2,500</u>	<u>6,500</u>	<u>4,000</u>	<u>6,500</u>	<u>(2,500)</u>		<u>26,500</u>
Other Transfers							
Surplus of 2nd Previous Year	0	0	84,025	84,025	0		84,025
Utility Fund Transfer	202,500	202,500	405,000	405,000	0		810,000
	<u>202,500</u>	<u>202,500</u>	<u>489,025</u>	<u>489,025</u>	<u>0</u>		<u>894,025</u>
EXPENSES							
General Government Services							
Legislative							
Mayor	2,814	2,967	16,675	17,800	1,125		35,600
Councillors	15,750	8,667	56,857	52,000	(4,857)	3	104,000
Regional Service Commission 9	0	0	3,519	3,618	98		7,235
Other	75	1,417	4,004	8,500	4,496		17,000
	<u>18,639</u>	<u>13,050</u>	<u>81,055</u>	<u>81,918</u>	<u>862</u>		<u>163,835</u>
Administrative							
Office Building	8,336	10,750	96,220	119,500	23,280	4	190,000
Solicitor	(2,844)	2,917	17,988	17,500	(488)		35,000
Administration - Wages & Benefits	58,656	68,990	401,785	447,500	45,715	5	975,000
Supplies	6,791	6,542	54,398	65,650	11,252	6	104,900
Professional Fees	0	3,056	25,067	31,667	6,600		50,000
Other	5,815	5,097	43,606	45,580	1,975		76,161
	<u>76,753</u>	<u>97,351</u>	<u>639,064</u>	<u>727,397</u>	<u>88,333</u>		<u>1,431,061</u>

	CURRENT MONTH	BUDGET FOR MONTH	CURRENT Y-T-D	BUDGET YTD	VARIANCE Better(Worse)	NOTE #	ANNUAL BUDGET
Other General Government Services							
Community Communications	0	750	2,861	4,500	1,639		9,000
Civic Relations	0	333	2,726	5,000	2,274		7,000
Insurance	0	0	145,993	146,166	173		146,166
Donations	1,325	708	34,530	44,250	9,720		48,500
Cost of Assessment	237,957	237,957	237,957	237,957	0		237,957
Property Taxes - L.P.P.	0	0	7,537	10,000	2,463		10,000
	<u>239,282</u>	<u>239,749</u>	<u>431,604</u>	<u>447,873</u>	<u>16,269</u>		<u>458,623</u>
	<u>334,673</u>	<u>350,150</u>	<u>1,151,723</u>	<u>1,257,188</u>	<u>105,464</u>		<u>2,053,519</u>
Protective Services							
Police							
Police Protection	168,550	168,566	1,179,853	1,179,959	106		2,191,352
Crime Stoppers	0	0	2,800	2,800	0		2,800
	<u>168,550</u>	<u>168,566</u>	<u>1,182,653</u>	<u>1,182,759</u>	<u>106</u>		<u>2,194,152</u>
Fire							
Fire Protection	141,618	138,600	1,035,303	1,030,289	(5,014)	7	1,861,889
Water Costs Fire Protection	0	0	350,000	350,000	0		350,000
	<u>141,618</u>	<u>138,600</u>	<u>1,385,303</u>	<u>1,380,289</u>	<u>(5,014)</u>		<u>2,211,889</u>
Emergency Measures							
911 Communications Centre	9,539	9,539	66,775	66,775	(0)		124,010
EMO Director/Committee	0	1,667	0	10,000	10,000		20,000
	<u>9,539</u>	<u>11,206</u>	<u>66,775</u>	<u>76,775</u>	<u>10,000</u>		<u>144,010</u>
Other							
Animal & Pest Control	920	1,000	2,653	6,000	3,347		12,000
Other	2,131	417	18,415	2,500	(15,915)	8	5,000
	<u>3,051</u>	<u>1,417</u>	<u>21,068</u>	<u>8,500</u>	<u>(12,567)</u>		<u>17,000</u>
Total Protective Services	<u>322,758</u>	<u>319,788</u>	<u>2,655,798</u>	<u>2,648,322</u>	<u>(7,475)</u>		<u>4,567,051</u>

	CURRENT MONTH	BUDGET FOR MONTH	CURRENT Y-T-D	BUDGET YTD	VARIANCE Better(Worse)	NOTE #	ANNUAL BUDGET
Transportation Services							
Common Services							
Administration (Wages & Benefits)	117,602	135,555	887,907	886,876	(1,030)		1,765,753
Workshops, Yards & Equipment	36,454	45,458	313,153	312,750	(403)		585,500
Engineering	0	1,250	949	7,500	6,551		15,000
	<u>154,057</u>	<u>182,263</u>	<u>1,202,010</u>	<u>1,207,126</u>	<u>5,117</u>		<u>2,366,253</u>
Street Cleaning & Flushing							
Street Cleaning & Flushing	537	3,571	9,255	13,571	4,317		35,000
Roads & Streets	14,759	7,967	19,754	35,200	15,446	9	83,000
Crosswalks & Sidewalks	988	2,767	4,302	12,600	8,298	10	18,000
Culverts & Drainage Ditches	1,974	13,000	3,358	42,000	38,642	11	80,000
Snow & Ice Removal	1,015	0	365,004	303,433	(61,571)	12	459,000
	<u>19,273</u>	<u>27,305</u>	<u>401,673</u>	<u>406,805</u>	<u>5,132</u>		<u>675,000</u>
Street Lighting	11,688	12,307	70,302	73,840	3,538		147,680
Traffic Services							
Street Signs	0	833	6,715	5,000	(1,715)		10,000
Traffic Lanemarking	14,679	6,000	18,624	22,000	3,376		24,000
Traffic Signals	651	1,500	20,951	9,000	(11,951)	13	18,000
Railway Crossing	1,100	2,000	10,380	12,000	1,620		24,000
	<u>16,430</u>	<u>10,333</u>	<u>56,670</u>	<u>48,000</u>	<u>(8,670)</u>		<u>76,000</u>
Public Transit							
Public Transit - Comex Service	0	0	21,630	21,750	120		87,000
KV Committee for the Disabled	0	0	2,500	2,500	0		2,500
Public Transit - Other	145	125	869	750	(119)		1,500
	<u>145</u>	<u>125</u>	<u>24,999</u>	<u>25,000</u>	<u>1</u>		<u>91,000</u>
Total Transportation Services	<u>201,593</u>	<u>232,333</u>	<u>1,755,653</u>	<u>1,760,771</u>	<u>5,118</u>		<u>3,355,933</u>
Environmental Health Services							
Solid Waste Disposal Land Fill	23,187	19,167	101,174	115,000	13,826		230,000
Solid Waste Disposal Compost	3,428	2,333	11,962	14,000	2,038		28,000
Solid Waste Collection	21,505	22,500	129,027	135,000	5,973		270,000
Solid Waste Collection Curbside Recycling	0	0	0	0	0		70,000
Clean Up Campaign	11,840	2,500	45,872	28,500	(17,372)	14	35,000
	<u>59,959</u>	<u>46,500</u>	<u>288,036</u>	<u>292,500</u>	<u>4,464</u>		<u>633,000</u>
Environmental Development Services							
Planning & Zoning							
Administration	30,071	33,601	220,153	241,833	21,681	15	457,000
Planning Projects	0	4,167	0	25,000	25,000	16	50,000
Heritage Committee	0	625	7,527	3,750	(3,777)	17	7,500
	<u>30,071</u>	<u>38,393</u>	<u>227,679</u>	<u>270,583</u>	<u>42,904</u>		<u>514,500</u>
Economic Development Comm.							
Tourism	7,202	7,202	43,211	43,211	(0)		86,422
	<u>0</u>	<u>0</u>	<u>3,103</u>	<u>3,200</u>	<u>97</u>		<u>3,200</u>
	<u>7,202</u>	<u>7,202</u>	<u>46,314</u>	<u>46,411</u>	<u>97</u>		<u>89,622</u>
	<u>37,272</u>	<u>45,595</u>	<u>273,994</u>	<u>316,994</u>	<u>43,001</u>		<u>604,122</u>

	CURRENT MONTH	BUDGET FOR MONTH	CURRENT Y-T-D	BUDGET YTD	VARIANCE Better(Worse)	NOTE #	ANNUAL BUDGET
Recreation & Cultural Services							
Administration	23,660	17,350	138,498	127,400	(11,098)	18	235,800
Apartment Buildings	0	0	120	0	(120)		0
Beaches	10,117	14,160	10,117	14,160	4,043		60,800
Rothsay Arena	16,301	18,899	130,849	129,375	(1,474)		263,500
Memorial Centre	4,417	4,542	31,292	35,750	4,458		63,000
Summer Programs	5,206	11,257	8,219	14,171	5,952		58,700
Parks & Gardens	81,442	63,391	198,724	246,970	48,246	19	531,000
Playgrounds and Fields	12,283	9,817	24,795	58,900	34,105	20	117,800
Regional Facilities Commission	0	0	175,236	175,236	0		350,472
Kennebecasis Public Library	6,147	6,148	36,883	36,886	3		73,772
Big Rothsay Road	0	83	0	500	500		1,000
Special Events	3,155	5,250	9,524	11,500	1,976		31,500
Rothsay Living Museum	770	333	980	2,000	1,020		4,000
	<u>163,499</u>	<u>151,229</u>	<u>765,239</u>	<u>852,848</u>	<u>87,609</u>		<u>1,791,344</u>
Fiscal Services							
Debt Charges							
Interest	76,716	76,840	93,496	94,547	1,051		186,031
Debenture Payments	210,000	210,000	210,000	210,000	0		669,000
	<u>286,716</u>	<u>286,840</u>	<u>303,496</u>	<u>304,547</u>	<u>1,051</u>		<u>855,031</u>
Transfers To:							
Capital Fund for Capital Expenditures	0	0	0	0	0		2,040,000
Reserve Funds	0	0	0	0	0		422,500
Town Hall Reserve Transfer	0	0	0	0	0		10,000
	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>		<u>2,472,500</u>
	<u>286,716</u>	<u>286,840</u>	<u>303,496</u>	<u>304,547</u>	<u>1,051</u>		<u>3,327,531</u>

Town of Rothesay

Variance Report - General Fund

6 months ending June 30, 2015

Note #	Revenue	Actual	Budget	Better/(Worse)	Description of Variance
1	Interest & Sundry	\$ 12,644	\$ 2,500	\$ 10,144	Cash on hand
2	Miscellaneous Revenue	\$ 357,345	\$ 3,864	\$ 353,481	Legal settlement
			Total \$	363,625	
			Variance per Statement \$	378,545	
			Explained	96.06%	
Expenses					
General Government					
3	Councillors	\$ 56,857	\$ 52,000	\$ (4,857)	FCM
4	Office Building	\$ 96,220	\$ 119,500	\$ 23,280	Maintenance costs lower than expected
5	Administration - Wages & Benefits	\$ 401,785	\$ 447,500	\$ 45,715	Position vacant
6	Supplies	\$ 54,398	\$ 65,650	\$ 11,252	Info systems purchases not made yet
Protective Services					
7	Fire Protection	\$ 1,035,303	\$ 1,030,289	\$ (5,014)	Budget error
8	Protective Services - Other	\$ 18,415	\$ 2,500	\$ (15,915)	Hydrant repairs
Transportation					
9	Roads & Streets	\$ 19,754	\$ 35,200	\$ 15,446	Asphalt repairs lower than budgeted
10	Crosswalks & Sidewalks	\$ 4,302	\$ 12,600	\$ 8,298	Sidewalk work not done yet
11	Culverts & Ditches	\$ 3,358	\$ 42,000	\$ 38,642	Purchases not made yet
12	Snow & Ice Removal	\$ 365,004	\$ 303,433	\$ (61,571)	Salt, sand, equipment rentals
13	Traffic Signals	\$ 20,951	\$ 9,000	\$ (11,951)	Replaced damaged Opticom
Environmental Health & Development					
14	Clean Up Campaign	\$ 45,872	\$ 28,500	\$ (17,372)	Tonnage more than double 2014
15	Planning - Administration	\$ 220,153	\$ 241,833	\$ 21,680	Software & Equipment purchases not made yet
16	Planning Projects	\$ -	\$ 25,000	\$ 25,000	Not started yet
17	Heritage Committee	\$ 7,527	\$ 3,750	\$ (3,777)	Rothsasy Common Heritage issue
Recreation & Cultural Services					
18	Administration	\$ 138,498	\$ 127,400	\$ (11,098)	Wages & Benefits over budget
19	Parks & Gardens	\$ 198,724	\$ 246,970	\$ 48,246	casual
20	Playgrounds & Fields	\$ 24,795	\$ 58,900	\$ 34,105	Maintenance late starting
Fiscal Services					
			Total \$	140,109	
			Variance per Statement \$	243,127	
			Explained	57.63%	

Town of Rothesay

Capital Projects 2015
General Fund
6 Months Ended 6/30/15

	Original BUDGET	CURRENT Y-T-D	Remaining Budget	Funding: Reserves	Gas Tax/Infrastructure	Grants	Operating	Borrow
General Government								
12021860 Town Hall Improvements G-2014-008	315,000	0	315,000				315,000	
Total General Government	315,000	0	315,000				315,000	
Protective Services								
12011560 Protective Serv. Equipment Purchases P-2015-003	25,000	12,409	12,591				25,000	
Total Protective Services	25,000	12,409	12,591				25,000	
Transportation								
12013060 Oakville Acres T-2014-005	2,000,000	89,557	1,910,443					2,000,000
12021360 Transportation Equipment Purchases T-2015-001	470,000	19,805	450,195				470,000	
12022760 Asphalt/Microsealing T-2014-002 (Phase 3 2015)	680,000	65,721	614,279				680,000	
12023060 French Village Road T-2015-010 (Phase 3 2015)	310,000	10,808	299,192				310,000	
12023560 Salt Shed Improvements T-2014-021	75,000	980	74,020	40,000			35,000	
12023760 Curb & Gutter Eriskay/Iona T-2015-004	315,000	0	315,000		275,000		40,000	
12023860 Engineering 2016 Streets T-2016-001	60,000	0	60,000				60,000	
12023960 In House Almon/RA5 Church/Golf Club T-2015-005	140,000	0	140,000				140,000	
12024060 Drainage Improvements Eriskay/Iona	240,000	0	240,000		240,000			
2014 Project Carry-Overs	0	31,686	-31,686					
Capital Projects Reversed	0	-48,126	48,126					
Total Transportation	4,290,000	170,431	4,119,569	40,000	515,000		1,735,000	2,000,000
Environmental Health								
Recreation								
12012060 Arena Upgrade	25,000	11,898	13,102				25,000	
12016560 Miller Field Building R-2013-08	120,000	13,127	106,873				120,000	
12018160 2013 Rothesay Common Upgrade R-2013-01	2,400,000	246,487	2,153,514					2,400,000
12020560 Major Recreation Facility R-2013-07	6,750,000	0	6,750,000		2,250,000			2,250,000
12020860 Recreation Equipment Purchases R-2015-002	160,000	0	160,000	110,000			50,000	
12022460 Memorial Centre Improvements R-2014-010	100,000	4,830	95,170				100,000	
12023360 Wells Trail R-2014-019	665,000	78,462	586,538		485,000		180,000	
12023460 Wells Ballfield R-2014-020	665,000	0	665,000		485,000		180,000	
Total Recreation	10,885,000	354,804	10,530,196	110,000	2,250,000	3,220,000	295,000	5,010,000
Total	\$ 15,515,000	\$ 537,644	\$ 14,977,356	\$ 150,000	\$ 2,765,000	\$ 3,220,000	\$ 2,370,000	\$ 7,010,000
On Hold								
Land assembly	300,000							300,000
Designated Highway	315,000				315,000			
Tree Replacement	20,000						20,000	
Total Approved	16,150,000			150,000	2,765,000	3,535,000	2,390,000	7,310,000

Town of Rothesay

Capital Projects 2015
General Fund
7 Months Ended 7/31/15

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	Original BUDGET	CURRENT Y-T-D	Remaining Budget	Funding: Reserves	Gas Tax/Infrastructure	Grants	Operating	Borrow
General Government								
12021860 Town Hall Improvements G-2014-008	315,000	0	315,000	-	-	-	315,000	-
Total General Government	315,000	0	315,000	-	-	-	315,000	-
Protective Services								
12011560 Protective Serv. Equipment Purchases P-2015-003	25,000	12,409	12,591	-	-	-	25,000	-
Total Protective Services	25,000	12,409	12,591	-	-	-	25,000	-
Transportation								
12013060 Oakville Acres T-2014-005	2,000,000	236,491	1,763,509	-	-	-	-	2,000,000
12021360 Transportation Equipment Purchases T-2015-001	470,000	19,805	450,195	-	-	-	470,000	-
12022760 Asphalt/Microsealing T-2014-002 (Phase 3 2015)	680,000	65,847	614,153	-	-	-	680,000	-
12023060 French Village Road T-2015-010 (Phase 3 2015)	310,000	11,936	298,064	-	-	-	310,000	-
12023560 Salt Shed Improvements T-2014-021	75,000	980	74,020	40,000	-	-	35,000	-
12023760 Curb & Gutter Eriskay/Iona T-2015-004	315,000	0	315,000	-	275,000	-	40,000	-
12023860 Engineering 2016 Streets T-2016-001	60,000	0	60,000	-	-	-	60,000	-
12023960 In House Almon/RA5 Church/Golf Club T-2015-005	140,000	1,703	138,297	-	-	-	140,000	-
12024060 Drainage Improvements Eriskay/Iona	240,000	0	240,000	-	240,000	-	-	-
2014 Project Carry-Overs	0	31,686	-31,686	-	-	-	-	-
Capital Projects Reversed	0	-48,126	48,126	-	-	-	-	-
Total Transportation	4,290,000	320,323	3,969,677	40,000	515,000	-	1,735,000	2,000,000
Recreation								
12012060 Arena Upgrade	25,000	11,898	13,102	-	-	-	25,000	-
12016560 Miller Field Building R-2013-08	120,000	13,127	106,873	-	-	-	120,000	-
12018160 2013 Rothesay Common Upgrade R-2013-01	2,400,000	258,225	2,141,775	-	-	-	-	2,400,000
12020560 Major Recreation Facility R-2013-07	6,750,000	0	6,750,000	-	2,250,000	2,250,000	-	2,250,000
12020860 Recreation Equipment Purchases R-2015-002	160,000	0	160,000	110,000	-	-	50,000	-
12022460 Memorial Centre Improvements R-2014-010	100,000	8,854	91,147	-	-	-	100,000	-
12023360 Wells Trail R-2014-019	665,000	81,754	583,246	-	-	485,000	-	180,000
12023460 Wells Ballfield R-2014-020	665,000	0	665,000	-	-	485,000	-	180,000
Total Recreation	10,885,000	373,858	10,511,142	110,000	2,250,000	3,220,000	295,000	5,010,000
Total	\$ 15,515,000	\$ 706,590	\$ 14,808,410	150,000	2,765,000	3,220,000	2,370,000	7,010,000
On Hold								
Land assembly	300,000	-	-	-	-	-	-	300,000
Designated Highway	315,000	-	-	-	-	315,000	-	-
Tree Replacement	20,000	-	-	-	-	-	20,000	-
Total Approved	16,150,000	-	-	150,000	2,765,000	3,535,000	2,390,000	7,310,000

TOWN OF ROTHSAY

Utility Fund Financial Statements

June 30, 2015

Attached Reports:

Capital Balance Sheet	U1
Reserve Balance Sheet	U2
Operating Balance Sheet	U3
Operating Income Statement	U4
Variance Report	U5
Capital Project Listing - June	U6
Capital Project Listing - July - DRAFT	U7

Town of Rothesay
Capital Balance Sheet
As at 6/30/15

ASSETS

Assets:

Capital Assets - Under Construction - Utilities	930,735
Capital Assets Utilities Land	178,555
Capital Assets Utilities Buildings	417,867
Capital Assets Utilities Equipment	15,542
Capital Assets Utilities Water System	24,396,874
Capital Assets Utilities Sewer System	15,920,217
Capital Assets Utilities Land Improvements	42,031
Capital Assets Utilities Roads & Streets	220,011
	<u>42,121,832</u>

Accumulated Amortization Utilites Buildings	(286,227)
Accumulated Amortization Utilites Water System	(5,244,366)
Accumulated Amortization Utilites Sewer System	(7,107,045)
Accumulated Amortization Utilites Land Improvements	(42,031)
Accumulated Amortization Utilites Equipment	(10,877)
Accumulated Amortization Utilites Roads & Streets	(1,478)
	<u>(12,692,023)</u>

TOTAL ASSETS	<u><u>29,429,809</u></u>
--------------	--------------------------

LIABILITIES

Current:

Util Capital due to/from Util Operating	(202,924)
Total Current Liabilities	<u>(202,924)</u>

Long-Term:

Long-Term Debt	7,353,380
Total Liabilities	<u>7,150,457</u>

EQUITY

Investments:

Investment in Fixed Assets	22,279,351
Total Equity	<u>22,279,351</u>

TOTAL LIABILITIES & EQUITY	<u><u>29,429,807</u></u>
----------------------------	--------------------------

Town of Rothesay
Utility Reserve Balance Sheet
As at 6/30/15

ASSETS

Assets:	
Bank - Utility Reserve	1,530,970
Due from Utility Operating	<u>0</u>
TOTAL ASSETS	<u><u>\$ 1,530,970</u></u>

EQUITY

Investments:	
Invest. in Utility Capital Reserve	1,227,558
Invest. in Utility Operating Reserve	63,936
Invest. in Sewage Outfall Reserve	<u>239,476</u>
TOTAL EQUITY	<u><u>\$ 1,530,970</u></u>

Town of Rothesay
 Utilities Fund Operating Balance Sheet
 As at 6/30/15

ASSETS

Current assets:	
Accounts Receivable Net of Allowance	693,864
Accounts Receivable - Misc.	1,200
Total Current Assets	<u>695,064</u>
Other Assets:	
Projects	690,886
	<u>690,886</u>
 TOTAL ASSETS	 <u>\$ 1,385,950</u>

LIABILITIES

Accrued Payables	47,211
Due from General Fund	(73,030)
Due from (to) Capital Fund	202,924
Due to (from) Utility Reserve	0
Deferred Revenue	22,689
Total Liabilities	<u>199,793</u>

EQUITY

Surplus:	
Opening Retained Earnings	(448,970)
Profit (Loss) to Date	1,635,128
	<u>1,186,158</u>
 TOTAL LIABILITIES & EQUITY	 <u>\$ 1,385,951</u>

Town of Rothesay
Utilities Operating Income Statement
6 Months Ended 6/30/15

	CURRENT MONTH	BUDGET FOR MONTH	CURRENT YTD	BUDGET YTD	VARIANCE Better(Worse)	NOTE #	ANNUAL BUDGET
RECEIPTS							
Sale of Water	218,587	218,432	458,254	453,114	5,140		890,400
Meter and non-hookup fees	9,361	7,500	18,879	15,000	3,879		30,000
Water Supply for Fire Prot.	0	0	350,000	350,000	0		350,000
Local Improvement Levy	0	0	59,269	60,000	(731)		60,000
Sewerage Services	(680)	0	1,474,864	1,473,400	1,464		1,473,400
Connection Fees	4,220	6,500	41,820	26,000	15,820	1	65,000
Interest Earned	5,912	2,917	28,068	17,500	10,568	2	35,000
Misc. Revenue	225	417	2,250	2,500	(250)		5,000
TOTAL RECEIPTS	237,625	235,765	2,433,403	2,397,514	35,889		2,908,800
WATER SUPPLY							
Share of Overhead Expenses	60,750	60,750	121,500	121,500	0		243,000
Audit/Legal/Training	0	1,000	2,160	6,000	3,840		15,000
Purification/Treatment	19,809	21,487	101,691	133,424	31,733	3	262,348
Transm/Distribution	3,087	7,250	27,961	43,500	15,539		87,000
Power & Pumping	3,570	4,000	19,948	24,000	4,052		48,000
Billing/Collections	94	250	735	1,500	765		3,000
Water Purchased	4	100	137	600	463		1,200
Misc. Expenses	3,253	1,333	4,899	8,000	3,101		16,000
TOTAL WATER SUPPLY	90,566	96,171	279,031	338,524	59,493		675,548
SEWERAGE COLLECTION & DISPOSAL							
Share of Overhead Expenses	141,750	141,750	283,500	283,500	0		567,000
Audit/Legal/Training	0	1,833	1,461	11,000	9,539		28,860
Collection System	87	4,817	5,991	28,900	22,909		85,800
Lift Stations	9,681	1,583	19,830	9,500	(10,330)	4	19,000
Treatment/Disposal	4,682	5,788	28,956	39,525	10,569		74,250
Misc. Expenses	1,001	875	4,449	5,250	801		10,500
TOTAL SWGE COLLECTION & DISPOSAL	157,201	156,646	344,187	377,675	33,488		785,410
FISCAL SERVICES							
Interest on Long-Term Debt	61,138	61,138	77,281	77,281	0		269,063
Principal Repayment	11,000	11,000	24,000	24,000	0		260,803
Transfer to Reserve Accounts	0	0	0	0	0		188,298
Capital Fund	0	0	0	0	0		500,000
Prev. Yrs Deficits	0	0	73,776	73,776	0		73,776
TOTAL FISCAL SERVICES	72,138	72,138	175,057	175,057	0		1,291,940
TOTAL EXPENSES	319,905	324,954	798,275	891,256	92,981		2,752,898
NET INCOME (LOSS) FOR THE PERIOD	(82,280)	(89,189)	1,635,128	1,506,258	128,870		155,902

Town of Rothesay

Variance Report - Utility Operating
6 Months Ended June 30, 2014

Note #	Account Name	Actual YTD	Budget YTD	Variance		Description of Variance
				Better(worse)		
Revenue						
1	Connection Fees	\$ 41,820	\$ 26,000	\$ 15,820		New housing starts
2	Interest Earned	\$ 28,068	\$ 17,500	\$ 10,568		Interest on Receivables
Expenditures						
Water						
3	Purification/Treatment	\$ 101,691	\$ 133,424	\$ 31,733		timing re chemicals and maintenance
Sewer						
4	Lift Stations	\$ 19,830	\$ 9,500	\$ (10,330)		Equipment replacement

Town of Rothesay

Capital Projects 2015
Utilities Fund
6 Months Ended 6/30/15

	Original BUDGET	CURRENT Y-T-D	Remaining Budget	Funding: Reserves	Gas Tax /Infrastructure	Grants	Operating	Borrow
Water								
12041730 CCME Characterization	0	724	-724					
12043130 Gondola Pt. Rd W-2015-001	310,000	9,642	300,358					310,000
12043630 McGuire Centre Extension W-2015-003	110,000	9,174	100,826				110,000	
12043430 Well Development - Watershed W-2014-014	250,000	39,260	210,740			70,000	180,000	
12042730 Membrane Racks W-2013-24	210,000	205,213	4,787				210,000	
12043330 Water Treatment Plant Upgrade W-2014-013	500,000	351,907	148,093					500,000
12040030 Capital Projects Reversed	0	-4,636	4,636					
Total Water Capital	1,380,000	611,284	768,716	70,000	-	-	500,000	810,000
Sewer								
12031130 Wastewater Feasibility Study	0	18,786	-18,786					
12042330 Wastewater Treatment Design - S-2014-016	7,500,000	0	7,500,000			5,000,000		2,500,000
12049830 Unbudgeted Capital Items - Utilities	0	60,816	-60,816					
Total Sewer Capital	7,500,000	79,602	7,420,398	-	-	5,000,000	-	2,500,000
Total Utilities Capital	\$ 8,880,000	\$ 690,886	\$ 8,189,114	\$ 70,000	\$ -	\$ 5,000,000	\$ 500,000	\$ 3,310,000

Town of Rothesay

DRAFT

Capital Projects 2015
Utilities Fund
7 Months Ended 7/31/15

	Original BUDGET	CURRENT Y-T-D	Remaining Budget	Funding: Reserves	Gas Tax /Infrastructure	Grants	Operating	Borrow
Water								
12041730 CCME Characterization	0	724	-724					
12043130 Gondola Pt. Rd W-2015-001	310,000	9,642	300,358				110,000	310,000
12043630 McGuire Centre Extension W-2015-003	110,000	9,174	100,826				180,000	
12043430 Well Development - Watershed W-2014-014	250,000	83,036	166,964			70,000	210,000	
12042730 Membrane Racks W-2013-24	210,000	205,213	4,787					
12043330 Water Treatment Plant Upgrade W-2014-013	500,000	351,907	148,093					500,000
12040030 Capital Projects Reversed	0	-4,636	4,636					
Total Water Capital	1,380,000	655,060	724,940			70,000	500,000	810,000
Sewer								
12031130 Wastewater Feasibility Study	0	26,825	-26,825					
12042330 Wastewater Treatment Design - S-2014-016	7,500,000	0	7,500,000					2,500,000
12049830 Unbudgeted Capital Items - Utilities	0	60,816	-60,816					
Total Sewer Capital	7,500,000	87,642	7,412,358					2,500,000
Total Utilities Capital	\$ 8,880,000	\$ 742,701	\$ 8,137,299	\$ 70,000	\$ -	\$ 5,000,000	\$ 500,000	\$ 3,310,000

39 Canterbury Street
P.O. Box 6668
Saint John
New Brunswick
E2L 4S1

Tel (506) 636-9220
Fax (506) 634-8208
E-mail tsdsj@tsdca.com

**TEED
SAUNDERS
DOYLE & CO.**
Chartered Accountants

Independent member of DFK International

July 22, 2015

Kennebecasis Public Library Inc.
1 Landing Court
Quispamsis, NB
E2E 4R2

ATTENTION: Ms. Tiffany Bartlett

Dear Tiffany:

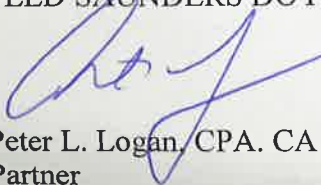
Please find enclosed the audit report pertaining to the library expansion project.

A copy of this report has been sent to Quispamsis and Rothesay.

Please do not hesitate to contact me if you have any questions.

Yours very truly,

TEED SAUNDERS DOYLE & CO.


Peter L. Logan, CPA, CA
Partner

PLL/smp

Enclosure

39 Canterbury Street
P.O. Box 6668
Saint John
New Brunswick
E2L 4S1

Tel (506) 636-9220
Fax (506) 634-8208
E-mail tsdsj@tsdca.com

**TEED
SAUNDERS
DOYLE & CO.**
Chartered Accountants

Independent member of DFK International

INDEPENDENT AUDITORS' REPORT

To the Directors of the Kennebecasis Public Library Inc.;

We have audited the financial information pertaining to the library expansion project costs in accordance with the agreement between the Kennebecasis Public Library Inc, Quispamsis and Rothsay dated January 1, 2011 (the 'Agreement'). This financial information is the responsibility of the Kennebecasis Public Library Inc. Our responsibility is to express an opinion on this financial information based on our audit.

We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we plan and perform an audit to obtain reasonable assurance whether the financial information is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial information. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the financial information.

In our opinion, this financial information presents fairly, in all material respects, the project costs and allocations pursuant to Schedule B under the Agreement. This report is solely for the information of the Kennebecasis Public Library, Quispamsis and Rothsay and is not intended to be and should not be used for any other purpose.

Teed Saunders Doyle & Co.

CHARTERED ACCOUNTANTS

Saint John, NB
June 30, 2015

Saint John Partners
Andrew P. Logan Peter L. Logan
Jean-Marc Poirier



Fredericton Partners
Brian J. Saunders David H. Bradley
Jeffrey E. Saunders John H. Landry
T.J. Smith Kenneth H. Kyle

Kennebecasis Public Library Inc.
 Library Expansion Project
 Audit Results - 12/31/14

Total audited project costs \$ 5,903,475

Cost allocation:

Quispamsis	56.70%	3,347,270
Rothsay	43.30%	2,556,205
		<u>\$ 5,903,475</u>

Total Contributions:

	Contribution	Actual Cost	Amount Due
Quispamsis	3,371,149	3,347,270	23,879
Rothsay	2,562,459	2,556,205	6,254



ROTHESAY



PUBLIC WORKS and INFRASTRUCTURE COMMITTEE MEETING

Wednesday, July 15th, 2015
8:30 a.m.

DRAFT

PRESENT: FRED NELSON
SCOTT SMITH
COUNC. MATT ALEXANDER
DIRECTOR OF OPERATIONS – BRETT MCLEAN
TOWN MANAGER – JOHN JARVIE
RECORDING SECRETARY – WENDY DORAN

ABSENT: R. SCOVILLE

Chairperson Alexander called the Meeting to order at 8.30 a.m.

1. APPROVAL OF AGENDA:

Two additional items were added to the agenda as follows:

7.4 Presentation submitted to Council on July 13th from resident regarding Active Transportation.

7 Jul 2015 Presentation addressed to Council from resident.

7.5 E-mail from resident regarding condition of Ball Park Avenue.

14 Jun 2015 E-mail from resident.

MOVED by F. Nelson and seconded by Counc. Lewis to approve the Agenda as amended.

CARRIED.

2. APPROVAL OF MINUTES:

MOVED by S. Smith and seconded by F. Nelson to approve the Minutes of June 17th, 2015 as circulated.

CARRIED.

3. DELEGATIONS:

N/A

4. REPORTS & PRESENTATIONS:

N/A

DRAFT**5. UNFINISHED BUSINESS:**

5.1 Update on Capital Projects:

DO McLean reported things are moving along nicely. Wells Trail Project is underway with expected completion date of March 2016. There was a brief discussion regarding chipsealed roads in Wells and construction vehicles travelling on them. DO McLean advised that crusher dust will be put down on the roads to help alleviate tar bleeding which increases with traffic and temperature. The 2015 paving program is almost complete. Domville Lane remains to be paved and should be completed within the week.

5.2 Update on RA-5 Crosswalks:

DO McLean reported that the RA-5 crosswalks at Golf Club Court, Church Avenue and Grove Avenue (Heritage style poles) should be in place before school starts.

5.3 Update on implementation of curbside recycling:

Counc. Alexander reported that Council adopted the curbside recycling program at their July 13th meeting and is scheduled to be in place the first of September. A brief discussion took place regarding the logistics of delivering the bins to home owners.

5.4 Update on changes to bus routes:

Counc. Alexander reported that changes to the Comex bus routes came into effect the first of July. One run was eliminated and changes were made with respect to the highway commute.

6. NEW BUSINESS:

6.1 Edyie Drive – Road base failure issues:

DO McLean reported that he was contacted by a resident on the street regarding drainage issues. After an investigation it was determined that there are issues with the street. While the road looks fine with respect to pavement condition, there are many dips and bumps in the road from existing rock/boulder base underneath on half of the street. DO McLean estimates it will be a \$15k - \$20k for a short term solution and he also stated it should be recommended for additional work in 2016.

7. CORRESPONDENCE FOR ACTION:

7.1 Letter from resident regarding crosswalk signals on Gondola Point Road/River Road:

16 June 2015

Letter from resident.

DO McLean stated this issue has been discussed before and there were some issues identified at that time. DO McLean spoke with the resident recently and

encouraged him to write another letter to bring this issue back before the Committee. The project was included in previous years' budgets and the detailed design has been completed. DO McLean stated that the crosswalk infrastructure from Rothesay Road/Hampton Road (by the Sun Life building) can be moved to this new area. The crosswalk at Rothesay Road/Hampton Road could then be replaced with Heritage style lights in keeping with other work planned around the Rothesay Common. This issue will be included with the 2016 budget General Fund.

7.2 Pictures and quotation from resident with respect to damage allegedly to have been caused by deficient work on Gondola Point Road.

A discussion took place. The Committee agreed to have Town Staff handle the situation based on points discussed at the meeting.

7.3 Memorandum from Town Clerk re: motion passed at Council on 15 Jun 15 regarding sidewalk request on Cameron Road:

15 Jun 2015

E-mail from Town Clerk

DO McLean reported he has spoken with the resident regarding his request for a sidewalk on Cameron Road. After a discussion it was determined that the conditions on Cameron Road do not fall under the Sidewalk Expansion Policy that was adopted by Council. Town Manager Jarvie stated that an option would be to approach residents on the street to see how many would be agreeable to pay for the sidewalk on a local improvement levy basis. It's an option for requests that don't meet Town policies. Town Staff will write a letter to the resident.

7.4 Presentation from Brian Gillis that was heard at Council's meeting on July 13th outlining concerns to active transportation:

7 July 2015

Presentation from Brian Gillis

Counc. Alexander reported that Mr. Gillis attended at Monday night's Council meeting and made a presentation with respect to active transportation in Rothesay. Points were made on extending bike lanes to areas such as Fox Farm Road, Grove Avenue and Campbell Drive as well as general maintenance of the existing routes. The Committee expressed concerns that some of the roads mentioned were not wide enough for bike lanes and would require a rebuild of the roads (moving back curbs and sidewalks) and looked at general routes of the roads mentioned. There was also a discussion on bike racks to which all agreed would be a good addition to certain areas of the Town. DO McLean will talk to the Parks and Recreation Department and have them determine suitable locations for the bike racks to be considered for the 2016 budget. DO McLean will write a letter to the resident.

DRAFT

- 7.5 E-mail from resident regarding condition of Ball Park Avenue.
14 Jun 2015 E-mail from resident.

DO McLean reported that there is no opportunity to fit the work in this year's budget; it's proposed for 2016's budget. The recommendation in the past for streets such as Ballpark Avenue has been to pulverize, add base and seal asphalt. This would raise the road profile by approximately four inches. With respect to re-aligning and widening the road, there are several issues, most notably property limitations around the ballfield which is not owned by the Town; it's owned by the Fairvale Outing Association and that property has a restrictive covenant in place. DO McLean will write a letter to the resident and follow-up on potential solutions prior to moving into the 2016 deliberations.

Meeting Addendum:

Counc. Alexander announced that Fred Nelson is resigning from the Public Works & Infrastructure Committee. He thanked Mr. Nelson for his service to the Committee and wished him the best of luck in the future.

- 8. CORRESPONDENCE FOR INFORMATION:
N/A**

- 9. DATE OF NEXT MEETING:
August 19, 2015**

- 10. ADJOURNMENT:
MOVED** by F. Nelson and seconded by R. Scoville to adjourn the meeting.

CARRIED.

Meeting adjourned at 9:30 a.m.

Chairperson

Recording Secretary



ROTHESAY



UTILITIES COMMITTEE MEETING Wednesday, July 15, 2015

DRAFT

PRESENT: COUNC. MATT ALEXANDER
STEPHEN WAYCOTT
BLAINE JUSTASON
DIRECTOR OF OPERATIONS – BRETT MCLEAN
TOWN MANAGER — JOHN JARVIE
RECORDING SECRETARY – WENDY DORAN

ABSENT: PAUL BOUDREAU
DR. BRIAN CRAIG

Counc. Alexander called the meeting to order at 5.30 p.m.

1. APPROVAL OF AGENDA:

MOVED by S. Waycott and seconded by B. Justason to approve the Agenda as circulated.

CARRIED.

2. APPROVAL OF MINUTES:

MOVED by B. Justason and seconded by S. Waycott to approve the Minutes of May 20, 2015 as circulated.

CARRIED.

3. DELEGATIONS:

N/A

4. REPORTS & PRESENTATIONS:

N/A

5. OLD BUSINESS:

5.1 Update on water exploration:

DO McLean reported that a meeting is scheduled on Monday with the water exploration consultant to discuss a go-forward plan.

5.2 Update on Wells Park:

DO McLean reported that work is ongoing. The Town has received the Watershed Exemption Permit and the Watercourse Alteration Permit should arrive next

week. The Committee agreed to keep the item on the agenda for progress updates.

5.3 Update on Water By-Law:

Counc. Alexander reported that at their meeting in June, Council tabled the item back to Town Staff and the Utilities Committee as Council felt the Committees' proposal to dampen the economic effect on building owners was not long enough. DO McLean stated Town Staff is open to meeting with concerned residents to discuss and bring back suggestions to the Committee and subsequently, Council.

MOVED by S. Waycott and seconded by B. Justason that Town Staff meet with property owners affected to discuss Water By-Law and the implications to them.

CARRIED.

6. NEW BUSINESS:

6.1 Operational Issues at Hillside Storage Tank:

DO McLean reported a leak in the tank was discovered last week. The contractor who built the tank was brought in and it was determined a bolt had let go as a result of damage which appears to have been caused by ice build-up from the winter which damaged brackets to the internal mixing system. It has been temporarily repaired. The tank will need to be drained to repair the mixing system. DO McLean stated this is scheduled for the first of August and will take a week to 10 days to complete.

6.2 Unofficial approval of Build Canada Application for Phase 1 of Wastewater Treatment Plant:

Counc. Alexander advised that Rodney Weston and Ed Doherty attended at Town Hall on Tuesday to award funds for the first phase of the Wastewater Treatment Project. DO McLean reported that Staff are in the process of investigating the existing line between Alexander Avenue and Sagamore Point to determine whether or not it will have to be replaced, knowing this will form a key part of designing the project. The line is close to the railway tracks and the Town is waiting to hear from CN Rail when the Town can carry out their investigation. Once the condition of the pipe is known, the RFP for consulting services for Phase 1 will be written and close the end of August with a Council award in September. DO McLean anticipates tenders will go out early next year with a tentative April 2016 start date. It is anticipated that Phase 1 will be complete in the fall of 2017. The Town will apply for funds for Phase 2 of the project in late 2016.

6.3 Iona Avenue/Eriskay Drive sewer concerns:

DO McLean advised the Committee that sidewalk installations were scheduled in this area for 2015; however, Town Staff discovered the sewer line in the area is in poor condition. Town Staff has decided to delay sidewalk installation to a future season so that they can repair the line at the same time.

ROTHESAY

Utilities Committee

Minutes

-3

15 July 2015

**7. CORRESPONDENCE FOR ACTION:
N/A**

**8. CORRESPONDENCE FOR INFORMATION:
N/A**

DRAFT

9. DATE OF NEXT MEETING:

August 19th at 5:30 p.m. The Committee agreed that the meeting for August will be confirmed by Town Staff closer to the date if it is required.

10. ADJOURNMENT

MOVED by B. Justason and seconded by S. Waycott to adjourn the meeting.

CARRIED.

Meeting adjourned at 6.30 p.m.

Chairperson

Recording Secretary



ROTHESAY

MEMORANDUM



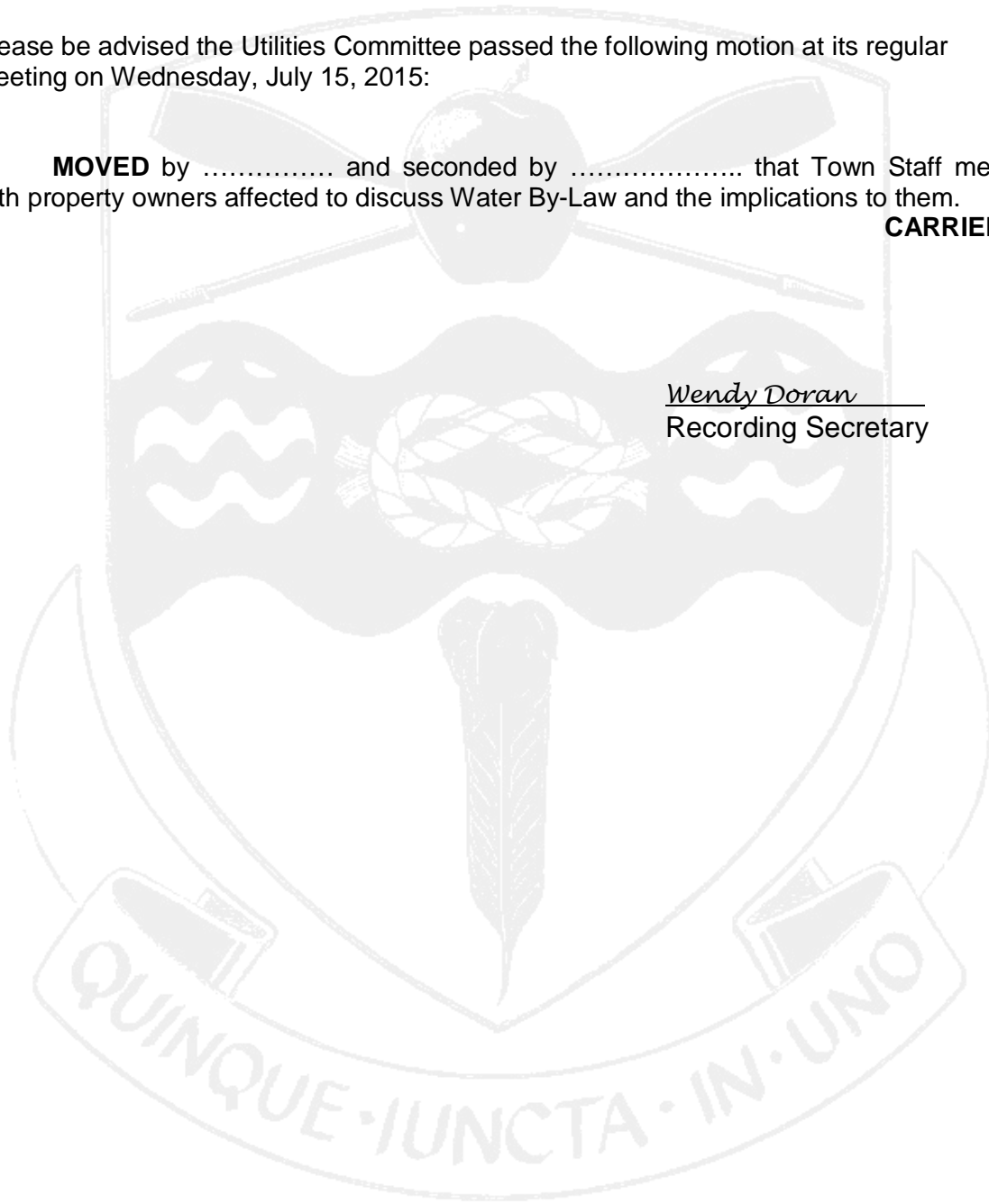
TO : Mayor and Council
FROM : Recording Secretary - Utilities Committee
DATE : July 16, 2015
RE : Recommendation from Utilities Committee re: Water By-Law

Please be advised the Utilities Committee passed the following motion at its regular meeting on Wednesday, July 15, 2015:

MOVED by and seconded by that Town Staff meet with property owners affected to discuss Water By-Law and the implications to them.

CARRIED.

Wendy Doran
Recording Secretary



July 2015 Building Permit Report

<i>Date</i>	<i>Permit Number</i>	<i>Property Location</i>	<i>Nature of Construction</i>	<i>Value of Construction</i>	<i>Building Permit Fee</i>
2015/07/02	2015-096	234 Bradley Lake Road	Electrical Upgrade	\$2,000.00	\$20.00
2015/07/03	2015-097	10 Alexander Ave.	Deck and Siding	\$28,500.00	\$206.62
2015/07/03	2015-099	22 Grove Ave.	Window	\$7,500.00	\$54.27
2015/07/03	2015-100	86 First Street	Window	\$2,440.00	\$20.00
2015/07/03	2015-101	3 Princess Place	Deck	\$10,000.00	\$72.50
2015/07/03	2015-102	47 Monaco Drive	Storage Shed	\$1,400.00	\$20.00
2015/07/10	2015-103	32 Wanada Cres.	Fence	\$9,700.00	\$70.32
2015/07/09	2015-104	7 Valley Rd.	Above Ground Pool	\$7,000.00	\$51.00
2015/07/03	2015-105	94 Hampton Road	Interior Renovations Commercial	\$175,000.00	\$1,268.75
2015/07/03	2015-106	11 Scott Ave.	Deck	\$750.00	\$20.00
2015/07/02	2015-107	84 Birch Ave.	Storage Shed	\$4,000.00	\$29.00
2015/07/06	2015-108	6 Alexander Ave.	Deck	\$8,800.00	\$64.00
2015/07/10	2015-109	33 Elizabeth Parkway	Addition	\$91,800.00	\$665.55

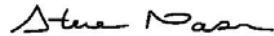
<i>Date</i>	<i>Permit Number</i>	<i>Property Location</i>	<i>Nature of Construction</i>	<i>Value of Construction</i>	<i>Building Permit Fee</i>
2015/07/07	2015-110	2 Bridle Path Lane	Demolition	\$0.00	\$500.00
2015/07/09	2015-111	7 Mark Ave.	Above Ground Pool	\$4,000.00	\$30.00
2015/07/09	2015-112	54 Grove Ave.	Storage Shed	\$2,500.00	\$20.00
2015/07/06	2015-113	2 Ryan Dr.	Electrical Upgrade	\$0.00	\$0.00
2015/07/09	2015-114	120 Dolan Road	Wheelchair Ramp	\$750.00	\$20.00
2015/07/09	2015-115	20 Beach Dr.	Above Ground Pool	\$5,000.00	\$36.00
2015/07/09	2015-116	4 Hibbard Lane	Fence	\$2,800.00	\$20.00
2015/07/07	2015-117	2054/2056 Rothesay Road	Structural Renovation to Veranda /Sunporc	\$6,000.00	\$43.50
2015/07/09	2015-118	7 Bridle Path Lane	Fence	\$19,600.00	\$142.10
2015/07/09	2015-119	22 Chapel Road	Storage Shed	\$898.00	\$20.00
2015/07/09	2015-120	40 Elizabeth Parkway	Addition	\$100,000.00	\$725.00
2015/07/10	2015-121	5 Alexander Ave.	Detached Garage	\$25,000.00	\$181.25
2015/07/10	2015-123	15 Clark Road	Deck & Fence	\$2,000.00	\$20.00
2015/07/10	2015-124	16 River Road	Demolition	\$0.00	\$500.00
2015/07/10	2015-126	19 Steeves Cres.	Electrical Upgrade	\$5,000.00	\$36.25

<i>Date</i>	<i>Permit Number</i>	<i>Property Location</i>	<i>Nature of Construction</i>	<i>Value of Construction</i>	<i>Building Permit Fee</i>
2015/07/10	2015-127	14 Hutson St.	Single Family	\$225,000.00	\$1,631.00
2015/07/09	2015-128	154 Gondola Point Road	Foundation Repair	\$4,000.00	\$29.00
2015/07/16	2015-129	6 Campbell Dr.	Addition	\$57,500.00	\$416.90
2015/07/16	2015-130	72 Donlyn Dr.	Storage Shed	\$3,600.00	\$26.00
2015/07/21	2015-131	136 Horton Road	Siding and Garage Door	\$8,500.00	\$61.62
2015/07/21	2015-132	59 Gibbon Road	Fence	\$1,000.00	\$60.00
2015/07/21	2015-133	7 Hampton Road	Front Steps	\$8,500.00	\$61.50
2015/07/21	2015-134	19 Calistoga Rd.	Storage Shed	\$1,500.00	\$0.00
2015/07/22	2015-135	5 Capri Ave.	Door Replacement	\$3,600.00	\$26.00
2015/07/22	2015-136	7 Dobbin St.	Electrical Upgrade	\$1,600.00	\$20.00
2015/07/22	2015-137	54 Charles Crescent	Windows	\$2,968.00	\$22.00
2015/07/22	2015-138	2384 Rothesay Road	Demolition	\$0.00	\$500.00
2015/07/22	2015-139	42 Gondola Point Road	Interior Renovations and Windows	\$20,000.00	\$145.00
2015/07/23	2015-140	60 Riverview Dr.	Electrical Upgrade	\$2,000.00	\$20.00
2015/07/24	2015-141	63 Marr Road	Commerical Building	\$200,000.00	\$1,450.00

<i>Date</i>	<i>Permit Number</i>	<i>Property Location</i>	<i>Nature of Construction</i>	<i>Value of Construction</i>	<i>Building Permit Fee</i>
2015/07/27	2015-142	2 Summer Haven	Single Family	\$400,000.00	\$2,900.00
2015/07/29	2015-143	12 Hillcrest Drive	Storage Shed	\$7,600.00	\$55.10
2015/07/29	2015-144	59 Charles Cres.	Storage Shed	\$500.00	\$20.00
2015/07/29	2015-145	12 Cameron Road	Interior Renovations/Windows	\$7,800.00	\$56.55

	Value of Construction	Building Permit Fee
Monthly Total July 2015 **	<u>\$1,478,106.00</u>	<u>\$12,356.78</u>
Summary for 2015 to Date**	<u>\$12,045,381.00</u>	<u>\$92,107.87</u>
Monthly Total July 2014	<u>\$2,454,280.40</u>	<u>\$18,858.61</u>
Summary for 2014 to Date **	<u>\$6,771,901.83</u>	<u>\$52,936.94</u>
**Excludes Water / Sewage Fees		

Steven Nason, CBCO



Building Inspector



ROTHESAY

INTEROFFICE MEMORANDUM



TO : Mayor Bishop & Council
FROM : John Jarvie
DATE : 6 August 2015
RE : Curbside Recycling Update

The following is a summary of the progress and future activities toward the implementation of the curbside recycling service.

- ♻️ As of this date FERO have confirmed the company is capable of starting the service the week after Labour Day (September 9, 10 and 11). Recyclable materials will be collected on the same day as compost pickup.
- ♻️ As approved by Council at its July meeting, 4000 sets of bins and lids have been ordered and graphics approved. We understand the bins are in production.
- ♻️ The first social media messages have gone out and they will be continued throughout the run-up to the first delivery and beyond.
- ♻️ The first ad will be in the KV Style on August 22nd (Saturday) and additional ads the following two Saturdays. These ads will alert Rothesay residents to the delivery of the bins and the start date of the service.
- ♻️ Door hangers will be delivered to each residence receiving collection the week of August 24th. These will let householders know to expect the bins and start date for the service. It will also remind them regarding the Sentinel emergency notification system. The materials to be recycled and discarded will be listed so the hanger can be kept for a time as a guide.
- ♻️ The bins are scheduled to be distributed the week of August 31st. Each set of bins will include an insert describing the materials for recycling and tips on how to prepare the materials for best quality.
- ♻️ The week of the first collection (September 7th) there will a run of public service announcements and radio messaging.
- ♻️ Two press releases will be circulated announcing (A) the delivery of the bins and the (B) the first days of the collection service. If Council wishes, a photo opportunity will be arranged to demonstrate the service being rolled out. Fundy Regional Service Commission staff is assisting with the public information.

We believe the program set out above should adequately prepare Rothesay residents to use the new service.



Rothesay Council

August 10th, 2015

To: Mayor and Rothesay Council
From: Brian L. White, MCIP, RPP
Director of Planning and Development Services
Date: Thursday, July 30, 2015
Subject: INFORMATION REPORT – Public Comments Millennium Drive Proposal

Applicant:	Mr. Pat Shea, Jr.	Property Owner:	
Mailing Address:	J.P.J Enterprises Ltd. PO Box 4694 Rothesay, NB E2E 5X4	Mailing Address:	PID 30227086 (40.02 acres) Scott Brothers Ltd. PO Box 4697 Rothesay, NB, E2E 5X4 PID 00173443 (16.38 Acres) Sandra J. Shea PO Box 4694 Rothesay, NB, E2E 5X4
Property Location:	Lands off Millennium Drive	PID:	30227086 & 00173443
Plan Designation:	Business Park	Zone:	Millennium Park (MP)
Application For:	Development Agreement		
Input from Other Sources:	Director of Operations		

ORIGIN:

An application from Mr. Pat Shea, Jr., on behalf of the property owners, requesting a development agreement to allow for the development of a commercial retail shopping district on lands bounded by the northern edge of Millennium Drive and the eastern edge of Campbell Drive.

BACKGROUND:

On Monday, June 22, 2015 at 7:00 p.m. the applicant's representative Mr. Rick Turner presented their development proposal to Council and members of the public. The Clerk's Office has prepared a summary of that meeting as Attachment A. The Clerk's Office has also been accepting written comments from the public to a deadline of Wednesday, July 22, 2015 as Attachment B.

On close of the public feedback period on July 22, 2015 Staff had received 40 individual comments including 1 response from the Chamber of Commerce (Kennebecasis Valley Chapter) and 2 responses from Quispamsis residents. 1 response was received after the July 23, 2015 deadline and is also included in the package of responses. (Attachment B) Staff have prepared a map indicating the location of Rothesay residents that provided feedback (see Attachment C). Please note that a small number (less than six) respondents did not provide a civic address and accordingly may not be shown on the map.

PUBLIC FEEDBACK THEMES

Staff have reviewed all of the written comments submitted. The following list is a general summary of the primary themes identified during this review.

QUALITY OF LIFE

Perhaps the most common theme seen in the majority of comments related to "quality of life" concerns in that the project represents the "thin edge of the wedge" and that the project will create a regional commercial draw that will forever change the rural small town community atmosphere of Rothesay.

POOR RELATIONSHIP TO THE MUNICIPAL PLAN

Second to only quality of life concerns a strong majority of respondents indicated in their comments that they felt the proposed project does not embrace intent of the Municipal Plan. They suggest that the project does not recognize or reinforce any of the Sustainable Community Development principles of the Municipal Plan. Many expressed in their comments that because the plan does not include residential uses, town houses adjacent to the existing residential. Respondents also felt that because the project is primarily commercial retail, that it does not comply with the concept of "integrated forms of development."

Furthermore, respondents suggested that the design of the project should have a more “Town Centre” appearance with small scale retail clustering, especially around the pond/parkland. The suggestions also included the idea that the project includes too much design emphasis on the automobile, and that the project should have more walkable and active transportation plan.

DECREASED PROPERTY VALUES

Respondents expressed a great deal of concern that the proposed project will reduce their property values, resulting in the loss of equity in their homes. Some shared a belief that the tax benefits of the new commercial will not compensate for drop in assessment value in nearby homes or the resulting vacant commercial properties along Hampton Road.

There was also a related concern expressed in their comments about project Phasing and there being no guarantee that the project will advance beyond Phase 1 the development of the big-box store would be the only piece ever completed leaving much of the amenity unrealized.

NO NET COMMUNITY BENEFIT

Many respondents felt that little community benefit would be gained from the project and that increased crime and criminal activity would be the main result. As well some felt that neighbourhood kids short cutting through properties along Wedgewood would increase along with associated vandalism. Furthermore, many foresee increased cost to taxpayers for protective services, police, fire, and municipal utilities.

NO TO BIG-BOX

Generally most respondents were not in favour of any form big-box retail. Many questioned “why do we need this development when we live so close to Saint John’s ample shopping areas”. Several respondents felt that the valley should avoid the “epidemic” of big-box stores. There was a great deal of agreement that the largest proposed big-box store is far too big, and that it should comply with the zoning by-law without a variance. There was an expressed concern among many that the impacts on the existing Hampton Road commercial business district would be very negative. A smaller number of residents expressed some concern about the impact on Saint John retail.

TRAFFIC CONCERNS

In a large portion of the received comments there was a great deal of concern over the potential increase of traffic generated from the project and the impact on Millennium Drive and adjacent streets. Staff also read that some respondents were concerned that this project doesn’t just serve the Rothesay market but must draw from areas as far as Sussex, and as a consequence the streets would become very busy.

Many noted in their comments that they felt the project has a lack of good pedestrian connections to the site from surrounding residential neighbourhoods and along Campbell Drive. There were several requests in their comments for walking paths or trails, and recreation facilities, mixed with residential. There were some respondents that suggested the land should be acquired by the Town as parkland or protected wooded area.

ENVIRONMENTAL & SOCIAL IMPACT

Staff noted a great deal of concern from respondents regarding the impact of the project on well water recharge both quantity and quality. Respondents noted that the cost to connect to municipal water is too expensive for homeowners. Some requested a written guarantee from Town of Rothesay requiring the Town to take responsibility for any well water problems or that the developer post bonds to cover damaged wells or the cost to connect to municipal water.

Staff noted several concerns in the comments regarding the potential downstream storm water impacts on Oakville Acres and potential flooding into the backyards of residents along Wedgewood.

Some respondents suggested in their comments that development like this would add to the isolation of the Wedgewood Drive neighbourhood from the rest of Rothesay especially “Rothesay proper.” Furthermore, many felt in their comments the project would result in reduced levels of backyard privacy especially on Wedgewood Drive. Respondents commented that the 20 meter buffer isn’t enough noting that the mature trees will die leaving a barren buffer. Several respondents recommended that the buffer be increased from 20m to distances

upwards of 30m to 75m. Many people with backyards directly onto the project were concerned about loading zones, building and parking lot lights, parking lots and the unattractive backs of buildings to look at.

Another central theme in the comments received involved pollution concerns including; noise; air pollution; light pollution, garage from the property generally and groundwater contamination. Some respondents were concerned about rodents and pests, and garage disposal backing onto the Wedgewood properties.

COMMERCIAL DEVELOPMENT MAY BE INEVITABLE

Some respondents stated in their comments a sense that development may be inevitable. Some although not a majority view even felt that the convenience of shopping here in the Valley may be desirable. However the general impression seen in the comments was that car oriented big-box is not the preferred option, many felt that they would prefer to see smaller businesses or development similar to what is being developed along Millennium Drive in Quispamsis.

CLOSING:

At this time there is no staff recommendation, this report is forwarded to Council for information and discussion only. Furthermore, Staff will share these comments with the applicant and to address the comments in future Staff reports.

A handwritten signature in blue ink, appearing to read "B. White", with a stylized flourish at the end.

Report Prepared by: Brian L. White, MCIP, RPP

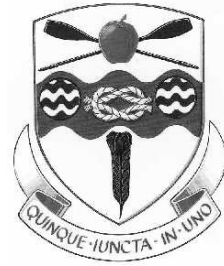
Date: Thursday, July 30, 2015

Attachments:

- Attachment A June 22, 2015 Meeting Notes
- Attachment B Public Comments to the July 22, 2015 Deadline
- Attachment C Location Map Showing origin of Public Comments



ROTHESAY COUNCIL
Millennium Drive Development Proposal
Meeting – Bill McGuire Memorial Centre
Monday, June 22, 2015
7:00 p.m. – 8:20 p.m
Notes



In attendance: Mayor Bill Bishop, Deputy Mayor Grant, Councils. Alexander, Gallagher, Jette, Lewis, MacDonald, McGuire Wells, Town Manager Jarvie, Town Clerk Banks, Director of Planning and Development Services White, Treasurer MacDonald, approximately 200 members of the public, local media

Documentation

9 June 2015	Telegraph Journal advertisement
May 2015	Staff Report to Planning Advisory Committee
June 2015	Information Report to Planning Advisory Committee
May 2015	Preliminary Stormwater Management Strategy (exp Services Ltd.)
May 2015	Draft Traffic Impact Study (exp Services Ltd.)
June 2015	Copy of presentation (attached)

Appearances: Rick Turner, Hughes Surveys
Angus MacKenzie, P. Eng., exp Services Ltd.

Format: Presentation by developer representatives, questions/comments from Council, questions/comments from the public

Instructions: -Send comments to the Town Clerk no later than July 22, 2015
-No decisions will be made at either August meeting of the Planning Advisory Committee or Council

Council:

- Section 8.3 of the Municipal Plan references: prime real estate for commercial development, sustainable development principles and following an integrated development approach for the area. Had consideration been given to moderate size housing and higher density residential development. Is there a market for this type of commercial development.

Mr. Turner advised the proposal is based on the most marketable approach and suggested residential development was not a requirement under the Plan. He also advised the developer

ROTHESAY COUNCIL

Project Update Session

Meeting notes

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22 June 2015

is taking a long-term view for developing the property and there may not be a market at present. He commented that completing the preparation work prior makes it a less difficult process to contact and attract potential retail opportunities. Mr. Turner noted specific development details would be included in the agreement.

- What is the intended catchment area for the development and would it affect Sussex or Saint John from an economic perspective. Will there be an impact on smaller businesses in the area.
- Hampton Road should be developed prior to opening development elsewhere in light of the money spent by Council on upgrading the Hampton Road streetscape. Concerns with respect to noise and light pollution and the appearance of the proposed buildings. Questions about a proposed timeline for the development and whether future owners could change what was originally decided on. Reduction of parking behind buildings and a higher berm created to reduce activity behind the building.

Mr. Turner advised the project is proposed to be three phases with a possible timeline of 15 – 20 years.

- Concerns with respect to the variances being requested on the building sizes and the size of the buffer bordering the Wedgewood Drive properties.
- The tax revenue generated is divided between the Town and the province. The Municipal Plan adopted in 2010 is based on the concept of integrated development and this is not the type of development mix anticipated.
- Concerns related to the proposed 15-20 year construction period and the 20 metre buffer.

Mr. Turner commented the buffer requirement varies from community to community and typically industrial development would require a larger buffer.

- Is the proposal dependent on attracting an anchor store.

Mr. Turner advised most development of this nature requires an anchor store to attract other potential retailers. He noted there is no anchor store in place at present.

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Project Update Session

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22 June 2015

Public:

Wedgewood Drive: Heather Crawford, Larry Watson , Don Shea, Margaret Potts, Barb Williams, James Laidlaw, Mary-Alice Glasgow, Russell Glasgow

Donlyn Drive: Ian Patrick

Amberdale Drive: Al MacDougall

Ayerscott Court: Wayne Marshall

Crosswinds Crescent: A Reid

Royal Lane: Leo Pye, Dan Finney

Shadowhill Court: Sean Haughian

Coral Lane: Nicole Robertson

Woodland Avenue: Joanne Godfrey

- Will the developer retain ownership or will each building be independently owned?

Mr. Turner advised the larger blocks would be independently owned and the individual sites could be owned. It is likely the “big box” store and strip mall will have one owner with sub-lets in the strip mall. He noted this can be addressed in the development agreement.

- Is it possible to have a landscaped buffer along Campbell Drive?

Mr. Turner advised it could be considered but the retailer would likely want exposure along Campbell Drive.

- More detail is required with respect to the paved parking areas and possible impact on private wells on Wedgewood Drive. Amenable to a school or park area and there is no housing proposed. The proposal is not much different from the previous one. The property is a swamp/bog area.
- The proposal is a commercial development on “steroids”. It invades the properties on Wedgewood Drive. The buffer example from Chapel Hill Estates does not include the pond so the buffer is much larger than 20 m. The Municipal Plan indicates a trail system so the buffer should be much larger along the Wedgewood Drive properties boundary.
- The Municipal Plan indicates only minimal negative impacts are allowable to residents and the community. The proposed three phase development could have a significant negative impact. A more detailed traffic study should have been done to include analysis of

ROTHESAY COUNCIL

Project Update Session

Meeting notes

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22 June 2015

Campbell Drive/Hampton Road and Donlyn Drive/Millennium Drive intersections. The Municipal Plan also requires sidewalks on the north side of Millennium Drive and both sides of Campbell Drive.

- The development will have a negative impact on the small town, community feel of Rothesay. The proposal appears to be a duplication of the East Point complex in Saint John with mainly retail opportunities and no professional services.
- The proposed development will benefit the community by bringing people to the area, increasing the tax base and providing employment opportunities for young people.
- How do the ponds shown on the proposal function?

Angus MacKenzie, P. Eng. advised the ponds are stormwater detention ponds that will attenuate rainfall run-off to meet the net-zero discharge requirements of the Town. They will be dry ponds and will incorporate micro-pools for treatment and be designed with “safety-steps” or graduated sloping for safety. Fencing can be addressed in the development agreement.

- Noise will not be mitigated by a berm. The property is 30 acres of swamp and development will affect the recharge of private wells downstream. Other development concepts should be explored such as a multi-sport complex, outdoor recreation, retirement homes/apartments or a partnership with the New Brunswick Museum for a storage facility.
- There is a need for more than a treed buffer and sound barriers such as ornamental walls should be installed.
- Long-term residents on Wedgewood Drive were told the land was zoned residential when homes were initially purchased. The proposal is not what was envisioned when the Municipal Plan was adopted in 2010. Concerns were expressed about the property being clear-cut before an anchor store is obtained.
- Concern was expressed about height limit restrictions on the proposed hotel.

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Project Update Session

Meeting notes

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22 June 2015

- Sustainable development focuses on environment, social and economic pillars and the proposal will attract people from outside Rothesay. It does not meet the requirements in the Municipal Plan and will have a negative impact on private wells in the area.
- The proposal will threaten property values and what improvement will it provide to Rothesay residents. The property should be residential/recreational development.
- The agreement should ensure the green space is maintained as proposed.
- The developers should provide more detail to mitigate the fear of the community and address any potential risks.
- Since the property is primarily a bog that serves as a recharge capture area for private wells, how will the impact be addressed. A hydrogeological assessment should be completed.

Angus MacKenzie, P. Eng advised he could not provide a specific answer but noted the parking lot run-off will be directed to infiltration galleries and roof run-off is relatively clean water. He advised the development will meet the requirements of net-zero discharge as required by the Town.

Mayor Bishop thanked those in attendance and advised comments will be received by the Town Clerk until July 22, 2015 and provided to Council at the August Council meeting.

The session finished at 8:20 p.m.

Respectfully submitted



Mary Jane Banks
Town Clerk

From: [Albert Martin](#)
To: [Brian White](#)
Cc: [REDACTED]
Subject: Millennium Park Zone development application
Date: 28 May 2015 10:51:34 AM

Mr. White

My name is Bert Martin and I reside in Chapel Hill Estates (10 Alexscot Court). Although I could generally accept this development concept I have concerns regarding the additional garbage that will be created.

For the past number of years I have found the Superstore complex generates a tremendous amount of garbage from its clients that ends up on or near my residence. Periodically it is picked up from their property but the garbage that leaves the property more often than not remains. I often pick up a bag of garbage as I walk my dog.

As well, Valley Home and Hearth on Marr Road constantly has garbage behind it that is unsightly.

Chapel Drive is often filled with debris and garbage along the road.

The point being if the current businesses are responsible for large amounts of garbage in my area I can't agree in principle with more businesses doing the same sort of thing.

The Town of Rothesay doesn't seem to be able to or has not sought a high standard of compliance from current businesses in regards to garbage. I can't expect anything different with future ones in this development proposal. Of course developers want to develop so they can make money. The problem is they then walk away and leave residents to contend with the consequences.

It is possible to keep garbage at a tolerable level. Kent's, Bishop's and Sobeys all seem to keep adequate control of their garbage so why can't the others?

I believe it is the Town's responsible to ensure reasonable garbage clean-up through by-law enforcement and monitoring. Without such assurance with present/future businesses I do not support the development.

In closing, I hope there can be something “effectively” done to allow this development.
Good Luck!

Bert Martin
10 Alexscot Court
Rothesay N.B.



From: [Bill Bishop](#)
To: [Mary Jane Banks](#); [John Jarvie](#); [Brian White](#)
Subject: FW: Concerns regarding: Proposed Millennium Drive Development
Date: June-02-15 10:16:16 AM
Attachments: [LG response to Proposed development - .docx](#)

Another e-mail to add to the list. Bill Bishop

William J. Bishop
Mayor
848-6662

Any correspondence with employees, agents, or elected officials of the town of Rothesay may be subject to disclosure under the provisions of the [Right to Information and Protection of Privacy Act, S.N.B. 2009, c. R-10.6](#).

From: Gale, Laurie [REDACTED]
Sent: June-02-15 12:52 AM
To: Bill Bishop; Nancy Grant; Matthew Alexander; Miriam Wells; Bill McGuire; Blair MacDonald; Peter Lewis; Pat Gallagher Jette
Cc: [REDACTED]
Subject: Concerns regarding: Proposed Millennium Drive Development

Mayor Bishop and Councillors,

Attached is a copy of the letter that I sent to PAC declaring I have a conflict of interest and would remove myself from the June 1 PAC meeting during the discussion of the proposed development for Millennium Drive. I have nothing to gain financially from this development, nor do I personally know the developers or anyone involved in this proposed development. However, that being said; as per my attached letter I have many very serious concerns with this proposed development and truly feel this development is not in the collective best interests of the town of Rothesay and its residents. As such, I feel I have to voice my concerns and help protect our community and as the Deputy Chair for PAC, I felt it best to declare a conflict as I cannot support this proposed development.

When my husband and I moved here 19 years ago we travelled twice to the Greater Saint John area as we searched for a home in an area that we felt would provide a safe quiet family friendly environment for our young daughter (she was 4 at the time) to grow up in as that was a primary requirement for us. Our search involved viewing houses in multiple areas such as Saint John, Quispamsis, Rothesay, Hampton, French Village, and Grand Bay. We would view homes during the day, then we would go back to the same areas in the evening to gain a different perspective on the "true feel" of the neighbourhood. I also researched crime rates for each community, vacancy rates, population, number of schools, access to services etc.

What immediately stood out for us when we viewed a home on Wedgewood Drive in Rothesay was the amount of children in the Wedgewood and surrounding areas, many were playing in the neighbourhood playground (Chinook and Donlyn) or simply walking along the street, most without an adult present. When we returned that evening we noticed many women walking by themselves; another sign to me that the area was very safe. We also noted how easy it was to get around, the entire area did not appear to have a lot of traffic, it was very quiet and access to everyday amenities was just down at the bottom of the hill off of the Hampton Road. Access to larger stores was a quick short drive away in Saint John.

We made a choice to live in Rothesay and purchase a home on Wedgewood. We love and are very protective of the "community spirit" that exists within this area. We all look out for each other and know each other's children. The kids when they were growing up knew they could go to any home if they needed help as at one time or another; they would have met their neighbours during a washer

tournament, putt around the neighbourhood, singing Christmas carols and collecting food for the food bank or at the Christmas open house. These events would include residents who live not just on Wedgewood, but also Royal Lane, Chinook, Amberdale and Donlyn. As new families have moved into the area they have commented on how special the area is.

I have been very fortunate to have met many people who reside in Rothesay either through my work, volunteerism at my daughter's schools, recreational activities within the town itself or participation in many charitable and community events. I know from speaking with many of them this same sense of community that I have for my respective area exists throughout the town. It exists because we as a community have, up to now, remained true to the qualities and culture that make Rothesay a very special place to live.

My attached letter speaks to the very specific concerns I have with this proposed development and these concerns are not in isolation but shared by many residents within Rothesay; not just the residents of Wedgewood Drive. In 2006 many residents from all areas of Rothesay were very clear that "**big box commercial development**" was **not** what they wanted for Rothesay. I truly feel the high quality of life we all enjoy living within Rothesay is once again being threatened.

Unfortunately I will be out of the Province as of the 19th of June and will not be returning until July 4. I will miss the public presentation of this proposed development as a result. I wanted to be sure you were aware of my concerns regarding this large commercial development for Millennium Drive and ask that you not support this proposed development. We need development such as more choice in housing, recreational facilities, access to walking trails, commercial development that will not erode the existing small to medium business that support us so well today.

Please feel free to call me directly should you have any questions or would like to discuss my concerns in greater detail. I can be reached any time after 7:00pm at [REDACTED], or contact me via my personal email [REDACTED] or work email [REDACTED]

Sincerely,

Laurie Gale

May 29, 2015

Attention: William (Bill) Kean
Chairman – Rothesay PAC

Chairman Kean;

As Deputy Chair for the Rothesay Planning and Advisory Committee I am declaring a Conflict of Interest regarding the proposed development for Millennium Drive as presented to PAC during the May 4, 2015 meeting.

As a resident and property owner within the Town of Rothesay I am very concerned that this proposed large commercial development will negatively impact the property values of homes in my neighbourhood. My street, Wedgewood Drive; is directly adjacent to Millennium Drive where this large commercial development is being proposed. A development of the scale being proposed for this site will be unsightly; it will greatly reduce the privacy of residents in the area and it will significantly increase the amount of traffic. In addition, a development of the size being proposed raises concerns about water drainage, waste management and environmental pollution risks.

My concern goes beyond the well-being of people in my immediate neighbourhood. I feel strongly that this proposed development will affect the larger community of Rothesay in a very negative way. I have very serious concerns now with the traffic flow within the Town of Rothesay, particularly along Millennium Drive and Donlyn Drive, and I believe that the increased traffic that such a development will attract is going to further jeopardize the safety of drivers and pedestrians, including neighborhood children.

I also believe this proposed development is not in keeping with the spirit or objectives for sustainable development within the Town of Rothesay; Millennium Drive in particular, as outlined on page 25, section 8.3.1 in Bylaw 1-10-Municipal Plan enactment.

I, along with many residents of Rothesay; love, take pride in and highly value the wonderful quality of life we currently experience as residents of Rothesay. We are well served today with a commercial district that is primarily made up of small to medium businesses. Access to big box retail stores is easily available within a “quick 10 minute” drive to Saint John. We have been able to maintain lower taxes and a high quality of life in Rothesay by resisting the urge to copy what Saint John has.

If this development is allowed to proceed as proposed, it will change forever our “small town community atmosphere”. I truly believe that this development will change everything for Rothesay and it will negatively impact our quality of life. As

such, I feel a strong obligation to object to this proposed development and, going forward, I will recuse myself during PAC committee meetings when this particular development is discussed.

Kind Regards,

Laurie Gale

From: [REDACTED]
To: [Brian White](#)
Subject: New Business Development
Date: 01 June 2015 9:48:33 AM

Brian,

My name is Tracy Duffy and I live on 26 Wedgewood drive in Rothesay.

I am sending this email regarding the letter I received about the new business opportunity directly behind my house.

Both my husband and I are opposed to this new development in our back yard. We moved to Rothesay because of the "rural look and feel". There are several reasons why we do not want this development to happen:

1. Cost of our house diminishes
2. Increased crime
3. Increased traffic
4. Little too no privacy
5. Water source is impacted
6. Noise pollution
7. Air Pollution

To say the least, I am extremely disappointed and opposed to this change in our place we call home. Please do not let this development move forward.

Sincerely,

Tracy Duffy
26 wedgewod Drive
[REDACTED]

As a resident and property owner within the Town of Rothesay, I am very concerned that this proposed large commercial development will negatively impact the property values of homes in my neighbourhood. Not only will property values be impacted, we will lose our quality of life. I also believe this proposed development is not in keeping with the spirit or objectives for sustainable development within the Town of Rothesay; Millennium Drive in particular, as outlined on page 25, section 8.3.1 in Bylaw 1-10- Municipal Plan enactment

If you visit the town website and view the Rothesay Tour Book, you would soon see the need to amend it if this development were to take place. It clearly gives the impression of a tranquil environment by stating "**our beautiful town is located just 15 minutes from the heart of saint John offering access to city amenities while still maintaining that small town feeling**". If small town feeling is what we are all about then how do we explain the new monstrosity planned. It would be very contradictory to be putting this in the Rothesay Tour Book. The book would have to be rewritten. A new tour would have to be created called "the Rest of the Story" because the story would be far from complete.

As of the night of the town meeting, I will have lived in my home on 5 Royal Lane for 32 years. I raised my family as a single parent feeling very safe in my community. Our section of the town is like a little village within the town. We have street lights on corners, no sidewalks, delicious well water and a safe feeling. We all know each other and have all contributed to the rearing of each other's children. We are not a high maintenance group of people. When my husband moved in with us I told him upfront that even if we won the lottery, I would never leave here. He soon saw the reason why. We would go to bed with our doors unlocked and not feel a need to worry. Most people could say...the back door is open if you want to go in and borrow something. It was a fact of life. We gather to have washer toss or golf tournaments. We meet at Christmas at open houses. We pause at the end of driveways to chat. We know everyone by name and their pets.

Our neighborhood would change forever if this proposed plan were to be put into effect. There is not a doubt in our minds that we would eventually lose our wells. The plan was a few years back to put us on town water at a cost of \$27000 per household. During this process we would lose our landscaping features in the form of mature trees that we pride ourselves in . We have privacy while still being in close proximity to our neighbors. Now mentioning trees...a 20 meter buffer of trees separating back yards from a development such as this!!!! When those mature trees die from having their roots destroyed...what do we have left. I am saying "we" even though our property does not back on this land because what affects one affects all in our little "village". What an eyesore to look along a border of trees only to see the days debris collected along the tree line. Nothing says peaceful any more than a grocery cart upended beside the garbage. What about the people who have hot tubs on their back decks and like to entertain and eat outside. What a nice wind down at end of the day staring into a lighted parking lot or the back of a building at the loading zone.


How much more policing are we going to need then with our properties open to a mall area. People will undoubtedly take advantage of a short cut. It is a fact of life. Vandalism is inevitable.

What about the traffic and road updates that will be needed. Our taxes will go up and the rest of Rothesay has to look at this too...that will affect everyone not just us. What about our small merchants who have looked after us for years. Will they be able to withstand whatever large box stores are planned. Will businesses be boarded up on the Old Hampton Road where all the upgrades took place. Are we considering this development so people from Sussex and Hampton won't have to go all the way to town??? They chose to live there for all the reasons we chose to live here...peace and "tranquility" as the tour of the town states. If I had wanted to live in a commercial district...I would have chosen that 32 years ago.

I am asking that each of you put yourself in our position . How would you feel if this were to be erected in **your** back yard. Come on up and stroll around our community. Come with me on a little guided tour and I will tell you all the stories I have to tell that would make you feel the sense of community we have and what peace and tranquility we experience here. Let me put names to those faces you are going to be seeing in meetings. We don't have that fabulous water view the town advertises. Nor do we have the beautiful Commons in our yards. We have the night sky. Like I said...we are a low maintenance groupwe ask for nothing except the basics. Don't give us far more than we ever wanted in the form of this development. We can get everything we need right here in our community and if we need something not available here...it is a hop skip and a jump to town.

We need the town to know, we are not rebels up here opposed to everything presented. We do need consideration, however, in the size of structures and the air, noise and visual pollution that accompany a large development. Why not some strip malls with green space behind with walking trails. We could handle that. Again..put yourself in our position...which would you like to see. Take the Tour of Rothesay on your web site and while the tour is playing...visualize a paved parking lot with upended carts and cigarette butts and shopping bags along our properties. As I said...**The Rest of the Story.**"

Kind Regards

Wanda Elliott and Leo Pye
5 Royal Lane
Rothesay, NB E2E 3R3


42 Donlyn Drive
Rothesay, NB
E2E 3R2



June 16, 2015

Mr. Brian L. White
Director of Planning and Development Services
Town of Rothesay

Dear Sir:

RE: the solely commercial development of Millennium Drive, as proposed in the general plan your office sent to us, dated May 22, 2015

Please share this with each councilor for the Town of Rothesay.

We find this proposal to be outrageous, considering the lessons learned about a decade ago when the Wal-Mart box store invasion was defeated. We understand that the lessons learned in 2006 were incorporated into a well-balanced, citizen-based, environmentally friendly development plan, adopted by the town in 2009. And now, we can see very clearly that the spirit of 2009 is being ignored in 2015.

In the commercial development proposal currently under review, 2009 requirements are being treated as inconvenient, items that need to be circumnavigated through legal maneuvering. For example, the proposal contains a potentially huge box store, reminiscent of the Wal-Mart concept and well over 400% larger than accepted in the 2009 plan. To avoid the very public rezoning process this material change would normally require, the developers describe it in terms that make it subject only to a sneakily simple variance procedure. That is as childishly obvious as it is unacceptable. Over and over, the proposal to commercially develop Millennium Drive is tone-deaf to what this community really wants and requires.

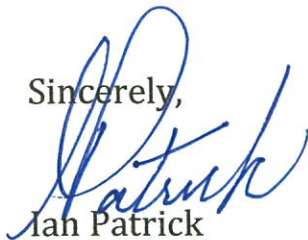
We do not want or require a 2700 space, multiple acre, and well-lit parking lot backing onto our properties. We do not want or require our

property values diminished by a blatantly unnecessary commercial fiasco. We do not want or require the rats that will surely find new homes in the garbage disposal units backing onto our homes, well-hidden behind multiple and additional box stores and oversized restaurants. We do not want or require our water table to be threatened in any way, especially as part of the "minimal damage" implied as acceptable to the developers. We do not want or require the increased traffic flow on Millennium Drive and adjacent streets, also implied in this proposal.

We want and require an area of green space, with walking paths and recreation facilities, mixed with further residential and very small business establishments, as described in the 2009 plan for developing Rothesay. We want and require decent sidewalks on our streets, along with proper traffic law enforcement. We want and require what is expected throughout this town. We want and require our councillors to protect our homes and properties. In other words, we want and require them to stick to the plan set out in 2009. When council is looking for future development ideas, there are a few to consider. We urge Rothesay to seek out that kind of input rather than indulging in this sort of sham and insult to intelligence.

The proposed solely commercial development of Millennium Drive has failure stamped all over it, most principally in the area of service to the people of Rothesay.

Sincerely,



Ian Patrick



Louise Patrick



June 17 2015



Please be informed that we am formally requesting a Public Hearing concerning the most recent proposal for a Commercial development on Millennium Drive.

This proposal, to our understanding, suggests material changes to the zoning .

The taxpayers of Rothesay need to be aware of the many adverse affects this proposal will bring to our community,a few of which would be:

1. The landscape of Rothesay will be changed forever.
2. The folks in Oakville acres will have to deal with the new and greater potential for flooding
3. Mt home and my neighbours' homes will lose our wells
4. The traffic problems that develop will be costly to Rothesay taxpayers
5. The environmental effects have not even been considered in this proposal

Please share our concerns with all council members, We are taxpayers and deserve to be heard.

Derek and Debra Goguen

11 Wedgewood Drive, Rothesay N.B.

From: [Bill Bishop](#)
To: [Mary Jane Banks](#)
Subject: FW: Development proposal for Millennium Drive
Date: June-19-15 3:36:17 PM

For your info. Received today. W,J.B.

William J. Bishop
Mayor
848-6662

Any correspondence with employees, agents, or elected officials of the town of Rothesay may be subject to disclosure under the provisions of the [Right to Information and Protection of Privacy Act, S.N.B. 2009, c. R-10.6.](#)

From: Marilyn Isenor [REDACTED]
Sent: June-18-15 10:58 PM
To: Bill Bishop
Subject: Development proposal for Millennium Drive

Dear Mayor:

I find myself both mystified and appalled at the looming development planned for the property off Millennium Drive.

First, the sheer size of the overall development is shocking. It dwarfs the previously proposed and rejected plans for the same area several years ago. At that time, a 'zoning' was required and the final outcome of the weeks of evaluation, meetings and research was a decision by the Rothesay town council that such a development did not fit the needs and lifestyle of the residents and the town would be better served to develop the area as a mix of residential and small business. Now, here we are entertaining the concept of this massive development. What has changed that, now, makes this concept suitable for consideration for our town???

Secondly, I am aware of 30 plus available commercial spaces that are vacant in the business zoned areas of our town at the present time. If there are not businesses enough to fill locations that already exist, what would be the benefit of more commercial space?? It may lead to some existing enterprises re-locating to Millennium Drive, but is that desirable?? What would the ramifications be to our business district?? The town's business area runs along Marr Road and the Old Rothesay Road....What do we want for this area?? Do we want closed, unoccupied spaces and buildings like we see on the front streets of many towns, or do we want a thriving, functioning area serving the residents and flourishing with activity??

I want to live in a residential based community; hence we put down our roots here in Rothesay. I want a community with small businesses serving our needs....businesses like Tim Cochrane's, Sweet, Neela's Kitchen, and MacPhee's Bakery. The list, if completed, is long. It is long because that is what works in our community. As a resident with a vested interest in my neighbourhoods, I have been active promoting walking in support of the Active Transportation Plan for both valley towns. This, I thought, was the kind of community we had our sights on. I do not want 'big box stores' to be our profile, to be what is visible as

travelers catch a glimpse of Rothesay from the highway, to be a symbol for who we are and what our values are in this town. Maybe we need to think 'outside the box' and use that Millennium property for things we truly value in our community...families, recreation, parks, children, music...less asphalt, less traffic, less big business, less 'following the crowd'.

Last of all, if this development is what some councilors really want for Rothesay, then at the very least, they need to support the process. We need to go through, once again, a re-zoning process to take that invaluable long look at where we are headed. We need a re-zoning process, because what I see on 'the glossy plan' is not what the intent was for that property at the end of the process in 2009.

In addition, I would ask you, as an elected councilor, to do due diligence in this matter and not simply make your decision on the sole advice of the paid staff, as this judgment will profoundly affect the future of our town and the quality of life of its residents. I am requesting that you contact me explaining your thoughts and position on the proposed development.

Stressed once again,

Marilyn Isenor



From: [Bill Bishop](#)
To: [Mary Jane Banks](#)
Subject: FW: Proposed Commercial Dev. on Millennium Lands
Date: June-22-15 11:20:48 AM

M.J. Add to the list. W.J.B.

William J. Bishop
Mayor
848-6662

Any correspondence with employees, agents, or elected officials of the town of Rothesay may be subject to disclosure under the provisions of the [Right to Information and Protection of Privacy Act, S.N.B. 2009, c. R-10.6.](#)

From: Bev Rice [REDACTED]
Sent: June-21-15 9:27 PM
To: Bill Bishop
Cc: Bill McGuire; Peter Lewis; Pat Gallagher Jette; Blair MacDonald
Subject: Proposed Commercial Dev. on Millennium Lands

Hi,

Received an e-mail from a Rothesay Councillor who was unable to open my document. Am now copying and pasting my letter just in case you had the same problem. Sorry for any inconvenience this may have caused.

June 20, 2015

Mayor Bishop, Councillors, and Brian White, Director of Planning/Development;

As a resident of Rothesay, I am writing in response to the Proposed Commercial Development on Millennium Drive lands by developers Pat Shea and Ron Scott.

My concerns are endless but first I want to express my disappointment with the Town of Rothesay and the Planning Advisory Committee. Allowing this Commercial Development to become a strong possibility certainly goes against Rothesay's Sustainable Community Development Concept on page 2 of the Rothesay Municipal Plan 2010.

Foster efficient land development
Promote water conservation
Promote waste reduction
Promote energy efficiency

Minimize environmental impact.

The hotel alone will place a heavy burden on Rothesay's water and sewage system, plus the amount of power needed to fuel this gigantic proposed development will certainly exceed energy efficiency guidelines.

Sustainable Community Principles voiced in Rothesay's Municipal Plan Review Public Presentation 2007 are as follows:

Provide Alternatives to the Car

Develop Local Economy

Create Town Centre

This Proposed Commercial Project with around 2200 parking spaces compared to 4727 homes in Rothesay alone defeats this goal. Cars will be travelling from Hampton, Norton, Sussex, and anyplace where the distance is shorter than driving to Saint John or Moncton.

This will cause a definite increase in traffic congestion, gas omissions and excess garbage. It will definitely threaten already struggling local businesses. While driving along the Hampton Rd I counted at least eight commercial spaces for lease. Where will the town centre be if commercial development continues to sprawl.

Part 2

My personal concerns are the affects this proposed development will have on my water, the value of my home, and the quality of my life .

Quality of Life

I have lived in my home for thirty-three years and am now a retired teacher. I raised my children from birth in this house and despite the many times I considered moving, I was always convinced this was the best place to live because I felt safe and my neighbours were "good people". People who took pride in their homes and respected their neighbours'

homes. My neighbours knew my kids and I knew theirs. Other professionals chose this subdivision as a place to reside and raise families: doctors, engineers, nurses, police, RCMP, lawyers, small business owners, and bank mangers, etc. "It takes a village to raise a child" and this was our village. We have the "quality of life" advertised on the Town of Rothesay's

home page (We enjoy an exceptional quality of life.) but for how long?
Now because of our location (sandwiched between Hampton Rd.,
Millennium, and Campbell) commercialism is barking at our doors.

Water

In 2006, Walmart admitted their site would eventually affect the quality of ground water in my area of Dunrobin Steet which leads me to assume the same is true now but on a greater scale. This will probably necessitate hooking up to town water and according to a quote given around 2007, the price for residents will be exorbitant .

Equity in My Home

Real estate agents continually emphasize a home's location is its biggest selling feature - Location, Location!! There is no doubt in my mind that the value of my home will decrease with Rothesay's Consumer Drive in my backyard.

I do expect some commercial development on Millennium but something that adheres to the Rothesay Zoning ByLaw 4.15 Millennium Park Zone (an integration of residential, commercial, institutional, public space and parkland). This Proposed Development will contain 15 sizeable commercial buildings(450,695 square feet) of floor space on 56.4 acres of land. How many variances are needed before Millennium Drive needs to be rezoned and if so when are we going to have a hearing?

We are a small community of residents that have unfortunately become isolated from Rothesay "proper" by geography and commercialism. However, we live in Rothesay, pay taxes to Rothesay, and deserve a voice equal to all residents of Rothesay when commercial developments threaten the value of our homes, our water, and our quality of life.

If we have the lowest tax rates in New Brunswick then why do we need this Proposed Commercial Development? We will no longer have that "small town feeling with city amenities close by" which is promoted on Rothesay's Home Page. We will be the same as every other city and town in Canada whose identity is defined by the plague of American "big box stores". People are beginning to realize that "less is more" in a world where capitalism rules. It has been said that "shopping is the new religion" and you can be sure people will come if this "new church" is built.. Let them worship in Moncton and Saint John - not Rothesay.

Respectfully,

Beverley Rice
11 Dunrobin St.
Rothesay, NB
E2E-3P5



From: rothesay-noreply@thepulsegroup.ca
To: [Rothesay Info](#)
Subject: Website Contact message
Date: June-23-15 6:16:15 PM

Name: Scott
Street Address: Wilson
Phone: [REDACTED]
Email: [REDACTED]

Comments: Bedroom community? Give me a break! Speak for yourself we dont all want it that way. I live in Rothesay and I want development more stores more hotels more everything. Anyone I know wants more development.

Larry Henry
15 Grove Ave.
Rothesay, NB, E2E 5K5

RECEIVED
JUL 06 2015

June 29, 2015

Mayor Bishop and Rothesay Councilors

Re: Proposed development plan for Millennium Drive:

I am opposed to this development plan for the following reasons:

1. I see greater Saint John as one community. When we plan new development, we should consider the entire community, and what is best for the whole. The largest commercial development in this region is located in East Saint John. When I visit McAllister Mall, I see vacant space. If Rothesay goes forward with a competing commercial development, I believe it would have a negative impact on commercial development now located in East Saint John and the region as a whole. We need a strong central core for efficient service delivery to the community as a whole.
2. Rothesay is spread over a large area. I believe first consideration for any development, should be to those living adjacent and near the proposed development. It is my understanding that residents living adjacent and near this proposed development are opposed to some aspects of this development. I would bow to their wishes.
3. Some residents argue that commercial development will bring new tax revenue to Rothesay and assist our Town in keeping tax rates low. Contrary to popular belief, New Brunswick towns and cities with the greatest amount of commercial and industrial development have higher tax rates. Rothesay and Quispamsis have kept large scale development low, and have tax rates among the lowest in New Brunswick, while Dieppe and Riverview have large scale commercial development and their property tax rates are very near that of Moncton, 1.5845 and 1.570 respectively.

The current residents have chosen to live in Rothesay because of its residential nature. I have heard Mayor Bishop say, Rothesay residents like to walk and cycle. Paving acres of land would not be friendly to walking and cycling. Personally I believe this proposed large commercial development is not in the best interest of many residents of Rothesay or the larger community.

Respectfully submitted,


Larry Henry

From: [REDACTED]
To: [Rothesay Info](#)
Subject: Millennium Park comments
Date: June-29-15 12:05:41 PM
Attachments: [image001.png](#)
[David Hook 2009 Concept.pdf](#)

Good morning,

I'm writing on behalf of my family who currently reside in KV nearby to the development site. We've seen the proposal for the corner of Millenium/Campbell Drive and would like to submit our comments as follows:

We would like to see the smaller retail buildings clustered together a bit more to promote internalization (walking between multiple shopping destinations within the site). It would cut down on on-site traffic and be beneficial to all tenants on site by facilitating shopping at more than 1 business. Furthermore, there is an opportunity here to back buildings onto the pond/parkland to create some nice "waterfront" restaurant patios, which would otherwise be impossible to have anywhere else in this town. It would certainly animate the site and make it more successful!

There are some potential opportunities to make this site something really special and attractive and not just a carbon copy of similar retail centres you see all over North America.

Also, for interest sake, please see the attached article I had published in the Telegraph Journal back in 2009. I suspect my original idea may have been a strong influence as to what we are seeing in this proposal, yet it was dismissed by Mayor Bishop at the time. My idea was to create a place where people could gather and not just another auto-oriented strip mall or utilitarian cluster of box stores.

Sincerely,

David Hook & The Hook Family
10 and 10A Lyden Drive, Quispamsis
7 Phillips Drive, Quispamsis

David Hook P.Eng.

email dhook@IBIGroup.com web www.ibigroup.com

IBI GROUP

400-333 Preston Street
Ottawa ON K1S 5N4 Canada
tel +1 613 225 1311 ext 524 fax +1 613 225 9868





Former resident suggests building of town centre

Published Wednesday July 29th, 2009

Development Chamber official says such a proposal might be a difficult challenge

C5 MARY-ELLEN SAUNDERS
TELEGRAPH-JOURNAL

ROTHESAY - An engineer and former Kennebecasis Valley resident has suggested a town centre with space for shops and restaurants on the land be built on the corner of Campbell Drive and Millennium Drive.

"Imagine taking an evening stroll down a bustling cobblestone street to browse the shops and boutiques of the Kennebecasis Valley and bumping into your neighbours, who are enjoying a latte on a small patio with jazz music filling the air," David Hook said.

"Feeling like you're miles away from home, yet you're just down the street. And if you live further away in Gondola Point or K-Park, a short wait and a bus will be along to bring you home."

Hook grew up in Quispamsis, studied civil engineering at the University of New Brunswick and now lives in Ottawa, where he works as a transportation planner.

Hook said even though he does not live in New Brunswick, he follows local news and is interested in seeing his hometown prosper. Which is why, when given the opportunity, he submitted a proposal to the Town of Rothesay during its municipal plan review. Hook suggested a town centre be built on the site where a Wal-Mart was once proposed in Rothesay.

"As a former resident, I have always wondered why this town had no traditional core," Hook wrote in his letter to town council.

"Since these towns evolved with no distinct commercial sector, it would be an interesting idea to build a town centre complete with a traditional main street, brick-faced buildings, streetfront shopping, on-street parking, restaurants with patios, boutiques and residential units above."

Hook said commercial development in the valley has been mostly on Hampton Road, which is not a very pedestrian friendly area. He said the development on Hampton Road is spread out and the road is also used as a thoroughfare for traffic. He said travelling the road to do shopping is a bit stressful and not ideal for the area's commercial district.

The civil engineer suggested a town centre similar to the ones in Pearland in Houston, Texas, Nashville, Tennessee, or Kanata Centrum in Ottawa could transform the area from a bedroom community to a vibrant town.

Rothesay Mayor Bill Bishop said the land is owned privately and to date the town has not had any proposals that look at that approach.

"Our town centre is the Rothesay Common, it has been for decades and it will continue to be," Bishop said.

"Rothesay is sort of unique in that we concentrate more on the residential aspect. We realize there are needs for services but we're not interested in developing a great number of commercial outlets. We are interested in keeping land for residential development."

Phil Brodersen, president of the Kennebecasis Valley Chamber of Commerce, said a project such as the one Hook suggested would be quite an investment and while it is easy to make the suggestion, there isn't someone stepping forward who is prepared to do it.

"Hampton Road is already established and to try and get businesses to relocate might be a challenge," Brodersen said. "I think it's going to be a hard sell."

Hook said he would love to invest in a town centre such as the one he has proposed but is too early in his career to have the assets to do so. He suggested the centre could be built by a private business or on a private-public partnership with Quispamsis and Rothesay jointly working on the project.

"I think investors would be very interested, provided the concept was presented in a way that makes it look like an exciting opportunity to do something different and is backed by community support," Hook said.

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I love this idea! Make it happen!

15 THUMBS UP 0 THUMBS DOWN FLAG AS INAPPROPRIATE

No One, Saint John on 29/07/09 07:22:09 AM ADT

An approach like this will get people to mingle and take more pride their neighbourhood. The town centre reminds me of places in Europe I have been where on Saturdays you have an outside market set up in conjunction with the existing store fronts (note - not big box) and the cafés and brasseries. As an added bonus, I believe a bus service to town centre would reduce overall traffic as people will realize it isn't 'that bad' and start taking the bus not only within KV but also to Saint John.

Great idea - we need more forward thinkers like Mr. Hook!

9 THUMBS UP 0 THUMBS DOWN FLAG AS INAPPROPRIATE

Anonymous Reader, Saint John on 29/07/09 11:11:18 AM ADT

mayor bishop is being really short sighted on this idea. "Rothesay is sort of unique in that we concentrate more on the residential aspect" no, no it's not unique, in fact it's way too common to see a town focusing solely on residential development.

"Our town centre is the Rothesay Common, it has been for decades and it will continue to be," honestly, how many people go to the commons, just for the bountiful shopping and to see the wonderful destination that it is? don't get me wrong, the commons is a nice place, but does it feel like a true center for the community?

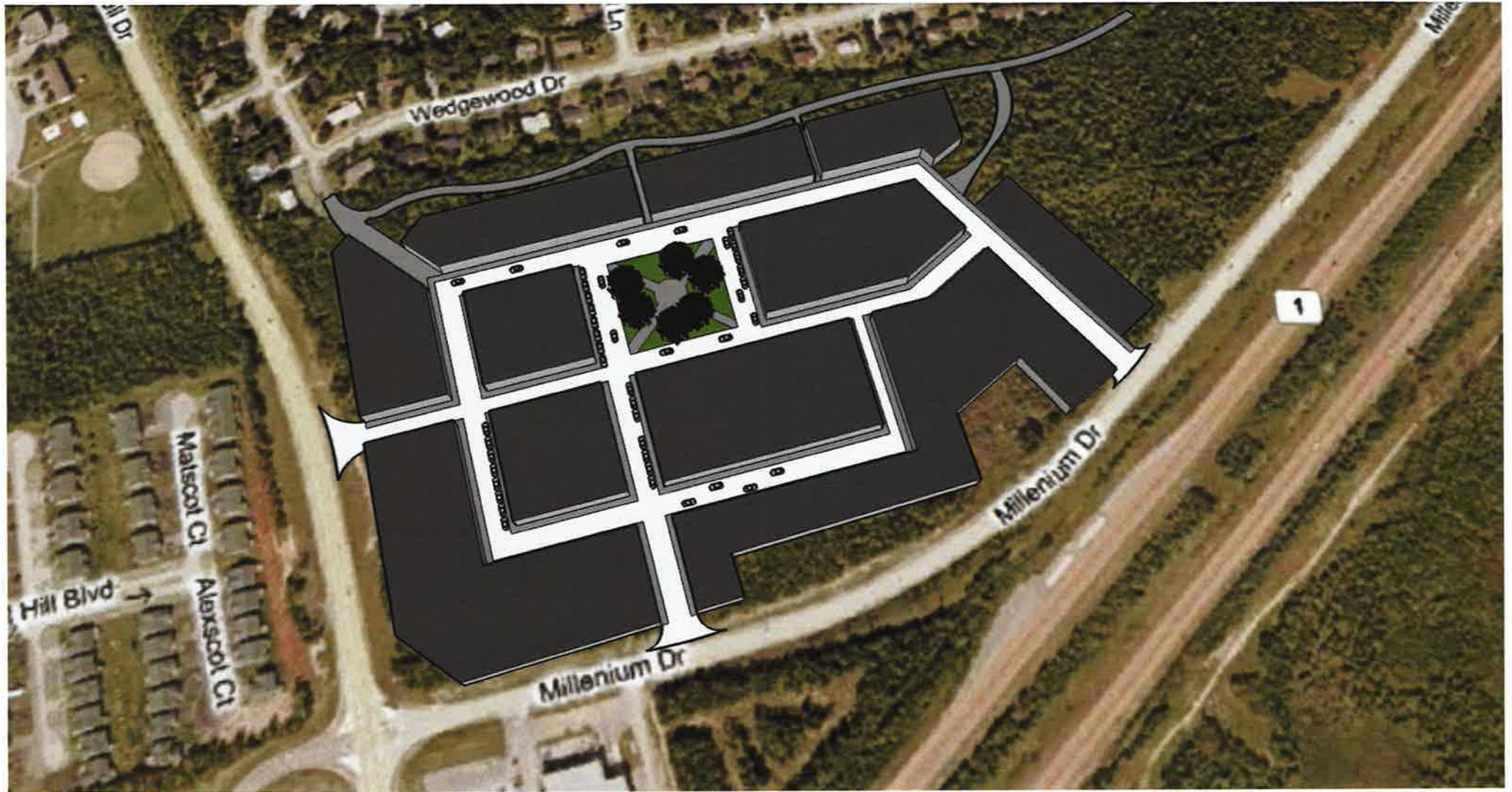
This valley needs a proper town center, a true destination that one can go to and feel good about going to. I've often walked to the shopping centers on th old Hampton road, getting across that thing is a chore, plus it's not really a destination that one goes to to meet friends, or do any browsing. it's just there to give us what we need, no frills, nothing special. There is plenty of land there, i doubt it will be used for housing due to it's proximity to Campbell and millennium, and the highway and the big box stores, why not do the Town center idea, you can add apartments into the master plan as well, and boom, you've got the residential development that Mr. Bishop loves so much. this valley, is boring. getting to it's main shopping areas is stressful, not to mention dangerous (hampton road is dangerous even if you're driving) we need to follow up on this idea.

42 big thumbs up for mr hook

0 THUMBS UP 0 THUMBS DOWN FLAG AS INAPPROPRIATE

Wrightguy0, Saint John on 29/07/09 9:36:10 PM ADT

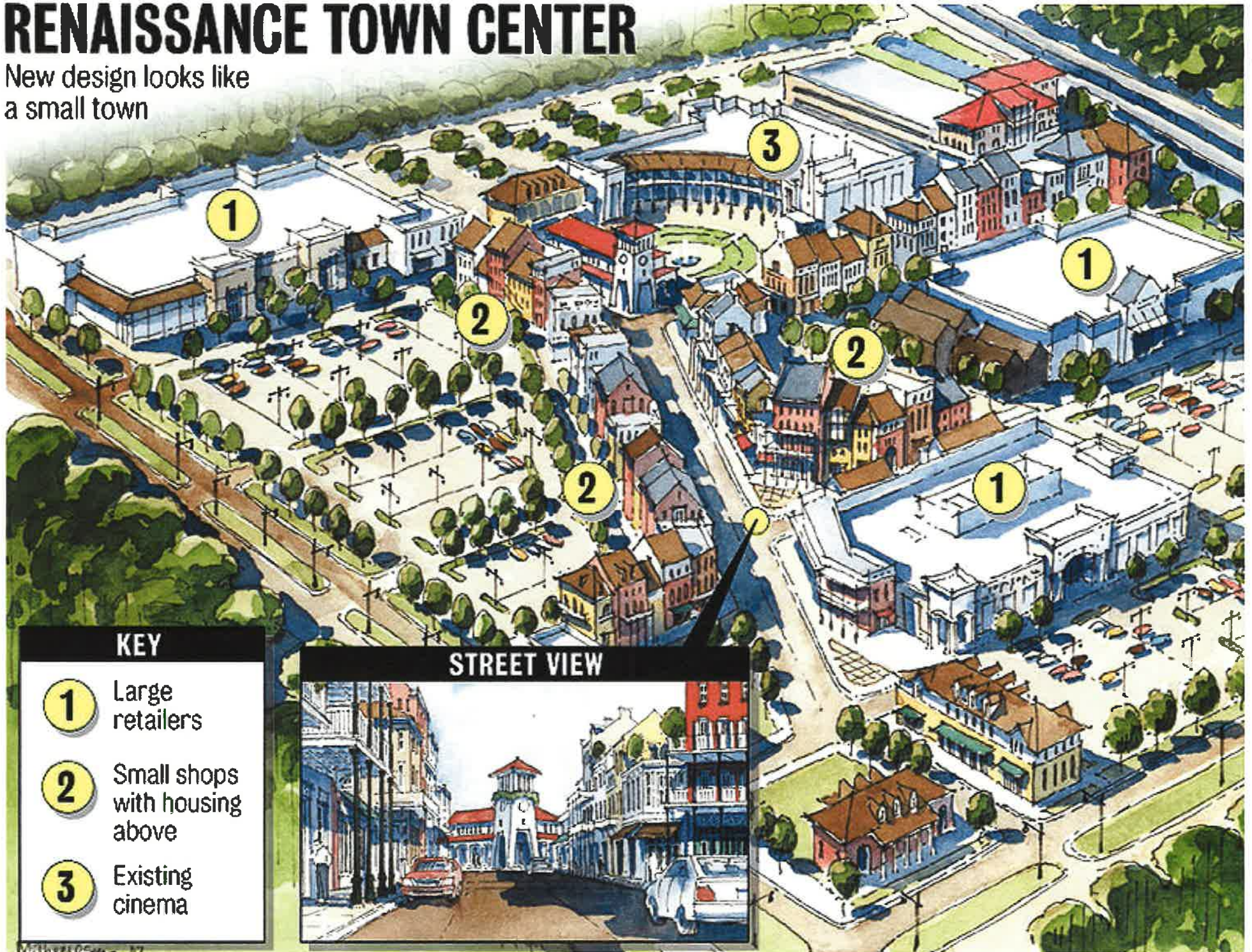
ALL COMMENTS ARE SUBJECT TO THESE [TERMS OF USE](#)



CONCEPT BY DAVID HOOK

RENAISSANCE TOWN CENTER

New design looks like a small town



KEY

- 1** Large retailers
- 2** Small shops with housing above
- 3** Existing cinema

STREET VIEW





CONCEPT BY DAVID HOOK



CONCEPT BY DAVID HOOK



1. Plessis-Robinson, France



Photo credit: City of Plessis-Robinson

Plessis-Robinson is a suburban town on the outskirts of Paris (near Versailles) with a history dating back to the 14th century. It has long identified itself as a garden city and a pleasure destination. The very name, Robinson, comes from its early 20th-century small restaurants with music and dancing, set among the trees in the manner of the [Swiss Family Robinson](#). When Mayor Philippe Pemezec was elected in 1989, however, three-quarters of the city's residential stock was dilapidated public housing. Led by Pemezec, the city undertook a comprehensive building program to reclaim its title as an sustainable green city of flowers.

July 9, 2015

Mayor and Councillors
Town of Rothesay
C/O MaryJaneBanks@rothesay.ca

Subject: Proposed Millennium Drive Development

The first thing we want to make clear is we have no objections to the owners of the land on Millennium Drive developing this property but it must be done in compliance with the existing Municipal Plan as well as Rothesay Town bylaw and it cannot cost the taxpayers of Rothesay anything. We are not in favour of this development for a variety of reasons but we will provide details on the most disconcerting ones:

- **Lack of Access to Proposed Development**
 - o The existing development as planned provides inadequate access either from Campbell or Millennium Drive. Presently you take your life in your hands walking on either of these roads due to volume of traffic or the excessive speed. In addition Donlyn Drive, which feeds people to this area from Hampton Road has no sidewalks. We have been told a short section is planned around the top of Donlyn Drive but seeing is believing. For sure sidewalks would need to be provided in the areas of this development and for access routes to it and in addition bike lanes should be incorporated to keep children and seniors safe and promote healthy living. If this land is so valuable it is the least the developer should do.

- **Impact on potable Well Water**
 - o This area of Rothesay is serviced by individual wells for the most part and being we have been here for almost 35 years we can state from experience there has never been any issues with well quality or quantity. There is no information provided on the possible impact but the area proposed for development is a holding area for a large quantity of water and it for sure makes its way in to the water table eventually. If this development was to proceed we would request a written guarantee from the Town of Rothesay that if our well begins to deteriorate that it would be the Town of Rothesay's responsibility to provide us with a viable water source at no cost other than yearly charges for usage. The reason why a written guarantee is required is because our existing provincial government has made it clear to seniors that if it is not written down politicians cannot be held to verbal comments made in public.

- **Impact of Ground Water Run Off on Residential Properties in the Area**
 - o This undeveloped area is a significant catch area to pool rain water and release it in a controlled manner. This is a natural process and cannot be duplicated by catch areas and manmade ponds. Once it is destroyed there is no way to rebuild it. The houses adjacent to this development property have experienced ground water issues and flooding of residential properties is known to happen quite frequently. It is not lawful to route rain water off one property to another and the removal of this catch area will make things worse as opposed to better. The infrastructure is not in place to get rid of this amount of water without impacting someone in the lower areas such as Oakville Acers or other similar locations.

- **Developers Phased Approach**
 - o The developer has proposed a phase approach starting with Phase 1 at the far west area of the property and progressing to Phase 3 or even more phases as stated in the information meeting. Phase 1 is very similar to what was proposed for Wal-Mart. This approach will mean Phase 1 may be built to site a large box store but the other phases may never come about. There is nothing in Phase 1 of this development for the residents of Rothesay and area and it is not until later phases when sidewalks get built and green areas. This in my opinion is a way for the developer to be able to site a large box store in the future with little or no infrastructure work and then forget about the rest of the property for many years. I would suggest there should be no phased approach if approval is given to proceed. It should be all or nothing. In addition Phase 1 access would be dreadful with the access being in such close proximity to Kent and Campbell Drive street lights and problem is compounded by no turning lanes or street lights at entry point. Do not get sucked in by the developers phase approach. It is not until Phase 3 that the far west entry point makes some sense.

- **Variance Request from Developer**
 - o The submission already request a very significant variance from the existing plan to allow such a large store to be placed in this area. These restrictions are in existence for a reason and it is the will of the taxpayers and staff. Any variances of this magnitude needs to be well communicated and local polling should be done to get feedback. Variances should not be hid in a development plan.

- **Uncontrolled Access to Development from Wedgewood Drive**
 - o Access to the area is supposed to be from Millennium Drive only but people will make their own access routes resulting in people crossing through backyards on Wedgewood Drive. This area is already a route for people to get to the Superstore and NB Liquor and this will only increase the unwanted traffic across people's property.

In closing, we think this development is ill-conceived and is an attempt to do an end run on the Municipal Plan. This proposal does not comply with what was agreed to for this property and is really trading off more sustainable development for commercial interest. We respectfully request that council do not approve this development and no others in this area until they comply with the Municipal Plan expectations.

Thank you in advance for your time reading our letter.

Regards

Raymond and Elizabeth Baker
1 Royal Lane

From: [REDACTED]
To: [Mary Jane Banks](#)
Subject: Re: letter to be forwarded to members of Rothesay's P.A.C.
Date: July-09-15 10:40:29 AM

Yes, it is basically the same letter with a few words changed as this version was addressed to P.A. C. members.

----- Original Message -----

From: [Mary Jane Banks](#)
To: [REDACTED]
Cc: [Brian White](#)
Sent: Thursday, July 09, 2015 9:40 AM
Subject: RE: letter to be forwarded to members of Rothesay's P.A.C.

Thanks Marilyn.

Is this the same email you sent to Mayor Bishop on June 18th? It appears to be but I wanted to make sure there were no changes.

I will be collecting all comments received, up to July 22. They will be provided to Council at the August 10th Council meeting.

Thanks again and enjoy your day.


Mary Jane

Mary Jane E. Banks, BComm, NACLAA II
Town Clerk - Rothesay
Director of Administrative Services
70 Hampton Road
Rothesay, NB E2E 5L5

MaryJaneBanks@rothesay.ca

p (506)848-6664

f (506)848-6677

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From: Marilyn Isenor [REDACTED]
Sent: July-08-15 7:05 PM
To: Mary Jane Banks
Subject: letter to be forwarded to members of Rothesay's P.A.C.

Dear Members of P.A.C.:

I find myself both mystified and appalled at the looming development planned for the property off Millennium Drive.

First, the sheer size of the overall development is shocking. It dwarfs the previously proposed and rejected plans for the same area several years ago. At that time, a 'zoning'

was required and the final outcome of the weeks of evaluation, meetings and research was a decision by the Rothesay town council that such a development did not fit the needs and lifestyle of the residents and the town would be better served to develop the area as a mix of residential and small business. Now, here we are entertaining the concept of this massive development. What has changed that, now, makes this concept suitable for consideration for our town???

Secondly, I am aware of 30 plus available commercial spaces that are vacant in the business zoned areas of our town at the present time. If there are not businesses enough to fill locations that already exist, what would be the benefit of more commercial space?? It may lead to some existing enterprises re-locating to Millennium Drive, but is that desirable?? What would the ramifications be to our business district?? The town's business area runs along Marr Road and the Old Rothesay Road...What do we want for this area?? Do we want closed, unoccupied spaces and buildings like we see on the front streets of many towns, or do we want a thriving, functioning area serving the residents and flourishing with activity??

I want to live in a residential based community; hence we put down our roots here in Rothesay. I want a community with small businesses serving our needs....businesses like Tim Cochrane's, Sweet, Neela's Kitchen, and MacPhee's Bakery. The list, if completed, is long. It is long because that is what works in our community. As a resident with a vested interest in my neighbourhoods, I have been active promoting walking in support of the Active Transportation Plan for both valley towns. This, I thought, was the kind of community we had our sights on. I do not want 'big box stores' to be our profile, to be what is visible as travellers catch a glimpse of Rothesay from the highway, to be a symbol for who we are and what our values are in this town. Maybe we need to think 'outside the box' and use that Millennium property for things we truly value in our community...families, recreation, parks, children, music...less asphalt, less traffic, less big business, less 'following the crowd'.

Last of all, if this development is what some members of our municipal government really want for Rothesay, then at the very least, they need to support the process. We need to go through, once again, a re-zoning process to take that invaluable long look at where we are headed. We need a re-zoning process, because what I see on 'the glossy plan' where holding ponds look like scenic ponds, is not what the intent was for that property at the end of the process in 2009.

In addition, I would ask you to carry out due diligence in this matter and not simply make your decision on the sole advice of the paid staff, as this judgment will profoundly affect the future of our town and the quality of life of its residents.

Stressed once again,

Marilyn Isenor



----- Original Message -----

From: [Mary Jane Banks](#)

To: [REDACTED]; [Rothesay Info](#)

Sent: Wednesday, July 08, 2015 4:46 PM

Subject: Re: contact info for P.A.C. members

Hi Marilyn.

Correspondence for Committee members (or Council members) can be forwarded to my attention.

Thanks and enjoy your evening.

Mary Jane Banks, BComm

Town Clerk

Director of Administrative Services

Any correspondence with employees, agents, or elected officials of the town of Rothesay may be subject to disclosure under the provisions of the Right to Information and Protection of Privacy Act, S.N.B. 2009, c. R-10.6.

From: Marilyn Isenor

Sent: Wednesday, July 8, 2015 4:41 PM

To: Rothesay Info

Subject: contact info for P.A.C. members

To Rothesay office staff:

I am looking for the contact information needed to send email letters to Planning Advisory Committee members. How do I go about accessing that information or how do I have a letter forwarded to them through the town office?

Thank you for your assistance,

Marilyn Isenor

(Rothesay resident)



July 10, 2015

Town of Rothesay
70 Hampton Road
Rothesay, NB
E2E 5L5

Attention: Mayor, Council, Town Manager and Staff

The consensus of the Saint John Region Chamber of Commerce in regards to the proposed development initiative for Millennium Drive is to support this new development. We view this as a positive contribution to a vibrant business community.

A multi-functional retail space would be an important addition to the business area and could also serve to attract further investments.

In discussions with people who live in the area, one key item for the acceptability of the project is the 50 foot tree buffer between the development and the residential areas.

As you are collecting information from the public on this matter, we would like you to count this as a letter of support for the new development.

Best regards,

Grant Kimball
Chair
Saint John Region Chamber of Commerce

Jennifer Higgins
Vice Chair – Kennebecasis Valley Region
Saint John Region Chamber of Commerce

July10/2015

Allan and Irene MacDougall

28 Amberdale Drive

Rothesay, N.B. E2E3P4



Dear Mr B. Bishop,

We are writing this letter as a concerned citizen of Rothesay regarding the proposed development for Millennium Drive. We have been residents of 28 Amberdale Drive for 33 years, building this house as our first home. We raised two children and one of us worked in the community of Rothesay in the retail business. At the time did we think we would stay here for thirty three years? Probably not, but we soon realized we had an area few have and appreciated this. It is not a transient neighbourhood, most of have raised children and are getting into our retirement years. We have beautiful mature trees and we all take pride in our homes and land. I say "homes" not houses, there is a difference! At times when we thought about moving from Rothesay we always found more reasons to stay than leave, the main reason being the community that we live in, "the small town feeling." A few years ago when we thought the "big box store" would be built we were devastated and seriously looked at leaving but it always came back to loving our community of Rothesay. We made the decision to stay and update our home for our needs as soon to be retirees, on the basis of the information we were given at this time. That is the area would not be zoned for this. In fact originally we were told that homes would be built in this area and some residents had considered purchasing the lot behind their homes on Wedgewood Drive. We were told there would be ample green space.

We realize that a few years later this land was rezoned Millennium Park Zone and appreciate the reason for this but how many variances constitute a rezoning? We attended the CPAC meeting on and meeting on June 22/2015 and our understanding is that there will have to be many variances. Frankly many of our questions were not answered appropriately and we felt the appropriate research had not been completed. This a substantial material difference and we feel the town of Rothesay should "stick with the original plan."

What about our water? Most of us are on wells. Everyone has the basic right to clean accessible water. The Carpenter Pond Watershed runs through this area. Has anyone

completed a professional assessment? How is a development with all these stores, strip malls and 2700 parking spaces going to affect the water table. What environmental impact studies have been completed?

Increased traffic will increase issues with emergency response times. Yes we will require more police and firemen and equipment. More people into our area will increase the crime rates. We had issues with strangers cutting through our property and car and home break in's when Campbell Drive was built. What will happen now? Vandalism is inevitable.

Has the traffic flow been studied? This includes the impact of the intersections of Campbell and Millennium Drives, increased volumes of traffic on the Pettingale Drive and Donlyn drive.

What about noise and light pollution? We know when our home was built it clearly showed on our plans that there would be a road built behind our property. Were we upset when this happened? Yes, but we knew about this when we built the house and still chose to live here. What were we told about the property we are discussing? That it would be an extension to Sunset Acres with homes on it. Now we are looking at big box stores! This is why we are frustrated and upset. We will now have bright lights, refrigeration trucks running all night, trucks using airbrakes, plows clearing 2700 parking spaces etc.

We have many small businesses in Rothesay. What will happen to them? Take a drive down the Hampton Highway and look at the empty buildings already there. We can only imagine what this will look like. We know many are struggling with this economy. Just recently large chain stores and restaurants in Saint John have closed. What makes you think we can sustain this development? Are the short term gains enough to balance the long term issues?

This land ended up being rezoned Millennium Park not general commercial. We say again. How many variances constitute a rezoning?

How can Rothesay advocate and advertise on their web site "our beautiful town is located just 15 minutes from Saint John offering access to city amenities while still maintaining the small town feeling"? I know we are not in the "older" part of Rothesay but we are still part of the town of Rothesay and deserve to be treated as such. This is not just a "not in my backyard" issue. It is a town of Rothesay issue.

We chose to stay in our home and invest money into this and our property, knowing we would be here until we could no longer keep up with a house and property. This is probably the situation of most of the home owners here. Most of us cannot afford a "summer place" or a place south for the winter.

One of us has MS and our neighbour/friends are also dealing with this. Others are dealing with chronic diseases. Life is a struggle every day. What will this do to them? Stress is not a good thing for them or for that matter not good for most of us. Currently our stress level has increased dramatically. Not everyone has the financial capability to take a loss on their homes, let alone purchase another home at this stage of our lives, and yes there will be a loss financially. Most of us have invested in our homes so we have a safe, comfortable and relaxing place to live. That did not include living beside big box stores and larger mall etc. If we wanted that type of living we would have stayed in east Saint John.

We know something will have to go there, but again we say "stick to the plan" Big box stores and many large retail outlets was not part of the plan! We had to adapt to some noise from traffic on Campbell Drive, dust from the road, sirens etc. but again that was the choice we made with the information we had when we built here. The major adaption this would take, let alone the very serious issue with our water and health is not one we can adapt to.

We find it interesting that this council was approached at this time of year. Most of look forward to some type of summer holiday/relaxation. Writing this letter is not relaxing. This is not something we do every day but as you may realize we feel very strongly against the proposed developments. Let's face it. The developers are in it for the money. We are sure this land has been a thorn in their sides.

We could write about other concerns and issues but we realize your time is valuable. Please put yourself in our shoes and consider how you would feel and what your concerns would be. This is a town of Rothesay issue, not just our issue.

Thank-you very much for taking the time to read and consider our concerns.

Sincerely,

Gene MacDougal

Allan MacDougal

Don Shea

32 Wedgewood Drive
Rothesay, NB
E2E 3P7

July 11, 2015

Mayor & Councillors
Town of Rothesay
70 Hampton Road
Rothesay, New Brunswick
E2E 2L5

Re: **Proposed Development on Millennium Drive**

The proposed commercial development of 56.4 acres on Millennium Drive, as presented at the recent public meeting, falls short of preserving the quality of life that residents have enjoyed for decades in the abutting residential neighborhood. The Municipal Plan, dated February 25, 2010, would appear to have been wholly disregarded in favor of commercial development. As such, to sacrifice the established neighborhood character is totally unacceptable. The developer's perception of what Rothesay needs is, in my opinion, wide of the mark. My lifestyle and that of my neighbors matters! Do not unravel the fabric of what is currently a stable community.

The proposed development suggests a complete transition (with a 10 – 20 year rollout) from a desirable residential community to a business district driven by profit.

In talking with stakeholders, reviewing current and past documents, and having attended the recent public forum, there are many reasons why moving forward with this development would be wrong.

Using the Rothesay's website, along with the current and past Municipal Plans, permit me to abbreviate why the proposed development is wrong.

Town Website:

Rothesay is situated in the Kennebecasis Valley, a quick 15 minute drive east from the City of Saint John. The Town of approximately 11,947 (2011 census) is one of the most attractive living environments in Atlantic Canada and seeks to provide exemplary levels of service to its citizens. It is a quiet suburban community that has something to offer children and adults of all ages. Our residents enjoy local park areas, beach sites, wharves, hiking trails and several playground areas for children, in addition to a thriving commercial district.¹

Municipal Plan:

"The Municipal Plan is the overriding guidance document in the Town and establishes the policy framework for development in Rothesay."

Using the Town's own words:

- Residents are not just a 15 minute drive to Saint John but a **quick** 15 minute drive.
- The town offers one of the "most attractive living environments in Atlantic Canada." I couldn't agree more and strongly feel it should remain so – not just for residents living in close proximity to the proposed development but for all residents.
- Yes, residents have a "thriving commercial district" – we do not need another to compete with what we already have.

According to the Municipal Plan, we already have a roadmap which, if followed, creates value for residents, the town, habitat, wildlife, visitors and landowners. Using the principles of sustained development² we must, collectively, ensure Rothesay has a connected "green" infrastructure.

¹ <http://www.rothesay.ca/our-community/>

² Municipal Plan, Section 2

Municipal Plan: (Section 2)

" ... and in the area along Millennium Drive there will be the opportunity also to develop higher density housing as part of an integrated development area."

Previous Municipal Plan: (Section 2)

Municipal Plan: (Section 2)

"In summary, Rothesay will remain a residential community interspersed with substantial natural areas ..."

Municipal Plan: (Section 3)

"Rothesay has a strong connection to its natural environment adjacent to the Kennebecasis River. The community is heavily treed with a variety of relief creating an attractive setting for residential land uses. Rothesay residents perceive the environment as important to the community and worth enhancing and protecting."

The proposed development makes no reference to integrated development or housing specifically.

In the previous Municipal Plan, the Town emphasized it was not interested in competing aggressively for most types of non-residential development with the other municipalities in the region.

Emphasis on the residential character of the town with its canopy of trees and rural setting. A 56.4 acre development with its impermeable surfaces will not retain the current sense of a rural setting.

Rothesay's emphasis on the environment is noted throughout the Municipal Plan. One of the general goals of Section 3 is "to sustain, or where possible to enhance, the quality of the environment within Rothesay related to development and human activity." One has to ask how covering nearly 56.4 acres of natural habitat with impervious surfaces will "enhance and protect the environment."

Municipal Plan: (Section 3)

Although building structures or using land for various purposes influences the environment of the community, one of the most dramatic and sudden changes can be the removal of vegetation and altering the surface of the land itself. Levelling, grading, filling, cutting or making other changes to the surface of land may affect adjacent property by creating or redirecting run-off, eliminating privacy, modifying views, changing water tables and altering natural systems. Such actions affect neighbouring public and private land in many other ways, some of which are not apparent until after the action has taken place. Similarly cutting down trees may reduce shade, alter the microclimate, lead to erosion and reduce wildlife habitat.

In many instances these changes are, for all practical purposes, irreversible and may lead to considerable disruption, expense and protracted discussion while mitigating measures are evaluated. Such activities create uncertainty amongst neighbouring property owners and may augur poor quality or costly development practices, often leading to public infrastructure that is costly to operate and maintain. Accordingly there are policies set out in this Plan and the Zoning and Subdivision By-laws to regulate the clearing and grading of lands in various zones.

This section of the Municipal Plan speaks volumes as to why large-scale commercial developments should not be within the boundaries of Rothesay. Should this development move forward, the changes to the environment will be permanent.

Previous Municipal Plan: (Section 3.2.3)

Council shall encourage the preservation and protection of trees and vegetation in approval of development.

Municipal Plan: (Section 5.9.1 (f))

Commercial, institutional, industrial and multi-unit residential properties shall be designed to meet the performance-based goals for stormwater quality and peak surface runoff rates...

Previous Municipal Plan: (Section 5)

Rothesay is primarily a residential community with the majority of its residents working in and obtaining commercial services from the City of Saint John. Though there has been a gradual trend towards more commercial services in the Vally, Rothesay will remain a predominantly residential community.

The proposal, with the exception of a small buffer³, neither preserves nor protects existing vegetation.

The public presentation made little mention of stormwater control. One cannot alter 56 acres with water-resistant surfaces and not expect to impact the environment adversely.

Throughout this Municipal Plan reference is made repeatedly to the fact Rothesay is a residential community.

Thus, it states, the “protection of existing neighborhoods is a key tenet of this plan.”

³ 20^m is too small of a buffer, particularly when we are talking of incorporating walking trails therein.

Previous Municipal Plan: (General Commercial)

Commercial development in Rothesay is intended to be supportive of the primary land use - residential

In Section 8.2, one finds:

The Hampton Road from Scott Avenue east to the mall at Landing Court in Quispamsis forms the commercial centre of the Valley.

Further, it states:-

The plan sets out that the portion of this Hampton Road area that is in Rothesay will remain as the primary commercial area serving the Valley.

One of the goals associated with Section 8.2 is the protection of abutting areas from negative impacts of commercial development. My question is: **How can you guarantee such protection when one cannot be certain as to what the negative impacts will be?**

Previous Municipal Plan: (Business Park)

Development along Millennium Drive is intended to be sensitive to the nearby residential neighborhoods ...

Again, emphasis on protecting the residential nature so characteristic of Rothesay.

In the policy section (8.3) the plan implies development should result in low volumes of traffic. Developing 56 acres commercially will not result in low volumes of traffic.

Rothesay residents have supported the Municipal Plan and it would appear large-scale development is incongruent with the residential nature of the town.

In considering this proposal to develop 56 acres on Millennium Drive, I would respectfully ask that one remember that Rothesay ...

- 1) ... is predominantly a residential community,
- 2) ... wishes to preserve its rural character,
- 3) ... doesn't wish to compete for most types of non-residential development,
- 4) ... is but a quick 15 minute drive to Saint John,
- 5) ... currently has a commercial centre – one that should not be adversely affected by development elsewhere in the town, and
- 6) ... believes that protecting existing neighborhoods is a key tenet of its plan.

In closing, I would ask that you not permit such a large scale commercial development on Millennium Drive.

Sincerely,

Don Shea

6 Royal Lane
Rothesay, NB E2E 3R3
July 18, 2015

Mayor Bishop and Council
Town of Rothesay, NB

Dear Mr. Bishop and Council,

We are writing to express our concern about the proposal for a large scale commercial development on Millennium Drive. Our family built a house in this area of Rothesay for its relative serenity. We have always known that the area now developed as Millennium Drive would some day house small businesses, offices and a walking trail. But we never expected big box stores to be in our immediate neighbourhood.

We have some serious concerns regarding this rezoning:

- the safety of our well water.
- the sustainability of our well
- increased traffic on our suburban streets
- increased noise from traffic and delivery trucks
- increased light at night (we already have a reduced night sky from Kent and Superstore lighting)
- the impact big box stores will have on small businesses in our area
- the disruption to our serene neighbourhood of probably 15-20 years for this proposal
- the proposed buffer is totally inadequate

In addition to the above, we have a lifetime investment in our home and we feel that this investment will be severely diminished by this proposal.

We ask you to deny this large scale commercial development and adhere to the original plan for our area.

Sincerely,

Janet and Claudio Krickler
6 Royal Lane

William J. Bishop

Mayor

Town of Rothesay

Re: Millennium Drive Development Proposal (“Proposal”)

Your Worship:

We have lived in the Town of Rothesay (“Town”) for approximately 35 years. We have listened with interest to the comments/views of many related to the captioned project, including those expressed by residents and Council Members at the June 22, 2015 Presentation at the Bill McGuire Memorial Centre.

Our concerns with this Project mirror those expressed by several Council Members and many resident speakers at the Public Presentation. They include concerns over well water, including water run-off from the proposed site, property values in areas adjacent to the site, light and noise pollution, along with changing traffic patterns a project of this magnitude will create. None of these concerns were addressed sufficiently by the Developer’s representatives as to provide any comfort level for residents.

While we can certainly appreciate the landowners wanting to obtain the several variances to the Municipal Plan necessary in order to maximize their return on the subject property, we do not see this Proposal as fitting the Town’s Municipal Plan for this area in any shape or form.

Yours Truly,

Mary Childs

Brian Childs

To Rothesay Mayor and Council,

My name is Clint MacGorman. I am a resident of Wedgewood Drive.

I am writing this letter because of my concerns with the proposed development of the properties on Millennium drive abutting my property. First I wish to state that my family was pleased with the towns rezoning efforts of 2008. However, recent events have suggested vast changes to this agreement. In my opinion the proposed development is not necessary for Rothesay and will have a number of negative impacts on not only the neighbourhood but also the socio-economic vitality of greater Saint John as a whole.

To build such a vast complex over as much as a twenty year period without any registered tenants seems absurd in this economy. There are already a number of shuttered spaces in the Valley as well as Saint John.

Even if tenants were found, the only result is less economic benefit to local retailers and the Saint John retail economy. Saint John is already competing with Moncton for retail business. It would truly be an insult to Saint John to force it to compete with another retail complex closer to the city's border.

Having heard the feedback of Rothesay Council at the Public Hearing at the Bill McGuire Center on June 21st, I feel that Council shares some of my concerns. The many valid concerns raised by council echoed many of those by local residents and some not directly affected by this monstrous and entirely unnecessary development. "If You Build It, They Will Come" only works in Hollywood movies.

Hopefully as this process moves forward it shall be seen as the White Elephant it truly is. My hope is that the request for the proposed development is denied so there is no further erosion to our way of life in a rural setting.

Regards

Clint MacGorman

6 Wedgewood Drive

Rothesay, N.B.

To Rothesay Mayor and Council,

My name is Patricia McGarity. I am a resident of Wedgewood Drive.

I am writing to voice my concerns about the proposed development of Millennium Park. I for one felt that Mayor and Council were very fair in ensuring that the 2008 development plan for Millennium Park was sensitive to the concerns of the residents of Wedgewood Drive. The recent developer's proposal does not even consider the Town's vision for this land as laid out in the 2008 municipal plan. From my perspective the only driver behind the proposed development is greed. There clearly was no consideration given to the residents of Rothesay or the Council whom created the 2008 Municipal Plan for Millennium Park.

I live at 6 Wedgewood Drive, which is directly behind the proposed "Foundation" Complex. I have the same concerns today as I did back in 2005 when there was a proposal to develop a big box store adjacent to my property. Obviously I am concerned about the construction noise, excess lighting, loss of value in my home and backup noise from trucks arriving all hours of the day. One of my biggest concerns is the potential loss of my well. Back in 2005 the well issue was investigated and I believe the number of home owners at risk of losing their well at that time was seven and I was one of those home owners.

Not that I see any benefit to the proposed development but if by some chance it gets approved the buffer zone should be larger. If the developer is unwilling to create high density residential properties adjacent to Wedgwood Drive perhaps the buffer zone should be increased to account for that.

If these proposal goes forward I would expect there is a good chance that Sobeys and Shopper's Drugmart would move to Millennium Park leaving more vacant property on the Hampton road. The proposal looks like a smaller scale version of the East Point Shopping center in East Saint John. With plans in place to make East Point the largest shopping center in New Brunswick within the next five to ten years, I see no benefit to create more retail competition for Saint John which is already struggling to keep retail stores open.

Another valid consideration is the growing number of people who do the majority of their shopping online. Amazon is already posing a real threat to the survival of

retail giant Sears. If the land is developed what will it look like in thirty to forty years from now? How many of the buildings will stand empty?

Our neighbourhood is a beautiful place to live. Many of us have been here 20 years or more. Some people have lived here more than 30 years. It is quite lovely with large mature trees on all the properties. My husband and I bought our home in 1994 and we have never had a desire to live anywhere else. We have made many upgrades to our home over the years not wanting to leave this community and the place we call home.

If the proposal is accepted and this pristine area is cleared there is no turning back.

It is my hope that Mayor and Council stay true to the 2008 vision of Millennium Park and veto the developer's proposal.

Regards

Patricia McGarity

6 Wedgewood Drive

Rothesay, N.B.

From: [REDACTED]
To: [Rothesay Info](#)
Subject: Proposed Millennium Drive Development
Date: July-19-15 1:38:48 PM

Att. – Mary Jane Banks;

We are writing to inform Rothesay Council and PAC of our disapproval for the new Proposed Millennium Drive Development.

We were very disappointed to hear during the May 4th, 2015 PAC meeting where Mr. Brain White informed the audience that this proposal was considered a Variance to the current Municipal Plan.

As residents of 15 Dunrobin Street, we have lived at this address since 1981 and were involved with the failed 2005 proposal on these properties.

Rothesay Council and the Rothesay residents expended great time and effort to establish an updated Municipal Plan for the Millennium Park properties and as a bordering resident, we support this plan. Prior to approving the updated Municipal Plan, the Council of the day were provided a presentation for the intend of the Millennium Park context. Based on this information, this proposal fails to meet the conditions of the present Municipal Plan and we believe that the new Proposed Millennium Drive Development requires a Re-zone Application.

This new proposal fails to meet several goal and policy requirement:

- 1) the proposed 20 meter buffer zone against the Wedgewood residents will create major negative effects with increased noise, light pollution, night transport traffic, etc.
- 2) green space and walking trails are omitted from the present proposal
- 3) the presented plan is only a dream, the developer does not have any tenants; how does the Town manage conceptual Development Agreements
- 4) the majority of the conceptual buildings are larger than the current sizing as stated within the Municipal Plan
- 5) the proposal failed to meet the Municipal Plan and should not be considered by Council

The present real estate activity within the the residential area adjacent to and bordering the new development have been very active. There are more homes for sale than in the past; homes have been on the market for longer periods of time, are listed and selling well below assessed values. This trend has been more noted with the announcement of the recent proposed development. One has to wonder what will happen should the development be approved.

Lastly, we have grave concern for the water table and our domestic well water supply should this proposal be approved. During the 2005 application, the large box store firm performed

an assessment on the associated risk and effects of the water table and residential well water supplies. This report indicated that there was a high risk for some adjacent homes in losing their domestic well water supplies and a risk for several other homes to have a reduced supply as a result of eliminating the water table supply from the proposed property.

We are respectfully requesting Rothesay Council to "Stick With The Municipal Plan" and reject this new Proposed Millennium Drive Proposal.

Regards;

Patti and Talbot Tozer
15 Dunrobin Street
Rothesay, NB E2E 3P5

[REDACTED]
[REDACTED]

John and Barb Williams

2 Wedgewood Drive

Rothesay, NB

July 19/2015

Dear Mayor and Council

I am writing today to express my opposition to the current development proposal for the property that fronts on Campbell Drive and Millennium Drive and abuts the rear of residential properties of Wedgewood Drive and Donlyn Drive.

The proposal as presented by the owners of the properties on June 22/2015 is incomplete at best. With no tenants or developers on board at this point the actual development could bear little or no resemblance to what is on the table.

Consideration must be given to the effect on wells which provide drinking water to most of the existing homes. Paving 56 acres adjacent to more than 100 drilled wells has to have an effect.

In 1999 my wife and I were considering a substantial investment in our home. At the time I approached the town development officer and was provided with a subdivision plan showing single family residential development continuing past Wedgewood Drive to the south through to within 440' of Millennium Drive, an additional 68 building lots. The remaining 19.4 acres, being 440' deep at the deepest point, was to be developed commercially. I believe this was the "deal" mentioned during the June 2015 presentation, where the owner gave the town property on which to build Millennium Drive and mayor and council of the day agreed to zone the adjacent property commercial. With this in hand we completed our upgrades in 2000.

If a development such as the current proposal were to proceed I feel the chances of our recovering that investment would be slim at best.

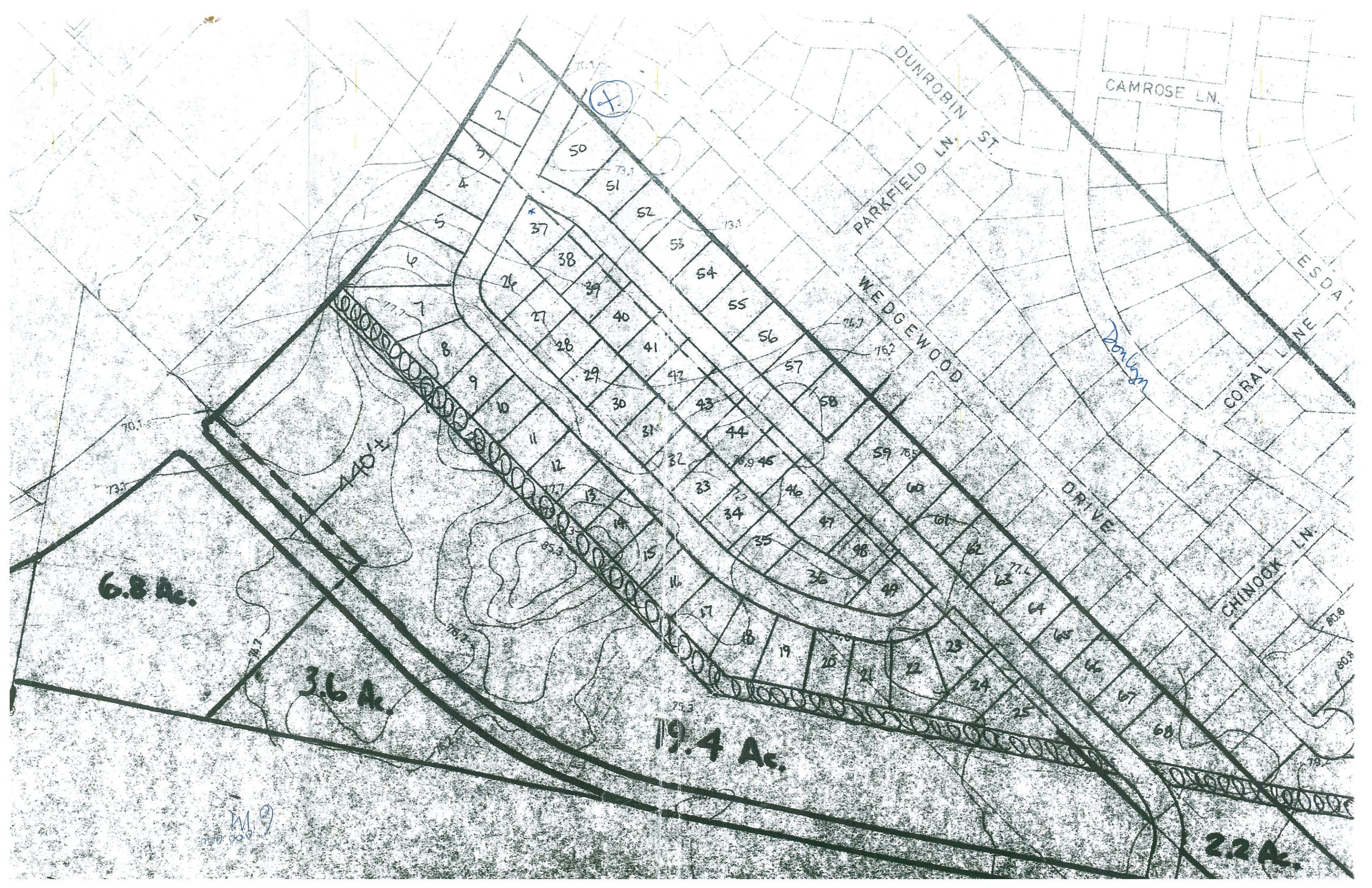
It is important for the current town council to understand that one of the property owners involved in this proposal was the owner/ developer of the subdivision that includes Wedgewood Drive and most of Donlyn Drive.

I believe council would be assuming a huge risk, and passing this risk on to current residents, if they were to allow this proposal to proceed.

Rothesay is a great place to live. Let's keep it that way! Please reject the current Millennium Drive Proposal

Respectfully yours

John and Barb Williams



DUNROBIN ST.

CAMROSE LN.

PARKFIELD LN.

WEDGEWOOD DRIVE

CORAL LN.

CHINOOK LN.

6.8 Ac.

3.6 Ac.

19.4 Ac.

2.2 Ac.

X

M. J.

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July 20, 2015

Town of Rothesay,
Staff Members and Council Members

Attn: Mary Jane Banks

Re: Millennium Drive Development Proposal

My husband and I have been residents of 18 Wedgewood Drive in Rothesay since November 1986, and our property backs onto the development which is being proposed for Millennium Drive. This has been a wonderful neighbourhood in which to raise our son, and we have valued being adjacent to the natural setting for all the years we have lived on Wedgewood. When we first moved to this area, it had been our understanding that the area behind our home was zoned residential, and that there would eventually be homes in behind us. As it turned out, that has never happened, but we certainly never envisaged what is currently being proposed for that area.

Our decision to live in the greater Kennebecasis Valley area, as opposed to in Saint John was that we preferred to live in an area which was primarily residential, but which was also close enough to the city for an easy commute, and also for any major shopping needs. We are quite satisfied with the selection of stores which are currently found in Rothesay and area – i.e. necessities such as groceries and drug store items are readily available within the community.

When the big-box proposal was suggested a few years back, we joined with many others in Rothesay in our opinion that this type of large-scale development was not in keeping with the primarily residential nature of the community. Following public input into what type of proposal would best suit Millennium Drive, and deliberation by the town, a presentation was made to Rothesay residents in late 2008, which became the basis for our current **Municipal Plan of 2010**. The conceptual drawing for that block of land envisaged an **integrated** development, comprised of medium or higher density residential, park space, and commercial development on a much smaller scale than what is being proposed now. It seems totally at odds with the current business proposal for Millennium Park, which is totally commercial, and much of it “big-box”.

We attended the June 22nd meeting at which the proposal was outlined for the town, and some of the areas of concern for us, as residents of this street are the following:

Size – the largest of the buildings far exceeds the maximum size under the by-laws, and it, and the proposed 4-storey hotel are sitting right next to the buffer zone between it and the properties along the south side of Wedgewood. Our understanding was that the largest building we could expect next to our properties would be medium-density residential (up to 10-unit buildings). When size comparisons are made to other commercial buildings in East Saint John and Rothesay, it would appear that this is envisaged by the developers as a major shopping area – not in keeping with the “mainly residential character” of the town as stated in the town’s Municipal Plan.

Traffic – With a commercial development of that size being proposed, one can expect a huge increase in traffic along Millennium Drive and Campbell Drive, and for a greater number of hours per day if it entails businesses with extended business hours. At the present time, a significant amount of traffic makes its way down Donlyn Drive to access the Old Hampton Highway – I can only imagine how many more vehicles will choose that route once the traffic gets backed up at the intersection of Millennium and Campbell. A great percentage of people who use Campbell Drive at present are residents of Quispamsis who access their homes by Pettingill Road – if traffic backups cause this route to be less attractive, I believe it will increase the traffic which takes other routes through central Rothesay to get to their homes. Much of this congestion around Millennium Park would be caused by vehicles of people who live beyond Rothesay – should we aim to set ourselves up as their shopping destination in favour of their travelling to Saint John? Back when the “collector road” was built, it was hailed as the wonderful solution for residents of our area to more readily access the MacKay highway to Saint John – as opposed to the option of the Old Hampton Road. If traffic on Millennium becomes too heavy, I suspect many working folks will opt to take the old road into the city.

Noise and Light Pollution – even with the large stand of trees which covers the Millennium Park area at present, our street gets lots of noise from the highway, and also lighting from the other big-box stores which are on Campbell/Millennium corner area. I can’t imagine how much more extreme this would be if the large-scale commercial development goes forward.

Property Values - We feel that property values of homes on Wedgewood Drive would go down as a result of being beside this large-scale development. The argument was made that homes in Chappel Hill were not unduly affected by being located next to the Superstore, but we don’t feel those parallels can be drawn. Chappel Hill residents bought their property, knowing they were next to commercial development, unlike the majority of homeowners on Wedgewood Drive. In our opinion, more home buyers would choose a residence which was not next to such a large-scale commercial development.

Security – Has the developer and the town evaluated the impact of this project on the security of residents living in the area abutting the development? Adding a development of that size would undoubtedly result in additional demands on our police department, the costs of which will have to be borne by all the residents of Rothesay and Quispamsis. On a personal note – we had our home broken into in the mid-90's, and the property was accessed through the woods behind us, even with the many acres of woods which are currently found there. On this current proposal, we can see in excess of 200 parking spots adjacent to the buffer of woods which is directly behind our home. Not only will we feel a loss of privacy in our back yard, but we will also feel less secure than we do at present.

Well water and ground water - Being someone who is interested in nature photography, I often have taken walks with camera in hand, in the wooded area which makes up Millennium Park. Much of the land is boggy, and I am certain that is why most of it is designated as part of the Carpenter Pond watershed. There is no doubt in my mind that such a large-scale development will have a direct effect on well water for Wedgewood Drive and area residents – both its quality and its availability. I would define that area as a natural wetland, and it has provided us with top-notch well water, which in this day and age is something of inestimable value. **The extent to which it also helps to replenish Carpenter Pond water by means of underground streams, I have no idea, but I assume its inclusion as part of the watershed is not solely based on surface water runoff.** I note in the Municipal Plan the importance being placed on protection of the watershed, and on protection of the quality of the ground water. How such a large development would be able to guarantee no groundwater contamination is hard to imagine.

Impact on Current businesses – There are already quite a number of vacant businesses in the commercial districts of the town. If such a large development were to proceed, it would adversely affect more of them. The town has undertaken enhancements of the Old Hampton Road to make it more attractive and accessible – would it have been in vain?

In summation, we feel that the developers' proposal is not in keeping with the 2010 Municipal Plan. It is NOT an integrated development, and the size of the larger buildings represent not just a variance, but a material change to what is outlined in the Plan. We have appreciated the opportunity to live in this residential community, as opposed to living in the city. However, if such a development goes forward we know it will definitely change *our* living environment, as well as change many of the aspects of life in this community for many of its residents – and not for the better, unfortunately.

Yours truly,

Doug and Marilyn Benjamin
18 Wedgewood Drive
Rothesay, N. B.

July 20, 2015

Mayor Bill Bishop
Rothesay Town Hall
70 Hampton Road
Rothesay, NB
E2E 5L5

Re: Millennium Park Development Proposal

Dear Mayor Bishop:

We are writing with respect to the Millennium Park Development project as proposed by Mr. Pat Shea, involving land owned by Scott Brothers Ltd, and Sandra J. Shea. On June 22, 2015, the Developer presented its Plan to build 15 commercial buildings totalling approximately 490,000 sq ft of space, including three restaurants, one hotel, and twelve large retail stores. We have significant concerns with this proposal, as outlined in the following:

1. The proposal does not support the Town culture as noted by the Rothesay website: *Rothesay "... is one of the most attractive living environments in Atlantic Canada and seeks to provide exemplary levels of service to its citizens. It is a quiet suburban community that has something to offer children and adults of all ages. Our residents enjoy local park areas, beach sites, wharves, hiking trails and several playground areas for children"*. The 56 acres of commercial development, including 27 acres of paved area, is hardly a quiet, attractive location. The three blue ponds indicated in the Development Plan are actually detention ponds for water run-off, and hiking trails have been replaced with sidewalks. Child friendly areas are noticeably absent. With this size of commercial development comes land, noise, and light pollution; and the huge numbers of people that it will attract from locations outside of Rothesay will result in high traffic volumes. These are certainly not indicative of a quiet, suburban community.
2. The Rothesay website also references a thriving commercial district, which would be the areas in the vicinity of the Marr Road and Campbell Drive, and along the Hampton Road. At this time, there are approximately 25 vacant retail spaces in these areas. There is certainly sufficient space for other retailers to open businesses. In addition, the opening of large box stores on Millennium Drive will entice consumers to that location, causing potential financial issues for the small, boutique businesses located in the current core

commercial districts; many of which have been operating and supporting the Municipality for a number of years. There are many studies available that prove that local merchants contribute much more to the local economy than large box stores do. On August 15, 2012, the Calgary Herald reported that research determined that *'...44% of the money earned by small businesses is returned to the local economy; large format stores return 14%. Further, small businesses "retain more dollars spent in the community and employ more people per dollar spent." Within a wider context, the type of commercial service small businesses offer are appreciably more comprehensive when they are owner-run.'* The article went on to say that *'small retail businesses return more money to the local economy than that of a big box retailer. In numbers, In addition to direct economic impacts, small business owners are more likely to participate in a community's social fabric.'* The article also stated that the involvement of small business in their communities strengthens community ties. *'Small businesses produce a "sense of place" in a city. They encourage familiarity between neighbours and shop owners to create an experience that is unique to the area.'*¹

3. The size of the proposed development is such that it will compete with the East Saint John commercial region. With Saint John as our anchor city, we should not be competing with it to be the commercial hub of southern New Brunswick. This, we believe, would ultimately lead to amalgamation with Saint John – we would be causing financial issues for the current Saint John merchants, leading to store closures and potentially reduced taxes. Future developments in Saint John would also be negatively impacted. And Rothesay would have a difficult time warding off amalgamation, particularly if the primary argument not to do so is based on cultural differences and our future Rothesay takes on the characteristics of an urban center.

4. The proposed Millennium Park Development requires the use of vehicles to access its services. It is apparent with its investment in the Master Recreation Plan and the Active Transportation Plan that Rothesay is placing emphasis on activities that minimize the use of motorized vehicles and maximize the physical and mental well being of its residents. *"When people walk and cycle, they create desirable neighbourhoods with less traffic, livelier streets and cleaner air."*²

5. The increase in traffic will also be an issue. Residents have already expressed their concerns with Millennium Drive. The Active Transportation Plan states *"The shoulder on Millennium Drive and Campbell Drive is felt by many to be too narrow. Cyclists spoke of near misses or incidents with vehicles due to limited space"* (page 36). While not yet

¹ <http://calgaryherald.com/news/local-news/eroding-cities-one-big-box-at-a-time>

² Rothesay Master Recreation Plan. August, 2009. ADI. page 73.

recognized, it is logical to expect that this development proposal will drive the need for enhancements to Millennium Drive (eg. widening, lighting, sidewalks). The traffic study conducted by the Developer suggests that the one access to be introduced in Phase One of the development is sufficient. This study was based on 2012 numbers that were grown by 1.5% per year. We believe that, to be accurate, a more recent count of the vehicles should have been performed. With the establishment of additional businesses along Millennium Drive, the traffic on the street has grown significantly during the three years since the last count was made. In addition, the study looked only at Millennium Drive and did not concern itself with the impact of traffic on the feeder streets, such as Donlyn Drive. In the 2012 Active Transportation Plan, Table 16 recommended that sidewalks be installed on Donlyn Drive in recognition of how busy the street was at that time. A review of Rothesay's Sidewalk Plan submitted to Council on June 15, 2015, shows that in the period 2015 – 2020 there is no plan on installing sidewalks on Donlyn. This, obviously, is a major safety concern.

6. At the June 22nd Public Presentation, the Developer acknowledged that the completion of the entire construction project may take 15 to 20 years; or it may never be completed. They will not be constructing any building unless a merchant is found to lease the space. So, this proposal by the Developer is a concept only; it is a way to changing the zoning of the property to a totally commercial location, and, by doing so, enhance the property value. How is that right? As a resident, I would be precluded from changing the zoning of my property from residential to commercial in an effort to make more money from selling it. In fact, the Developer has had opportunities to sell land located between Millennium and Campbell Drives. He was approached by Shannex, who wanted to place their retirement series of buildings at that location. The land owner flatly refused to discuss selling property to Shannex. Please note that we were both in the room when the Shannex representative shared this with a group of Rothesay residents.
7. The majority of homes in the area adjacent to the development are serviced by wells. The 56 acres to be developed currently captures huge volumes of water that can then feed the aquifer that supplies these wells. Where are the hydrogeology studies that will determine the impact on the wells in the area? When Walmart presented a proposal ten years ago for a 110,000 sq ft store, a water study determined that there were considerable negative impacts on the wells of nearby homes. Now we are talking 490,000 square feet of development and 11 hectares of pavement. It is only logical to conclude that residents will see a degraded water supply and perhaps none at all.

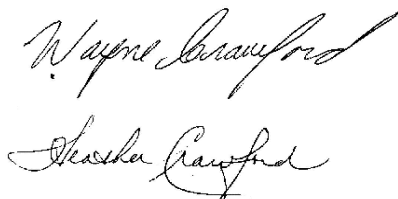
In addition to the above, one of the most significant concerns we have is related to the noncompliance of this Development proposal to the current Millennium Park Zone By-Law. Our specific objections in this area were detailed in the letter (also dated July 20, 2015) sent to Mr. White and the Planning Advisory Council. A copy was provided to you and I am hoping that, in

evaluating this development proposal, you will consider the content of both of our letters on the topic. We also respectfully request that you and Council evaluate the actions of Town Staff relative to this activity. Section 35(2) of the Community Planning Act states *“A development officer may, subject to the terms and conditions that he or she considers fit, permit a reasonable variance from the requirements of a zoning bylaw ... if the development officer is of the opinion that the variance is desirable for the development of a parcel of land or a building or structure and accords with the general intent of the by-law and any plan or statement affecting the development.”* We question the judgement of any person that would see that the variances associated with this development proposal are reasonable, that they are in line with the general intent of the by-law, and that they comply with Rothesay’s Municipal Plan.

Finally, this is the fifth time in ten years that residents have had to address issues surrounding the zoning of the Millennium Park area. The last Municipal Plan modified the Millennium Park zone from a business park focused on the development of professional and technology offices, general and government offices and specialized retail uses, to that of a zone that allows for a mix of commercial, residential and institutional uses. The Millennium Park Zone currently in place respects the rights of the residential community, while recognizing that some element of commercial development is appropriate for the area, all the while ensuring that the need for green space (i.e. landscaped area, walking trails), and high architectural and development standards, are met. Still, the Developer continues to push to move this parcel of land into a large scale commercial zone, which is to the detriment to the residents and Rothesay as a whole. Can you please stand by the Municipal Plan and provide direction to Staff to do the same, allowing the residents of Rothesay to rest easy that the Municipal Plan that we all input into and support is driving Rothesay development.

Thank you.

Sincerely,

The image shows two handwritten signatures in cursive. The top signature is 'Wayne Crawford' and the bottom signature is 'Heather Crawford'. Both are written in black ink.

Wayne and Heather Crawford
68 Donlyn Drive
Rothesay, N.B.
E2E 4X7

July 20, 2015

Members of the Planning Advisory Committee

Brian L. White, Director of Planning and Development Services

Rothesay Town Hall

70 Hampton Road

Rothesay, NB

E2E 5L5

Re: Millennium Park Development Proposal

Mr. White and Members of the Planning Advisory Committee:

We are writing with respect to the Millennium Park Development project as proposed by Mr. Pat Shea, involving land owned by Scott Brothers Ltd, and Sandra J. Shea. Frankly, we are shocked by the handling of this matter by Rothesay Town Staff, as evidenced by the Information Report submitted by Mr. White on May 29th, 2015. Our response to the individual items as referenced by Mr. White in this report are as follows:

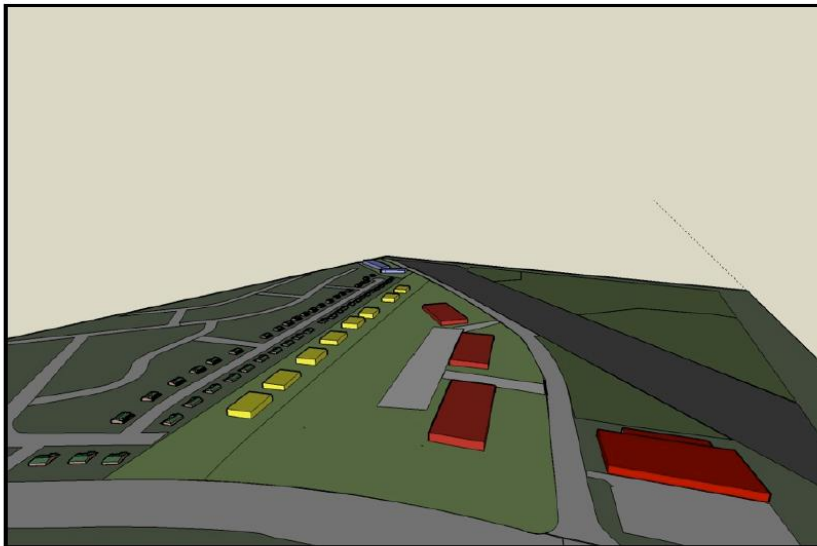
Permitted Uses:

- While the Information Report indicates that the uses identified in the commercial component of the Millennium Park Zone include professional services, personal service establishment and office space, there is no use other than **retail space** indicated within the development plan provided by Mr. Shea. A definition of “retail space” is as follows: *A space you lease for the selling of goods to consumers. When it comes to business, retailers have one overall goal: to sell merchandise.*¹
- In the definition of a “shopping centre” provided in the Information Report, it states that the development should contain multiple units and **does not contain common interior areas**. This means that the largest building (12,510 m²), which also is far removed from any other buildings, does not fall within this definition and, as a result, is a retail store. The maximum floor area for a retail store as specified in the By-Law is 3,000 m². This then means that the variance for this specific building is actually 9,510 m² or 317%. If you are inclined to agree with the argument that all of Phase One is a shopping centre, then the total square footage of the two buildings is 14,883 m² (12,510 + 2,373 m²) and the variance, based on the maximum floor space being 9,000 m², is 5,883 m², or 65.4%. In keeping with this concept, then the five buildings included in Phase Three would also exceed the Shopping Centre maximum by 3,399 m² (2,070 m² + 2,462 m² + 1,507 m² + 3,180 m² + 3,180 m² = 12,399 m² - 9,000 m²) or 37.8%. While the Report suggests that each parcel should be looked at individually, the only subdividing brought forward during the Public Presentation were the three Phases, so it is our belief that it is only these three phases that should be considered, not the parcels.

¹ <http://www.entrepreneur.com/encyclopedia/retail-location>

- With respect to the inclusion of residential and institutional uses in Millennium Park, Section 4.15 of the Zoning By-Law states “This zone allows for commercial, residential and institutional uses in an integrated development area.” If the intent had been for only one type of use, versus a mix of all three, then the wording would have said “This zone allows for commercial, residential or institutional uses.” And the use of the word “integrated” also implies that the intent is for a mix of all three. The definition of integrate is “to form, coordinate, or blend into a functioning or unified whole”.²
- The intent of the Millennium Park Zone in the Municipal Plan is to create a region that, along with the mix of uses, also includes significant green space. The proposal as presented by the Developers shows three ponds and surrounding landscaped regions. The Public Presentation then clarified that these bodies of water are actually dry detention ponds utilized to capture run off from the 11 hectares of paved area. It was also acknowledged by the Developers during the Presentation that these ponds may, in fact, have to be fenced in. Given that the maximum depth of the ponds is 7.5 feet³, it is very probable that safety concerns will require fencing. These ponds, then, cannot be considered green space attractions and should not be taken into consideration as part of the minimum landscape requirement of 30%. As such, the developer is not meeting the zoning requirement in this area.
- The Millennium proposal clearly breaks the development standard within By-Law 4.15, which states “Only moderate density garden homes or town houses shall be developed adjacent to residentially zoned properties.” The following slide is from Rothesay’s Municipal Plan Review Public Presentation on November 26, 2007. The Presentation shared the outcomes from the public review and was the introduction to the Municipal Plan that is currently in place.

Millennium Park Conceptual Model



² <http://www.merriam-webster.com/dictionary/integrate>

³ Millennium Park Commercial Development, Preliminary Design Report, exp Services Inc., May 5, 2015

This slide clearly points to the intent of the Plan to separate the commercial and institutional developments with a series of garden homes or town houses (see yellow buildings). There is no ambiguity with respect to this requirement. The Information Report cited a case (i.e. Lafarge Canada Inc. v. P.A.C. Saint-John, 2002) to support Mr. White's claim that the word "adjacent" actually means "nearby". In fact, this case more than supports our issue in this area - the Assessment and Planning Appeal Board looked at the **intent** of the by-law before making its decision regarding the definition. The Board stated that "the obvious goal of the bylaw to impose a significant space between the PQ Zone" (i.e. Pits and Quarries Zone) "and any residential zone". After understanding the intent of the By-law, the Board then said "It is the opinion of the Board that taken in the context of the goal being to create a comfort zone between the PQ Zone and any residence, to place the meaning of "adjacent" to be synonymous with "beside" or "next to and in contact with" as proposed by the Appellant, would be to remove the teeth and any common sense from the by-law." So, the Board actually made the word less restrictive in its definition and allowed it to mean "nearby" in its effort to support the original intent of the By-law to protect the residential area. In any event, whether the definition of adjacent is "beside" or "nearby", neither situation is reflected in the proposed Millennium Park development proposal and the Development Standards in By-Law 4.15 are clearly not met.

Commercial and Institutional:

- The height of the buildings was not disclosed by the Developer, so how does Mr. White know whether or not they exceed the building height maximum of 12 metres. There is an assumption made by Mr. White that the four storey hotel falls under the height restrictions based on the fact that each floor would be 3m in height. This would imply that the roof line is flat and that there is no height requirement for systems, such as HVAC and/or elevators. Until the specifications regarding these buildings are identified, we would suggest that the reference to "No variance required" is at least presumptuous on Mr. White's behalf, and may even be totally false.

Landscaping:

- As stated previously, once the ponds are no longer part of the landscaped surface, the minimum 30% landscaped area is not being met.
- The Information Report states that the 20m buffer included in the Development Plan meets the 10m buffer requirement specified under the Landscaping section of the By-Law when, in fact, the buffer should be imposed between the town houses or garden homes referred to in the Development Standards and the commercial buildings. Given that the town houses and garden homes are not included in the Development Plan, then this requirement is taken completely out of context.

Pedestrian Connections:

- The Information Report indicates that the sidewalks required on the north side of Millennium Drive can be replaced by the sidewalks to be built in conjunction with the new connecting public road to be constructed by the Developer. What wasn't identified in the Report is that only a

small portion of the new public road will be built during Phase One of the development project with the remainder being built in Phases Two and Three, which could take up to 20 years to complete, leaving a much busier Millennium Drive with no sidewalks at all, creating a safety concern for pedestrians and bikers.

Municipal Plan Review:

- In the six paragraphs describing the Millennium Park Context (Section 8.3.1), Mr. White found three sentences that support the current development proposal. Ignored were the references to adequate green space; the integrated approach guiding the area's development; the intent "not to duplicate or substitute for the types of enterprises found in the other two commercial districts"; the complementary higher density upscale residential developments; and the development of the trail system as described in the Recreation Master Plan (2009).

8.3.2 Goals:

- The Information Report stated that no definition of "integrated development" is presented in the municipal plan. We believe that there is no definition required as the meaning of integrated development is very clear (see previous definition of "integrated").
- Mr. White suggested that the Developer utilize LEED building standards to support sustainable development. In fact, the cost of LEED is significant. Nowhere in the Developer's presentation were LEED standards mentioned, or any similar rating for green buildings. Mr. White does not specify what the commercial and retail needs of the community might be and does not indicate as to how this development is meeting those needs. In fact, looking at the number of parking spaces planned (i.e. 49.5% of all Rothesay households), we believe that the intent of the development is to service households beyond Rothesay's boundaries, extending into Quispamsis, Hampton, and Saint John.
- The explanation the Information Report provides for ensuring that "there are minimal negative effects on the adjacent residential properties" is shocking. If I use Mr. White's definition of "adjacent", it would mean that the effects on properties "nearby" should be considered. This would include Chapel Hill, Wedgewood Drive, Donlyn Drive, Amberdale Drive, and all streets in between. Along with land, light, and noise pollution, potential increase in criminal activities, decrease in potable water supplies, increased traffic, and those disturbances associated with a ten to twenty year large scale construction project, residences will also see negative impacts on home values and a decrease in the residents' ability to enjoy their properties.

8.3.3 Policy:

- The Information Report states that the policies are guides for staff and do not obligate the developer. It is to be assumed that these items will be dealt with appropriately through the Developer's Agreement. Unfortunately, with the way that the proposal has been treated by Rothesay's Planning staff since its beginning, we have no faith that this process will result in a positive outcome for Rothesay residents. Case in point is the proposed replacement of the public trail system with the sidewalks to be constructed along the new public roads. This is certainly not a trail system that allows for a relaxing walk or bike ride, letting residents enjoy the surrounding nature. The Report goes on to say that setbacks, lighting, landscaping, and buffers for abutting residential properties have all been sufficiently addressed by the Developer. We

have significant concerns regarding setbacks, landscaping and buffers as specified in this letter; and there is no reference to lighting in the Developer's proposal at all.

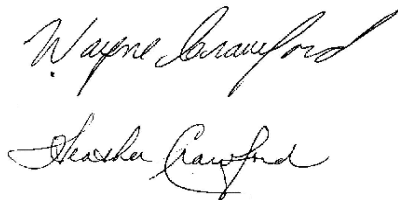
Closing:

- The Information Report stated that the development proposal includes only reasonable variances and is in accord with the general intent of the by-law. We disagree totally that this is the case and believe that this proposal is, in fact, a change in use of the land from Millennium Park Zone to General Commercial Zone as defined in Section 4.14 of Zoning By-Law No. 02-10.

We are exceedingly unhappy that the Rothesay Planning Department sees fit to treat this proposed commercial development with such a cavalier attitude, believing that it should move forward with only a small number of By-law variances. The impact on the nearby residential properties and their inhabitants will be horrendous. The Rothesay people have determined through its Municipal Plan that Millennium Park should represent its culture and environment, with a mix of uses including residential properties, developed in a manner that emphasis recreation and green space. This commercial development proposal is a far cry from that objective and it is distressing when the supposed advocates of the Municipal Plan are the same people that are attempting to circumvent the By-law requirements.

We are respectfully requesting that the Rothesay PAC turn down the Millennium Development Proposal as presented by Mr. Shea.

Thank you.

The image shows two handwritten signatures in cursive. The top signature is 'Wayne Crawford' and the bottom signature is 'Heather Crawford'. Both are written in black ink.

Wayne and Heather Crawford
68 Donlyn Drive
Rothesay, N.B.
E2E 4X7

cc. Mayor Bishop

27 Wedgewood Dr.
Rothesay, NB E2E 3P8

July 20, 2015

Attn: Mayor Bishop

Councilors of the Town of Rothesay

Members of the Planning Advisory Committee of the Town of Rothesay

C/O Mary Jane Banks

Town of Rothesay Clerk

I and my family have been residents of Rothesay on this street for 21 years. We greatly enjoy the street that we live on and have made friends with many of the neighbors over the years. We enjoy the small town residential life – shopping where we know the shop owners, walking in our neighborhoods, kids playing at and on the sports facilities. We were blessed to have a lovely neighbor park close to us that my children used as they grew up. We enjoy a quiet residential street that affords wonderful views of the night sky, lovely birds and other forest inhabitants, peaceful evenings (you can only hear traffic off in the distance because of the wonderful noise blocking acreage which buffers out the sound.)

Over the years we have battled to keep big box development from the Valley. We learned in past battles of the unsavory business and labor practices of the Big Box company who wanted to move in. They promised to increase buffer zones, turn down lights, take care of possible affected wells (13) and move trucks to other sides of the big box to be more respectful to people on our street. But we still felt that big box did not belong in Rothesay – we love and enjoy our small residential community with its small businesses which contribute greatly to the town's economy – We have enough of the bigger stores already with Superstore and Kent's – they had already been commercial residents of the town and just became slightly larger tenants. We were so happy and content when we thought the town had heard us when the Municipal Plan was undated in 2007 and included the Millenium Park Zoning By-Law which we all understood would be an acceptable mix of Commercial, Institutional and Residential development with residential being next to the existing homes on Wedgewood Dr. and small retail commercial to be next to the road continuing what was being developed along Millenium Dr. in Quispamsis, with better urban planning of course.

I am 100% against the current proposal which "could take years" to develop. Big Box does not belong in the valley when we have all the big box that we need in Saint John. I believe that if the one big box is approved and/or the whole think approved as strictly commercial development that we will truly Lose and lose and lose.

We fear that if this proposed development is approved even slightly towards Commercial that the owners will sell the land and we will not be able to have any farther say in development of the land. And we the residents and the town will be stuck with whatever monstrosities move in.

If such a development were to proceed, it would need full environment impact assessment (Water, Light, Travel, forest inhabitants' relocation, and full municipal impact assessment (security services, sidewalks, connections to walking/biking paths, impacts to existing small businesses, etc.) How many years will we have to live with dust and dirt and terrible noise? What will we do and how will we be taken care of when our wells, our drinking water gets affected? Without water, our homes will be worthless. I will no longer be able to see the stars in the night sky. There will be garbage which blows into our street. We will be disturbed by loud traffic both from the highway and Millennium Dr. It will take longer for emergency services to reach us. It will take longer to get home each working day. I likely will not get to hear the birds singing any more. My enjoyment of my property will cease.

We have 32 empty businesses in Quispamsis/ Rothesay today – these businesses should be filled FIRST before there is additional commercial development. Hampton Road is our recognized business area.

Pope Francis has condemned capitalism that exploits people for personal gain. Isn't that what this is? This development if allowed proceed, is an abuse of my rights as a resident of this town. Pope Francis was quoted July 13th, 2015:

“...And behind all this pain, death and destruction there is the stench of what Basil of Caesarea called “the dung of the devil”. An unfettered pursuit of money rules. The service of the common good is left behind. Once capital becomes an idol and guides people’s decisions, once greed for money presides over the entire socioeconomic system, it ruins society, it condemns and enslaves men and women, it destroys human fraternity, it sets people against one another and, as we clearly see, it even puts at risk our common home....” . I do not blame the land owners for wanting to get money for their land but does money in their pockets have to be at the expense of the risk to 30-50 long-time residents’ potable water and at the destruction of the enjoyment of their homes?

For this piece of land along Millennium Dr., I urge you to assess and approve ONLY integrated development type proposals which incorporate the good of the town and its inhabitants rather than that of people passing thru. I ask you to invite the landowners to table an integrated development proposal that is within the intended use of the land to which Millennium Park Zoning applies, which will benefit the long-time residents and the Town of Rothesay with affordable townhomes, parks, walking trails, possibly a family sports facility and with no threat to our potable water and enjoyment of our homes and residential neighborhood.

Thank-you,

Mary Alice Glasgow

27 Wedgewood Dr.



From: [REDACTED]
To: [Mary Jane Banks](#)
Subject: Millennium Drive Development Proposal 2015
Date: July-20-15 11:42:54 AM

Attention: MaryJane Banks, Town Clerk Rothesay

Dear Town Clerk, PAC , Mayor and Council

My name is Bruce Wood and I am a resident of Rothesay living with my family on Donlyn Drive for 27 years. I am writing this e mail to inform you of my disapproval and concerns associated with the commercial development proposed for Millennium Drive. As you are well aware, residents of this area have strongly voiced their concerns on previous attempts to develop this area with large box stores. After those past democratic processes and considerable efforts from residents and the Town of Rothesay, I felt that a common ground was captured in the revised Town Plan. After listening to the developers proposed plan and the required variances to build such a complex I am not so sure that past efforts to discourage this type of proposal were actually reflected in the Town development Plan.

Besides the obvious negative issues (impact on the water table, waste water run off, noise & light pollution, increased traffic, etc) I feel that the Town of Rothesay is not in the need for another Box Store....whether it's in my back yard or yours). The Town of Rothesay is a beautiful bedroom community. People move to this area not for close proximity to large stores but the tranquil setting , family orientated community and boutique style stores and service businesses that are run by local entrepreneurs. It is this sense of community that is supported and developed by locals that we need to sustain. Rothesay is a sought after community to raise families which will in itself will sustain the grown of the Town. I feel that the development of large box stores and national chains will have negative impacts to local neighborhoods and negative impact on local businesses. Currently within Rothesay there are many vacant retail spaces presently available. I don't want to see more vacant retail space as business migrate to new facilities or are driven out of business by large box stores. Therefore I say no to this type of proposed development. Take a look around at neighbouring communities like Saint John where these large box store style developments have taken place. Look at how those close residential areas and green spaces have been impacted. Is that what you want for Rothesay?

Under this proposed development they have proposed a 20 meter buffer between the development and Wedgewood Drive and potentially Donlyn Drive if this was carried further east. In my view 20 meters is not sufficient for any development. Once land is cleared, many trees either die or blow down leaving buildings in clear view (just take a look at the clearing that has taken place further down Millennium where land backs onto Hazelton Drive, Quispamsis. If this was increased to 100 meters it would allow for the development of a walking trail / biking trail and trees to co-exist, while still providing a privacy barrier to local residences. It was my understanding that this was captured in the proposed revised town plan in years past..

I am not naive to think that this land will not be developed without a commercial presence. I feel that it is the duty of local residences, PAC and the elected Mayor and Council to ensure the types of

development, residential or commercial, are best suited for the community versus the wealth of developers and multi-nationals.

Thank You for the opportunity to express my opinion on the proposed development. Please take my points into consideration when making PAC's recommendation and council's final decision. Please distribute this to the Mayor, Council and PAC members.

Regards

Bruce Wood

From: [REDACTED]
To: [Mary Jane Banks](#)
Subject: FW: rezoning millenium dr
Date: July-21-15 7:34:00 PM

From: Downey, Paul
Sent: Tuesday, July 21, 2015 12:07 PM
To: 'mary jane'
Subject: rezoning millenium dr

MARY JANE it is my view that there is no need to change the current municipal plan we do not need to increase the foot print than what it is . I do realize that the land will be developed in the future but would hope that this council will protect the water of the homes in the immediate area .This should be done in the developers agreement and become a part of the cost to developer as the earlier planning process showed the potential risk to nearby homes. With the water in place from the start this would avert any exposure to water issues that would show up in the future that would have a negative affect not only on the current water supply but also on the home values . That stigma does not go away after the fact as we have seen in OAKVILLE ACRES. Hope you and council will take the concerns of the residents and our quality of life to heart .THANT YOU FOR YOUR HELP. PAUL AND MARY DOWNEY 1 WEDGEWOOD DR ROTHESAY NB

Paul Downey
Financial Security Advisor
NB/PEI Financial Centre R1800
(506) 634-7300 ext 232

The contents of this communication, including any attachment(s), are confidential and may be privileged. If you are not the intended recipient (or are not receiving this communication on behalf of the intended recipient), please notify the sender immediately and delete or destroy this communication without reading it, and without making, forwarding, or retaining any copy or record of it or its contents. Thank you. Note: We have taken precautions against viruses, but take no responsibility for loss or damage caused by any virus present.

July 21, 2015

Mayor Bill Bishop
and Councillors
Town of Rothesay
70 Hampton Road
Rothesay, NB
E2E 5L5

Your Worship and Councillors:

Re: Millennium Drive development proposal for 2015

We are writing to voice our objection to the most recent development proposal for the Millennium Drive area. We feel that the Phase 1 portion of the proposed development is too large and would not be compatible with the neighbourhood nor is it in keeping with the updated Municipal Plan for the Town of Rothesay. A 39 percent increase in the building size is simply not compatible with the area.

The development of the land along Millennium Drive is inevitable, we understand that, but not at the expense of the neighbours or the Town. Big box stores are not the way to go. Saint John has plenty of those and the City is only a 15 minute drive away.

There is nothing wrong with the type of businesses that are already filling in along Millennium Drive. These businesses are more in keeping with the type of development we would like to see continue all the way along Millennium Drive.

Sincerely,

Lorne and Mary Flower
4 Wedgewood Drive
Rothesay, NB
E2E 3P9

From: [REDACTED]
To: [Mary Jane Banks](#)
Subject: Millennium proposal
Date: July-21-15 11:49:13 AM

To the Mayor and Town Council of
Rothesay
21/07/2015

I wish to state my concerns about this project and as a resident of Rothesay , I have a right to do so and be heard.

This project will affect me a great deal because of the proximity of this parcel of land to my home, bur regardless of this I hope the council will consider the size of the proposal and whether our community is able to support so many new businesses. For Rent/Sale signs on empty buildings is not attractive.

I do understand that progress is necessary and the development of this land is inevitable. I hope the members of council will be thoughtful about what is a “ practical “ development plan as I think the proposal being considered is too large for our town.

My husband and I travel frequently. We now worry that we are going to arrive home and find all that green space gone. This happened to us this winter when we arrived home and the corner of Donlyn and Millennium was cleared. We are also concerned about the practical things like our house value, our well and flooding, noise, and large lights.

This is a very big decision which will affect many residents and taxpayers. Good Luck.

Debra E. Goguen and Derek S. Goguen
11 Wedgewood Drive

Deb (retired nurse)

From: [REDACTED]
To: [Rothesay Info](#)
Subject: Proposed development.
Date: July-21-15 8:28:21 PM

I wish to express my concerns regarding the proposed building of stores next to my home. The info meeting was vague in explaining whom or what business will be conducted there. I, as a resident, believe this project will only cause more noise and traffic congestion. The development will affect my water quality and quantity. We are opposed to this plan.

Bernie and Cathy Landry



5 Hibbard Lane,
Rothesay, N.B.,
E2E 5M3
July 21, 2015

Rothesay Mayor and Council,
Rothesay Town Hall,
70 Hampton Road,
Rothesay, N.B.

Dear Mayor Bishop and Town Councillors;

I would like to express my concerns regarding the proposal for the Millennium Drive Development which was presented to residents on June 22, 2015.

It is my feeling that this project is too large and too focused on stores and restaurants. We are a short distance from a major shopping area in the city and have numerous stores in our immediate area to meet a variety of needs. Two new eating venues will soon be opening and we already have a mixture of restaurants. Over the past couple of years there have been closures of both retail stores and restaurants along Hampton Road. Is there really a need for more of the same?

The hotel complex might fill a need. It would be interesting to ask Amsterdam Inn and Shadow Lawn how often they have no vacancies. Even so, the East side of the city has hotels which are less than 20 minutes away.

Its location at the top of a long hillside of homes makes it a valuable water control area to prevent flooding below. Areas of it are already swampy. As we have seen in other areas of Rothesay, planned storm drains in paved areas can not always deal with sudden heavy rainfall which has been more often experienced in the last few years. The residents below this proposed complex do not need this problem.

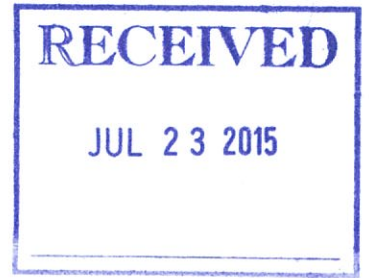
My research in the Public Archives indicates that back in 1972 a petition was presented to council signed by 203 students asking for some wooded land to be preserved as a sanctuary. Since that time we have lost even more of our woods. This might be an appropriate time to save a section.

I am against this proposed Development and feel that the land should be developed as little as possible or acquired by the Town as a protected wooded area.

Yours,

Catharine MacDonald

July 21, 2015



Mayor Bill Bishop
Rothesay Town Hall
70 Hampton Road
Rothesay, NB
E2E 5L5

Re: Millennium Park Development Proposal

Dear Mayor Bishop:

As a resident of Rothesay, I am deeply concerned about the Millennium Park Development proposal as reported at the Public Presentation on June 22, 2015. I believe that it does not comply with the Municipal Plan, does not fit into the Rothesay suburban community, and will create significant hardships for the residents living nearby. I enjoy living in Rothesay and want it to remain a bedroom community, with a culture that sustains a healthy, active lifestyle. This view does not support large commercial complexes that will rival that of Saint John.

Please show me on record as definitely being against this proposal.

Sincerely,

A handwritten signature in cursive script that reads "Irene MacDonald".

Irene MacDonald
27 Bel-Air Avenue
Rothesay, N.B.
E2E 4Y1

From: rothesay-noreply@thepulsegroup.ca
To: [Rothesay Info](#)
Subject: Website Contact message
Date: July-21-15 8:56:56 AM

Name: Leo Pye

Street Address: 5 Royal Lane

Phone: [REDACTED]

Email: [REDACTED]

Comments: Re: Millennium Park Development

As a resident of Rothesay for the past 15 years, I wish to state my objection to the proposed development plan which is so contrary to the current municipal plan. I moved to this area to enjoy the tranquil quality of life. This did not include the construction of another " East Point Shopping Center " which could be decades in construction, destroying the serene nature of the character of Rothesay. I vote NO to noise, light, traffic and water pollution.

July 22, 2015

To the Mayor and Council of the Town of Rothesay:

I'm writing today to express my opinion on the proposed "Millennium Park" development. I would urge council to consider what benefit this development will provide to the residents of Rothesay. I have provided my analysis of what I consider to be the benefits of this development, and then rebutted using a common sense approach.

The potential benefits to the town are as I see them three fold.

1) Tax Base Increase:

- The proposal would undoubtedly, in the short term, add to the overall tax base of the town, which would provide more dollars to provide services to residents.
- The increase in property taxes from the proposed development may be offset by a reduction of assessments from the residential properties which border the development. This development will, without question, have a significant negative impact on the value of the private residences that are behind this parcel of land. In addition, I have a concern that additional big box style retail will add to the hollowing out of the traditional commercial heart of the town, Hampton Rd., which again, may lead to a shrinking of the tax base.

2) Positive Economic Spinoffs:

- The development would likely increase the value of nearby commercial property, which would enrich the individuals who own adjacent properties, and the owners of the property which is the subject of this letter. There is also the benefit of offering employment opportunities to residents during the construction phase and also as retail workers once complete.
- An analysis of the opportunity indicates, the lion's share of the economic benefit will accrue to the property owners of the proposed Millennium Park. The economic opportunities presented by the construction would be fleeting at best. The prospect of gaining employment as a retail worker likely would not appeal to the majority of the taxpayers of this town.

3) Shopping and Entertainment:

- A retail development would provide additional shopping and entertainment opportunities for residents.
- Residents of Rothesay have ready access to the shopping on the east side of Saint John. There is wonderful dining availability in the uptown area, and more recently some excellent dining options have become available on the Hampton Rd. The shopping and entertainment benefit of this development would be enjoyed more by those who reside in our neighboring communities of Quispamsis and Hampton.

Based on this analysis, I see little benefit to the residents of Rothesay by proceeding with this development and would encourage the council to make the prudent decision to reject this proposal.

Kind Regards,

Tim Dohaney, CPA, CA
Erin Dohaney
Rothesay Residents & Taxpayers
2050 Rothesay Rd.

27 Wedgewood Dr.
Rothesay, NB E2E 3P8

July 22, 2015

To: Mayor Bishop
Councilors of the Town of Rothesay
Members of the Planning Advisory Committee of the Town of Rothesay

C/O Mary Jane Banks
Town Clerk, Town of Rothesay

Re: Proposed Millennium Park Development

Dear Mayor Bishop, Councillors and Committee Members'

I am writing to you in regard to the proposed commercial development for Millennium Park in Rothesay. My family and I have resided in Rothesay for the past 21 years on Wedgewood Drive. It is beautiful, quiet community with great neighbors – a wonderful place to live and raise a family. However, I fear that all of that is about to come to an end. The current proposal for development along Millennium Drive if approved will destroy the quiet, safe and community aspect of our neighborhood.

Not only that, but it completely flies in the face of the current Millennium Park zoning by-law that calls for a mixed-use plan for high density residential, institutional and commercial development following best practice sustainability principles and design standards. It would appear to me that the developers have not read the current Millennium Park zoning by-law or if they have, have chosen to completely ignore it. In my opinion, the Town of Rothesay should not even be considering the proposal as it does not meet the current zoning by-law in so many ways.

The proposal assumes that the current zoning provides unrestricted commercial development. I am also very disappointed with the Town of Rothesay Staff report Brian White dated May 29, 2015 which reviews the proposal. This review seems to cherry pick and selectively extract aspects of the zoning by-law in order to fit the development proposal. As a professional, non-biased review, it should have listed the multitude of features in the proposal that clearly breach and violate the current by-law, disqualifying the proposal for further consideration. Why were the developers not sent back to the drawing board to come up with a thoughtful and sustainable proposal that met the requirements of the zoning by-law?

I will list just a few of the exceptions below:

Millennium Park Zoning By-Law	Developers' Commercial Proposal
1. The maximum floor area of a shopping centre is 9000 m ²	The retail floor area of the development is 5 times that at 45,500 m ² (490,000 ft ²)
2. The maximum floor area of a single store is 3000 m ²	The retail floor area of the largest anchor store in development is over 4 times that at 12,570 m ² (135,300 ft ²). In fact there are another 3 Big Box structures which exceed the 3000 m ² limit.
3. The zoning includes mixed-use development i.e., residential and institutional as well commercial.	There is no residential or institutional component. The development is 100% commercial.
4. Includes a municipal trail system and pedestrian walkways.	There is absolutely no trail system. There is a sidewalk that runs through the main parking areas long a central roadway. This IS NOT a Trail.
5. Only moderate density garden homes or town houses can be placed adjacent to residential zoned properties (i.e. this means along the Wedgewood Drive side of development).	There are NO moderate density residential units in any part of the development. There is 20m (65') separating Wedgewood Dr. properties from the parking lots and Big Box structures of the development.
6. Buildings shall be set back minimally from the street.	The larger Big Box stores and the Hotel complex are set far back from Millennium Drive along the rear property boundary along the Wedgewood Dr. residential properties.
7. Sidewalks shall be along North side of Millennium Drive.	There is no sidewalk provided along Millennium Drive.
8. There should be public space and parkland.	There is limited green space in the development which according to the developers' proponents at the recent public meeting are to have a dual use as stormwater detention ponds. The safety aspects of detention ponds (drowning) should preclude them from use as parkland/green space.
9. The zoning requires a minimum of 30% of area to be a landscaped area.	The site concept plan shows a majority of area to be occupied by retail buildings, access roads and parking lots. The 30 % minimum requirement is not being met.

In my opinion, the current proposal would require a zoning change to Commercial to be even considered. This would require more public meetings and consultations including an official public hearing. The current Millennium Park zoning was adopted as part of the Rothesay Municipal Plan back in 2008-9. This was a very thoughtful and balanced plan that was based on town polling of residents and the input of all stakeholders a number of public meetings. Rothesay, Let's Stick to the Plan!! Let's not throw the baby out with the bathwater. We have a very good development planning template in the form of the current by-law that should be adopted and followed.

In closing, I wish to state that I am opposed to the current commercial development and ask that Town Council and PAC reject this proposal as not fitting either the zoning by-law or the community standards of the neighborhood.

If the developers chose to revise their proposal to allow for higher density residential development along the Wedgewood Drive north property limit, space for institutional development and meeting the requirements of the existing zoning, I am sure the residents of Rothesay and in particular the Wedgewood Drive area would support and welcome this plan.

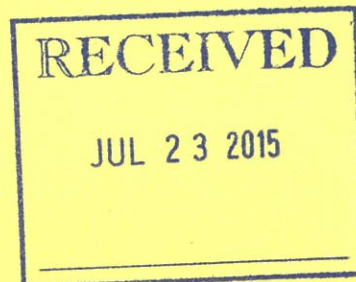
Sincerely,

Russell M Glasgow, P.Eng.

Mayor Bishop and Rothesay Town Councilors

70 Hampton Road,

Rothesay, N. B. E2E 2L5



Re: Proposed Millennium Drive Development

Kennebecasis Drugs has been privileged to serve valley residents for 42 years. There have been many changes during that time that we have successfully met. We have become a part of Rothesay. We like where we live and appreciate what has been achieved in our community. We have many essential services within our town and more services within a ten or fifteen minute drive.

The Rothesay town plan has been developed with input from Rothesay residents and businesses. It has established norms for future growth in all sectors. Much attention has been placed on sustainability as we move into the future. My interest in sustainability is in reference to the existing Rothesay businesses.

Retail is in terrible shape. Consider the closures of Zellers, Target, Blacks Photo, Co-op stores, Future Shops and numerous clothing chains. Competition amongst grocery stores to just to hang on to customers has never been greater. It is questionable as to the long term viability of Sears.

The biggest threat to local businesses like Kennebecasis Drugs comes from Big Box and mass merchandizers. Every time one of these competitors opens, the small merchant takes a hit. The Millennium Drive project proposes to acquire permission to build some structures whose size exceeds the current limits. Granting this request would allow the developer to seek a suitable enterprise to fill the space. This is very speculative in a climate when mass merchants are closing. For Rothesay to throw open the door to any enterprise of any size for that site would pretty much guarantee losses to existing local businesses. Local Businesses want to remain sustainable. We don't want more box or mass.

My other concern arising from this proposal has to do with crime. Kennebecasis Drugs is regularly reporting shoplifting incidents to our police service. As our community has grown, so has the incidence of shoplifting. The good news is that not all of our shoplifters come from the valley. The bad news is that shoplifters also like to shop around. They will shop wherever the picking is easy. Box, mass and grocery stores are good picking and shoplifters travel from store to store and community to community..

Kennebecasis Drugs would urge you to be mindful of the current retail climate, current retail needs and to reserve your decision for some future date when considering an application from an actual enterprise seeking to become a tenant in the development.

A handwritten signature in cursive script that reads "James Hutton".

James Hutton, President

Kennebecasis Drugs

From: [REDACTED]
To: [Mary Jane Banks](#)
Subject: development project
Date: July-22-15 8:56:06 PM

Please forward our letter to the Mayor and Councillors and the Planning Committee members.

To Whom it may concern:

Bob Leonard and Teresa Leonard who live at 6 Dunrobin ST. in Rothesay are against the proposed development between Donlyn Dr. and Campbell Dr. on Millennium Dr.

1: There is no need for more commercial buildings as there are many vacant buisnesses in the area.

2: We are in need of safe walking and biking areas.

3:As senior citizens we don't want our taxes to increase for such a development.

4: Our well water would be compromised.

Sincerely,

Teresa and Bob Leonard

From: [REDACTED]
To: [Rothesay Info](#)
Subject: Millenium Drive Development Proposal 2015
Date: July-22-15 11:04:34 PM

Attention: Town Clerk

Our property at 8 Wedgewood Dr., in Rothesay lies adjacent to the above mentioned proposed development. I believe, at some point in time, the land along Millenium Dr and Campbell Dr will be commercially developed. When this happens, I believe it is the responsibility of the Rothesay Mayor and Council to ensure that the residential properties bordering this development are protected from any problems which negatively affect our neighbourhood. A border of at least 250 ft should separate the development and residential properties. A berm would also provide added relief from noise, etc. If this development ruins our wells, the Town of Rothesay should be responsible for connecting us to the municipal water supply at no cost to the residents. Lights, traffic and roads are also of concern to us. ... Glenn & Donna McRae

Dear Rothesay Town Council,

My name is Macaskill Oland, I am a twenty-year-old university student, and I have lived in Rothesay for close to fifteen years. When I graduate from university I hope to start my career and live in Rothesay; however, developments such as the one proposed for the corner of Campbell Drive and Millennium Drive make me question this decision. I've written this letter to outline why I think town council should reject the development proposal, rethink the bylaws, which induce these types of developments, and refocus its efforts on mixed-use development that it has already invested in on Hampton road.

Rothesay has become a car-based community and the proposal in question is a car-based development. Communities that require a car discriminate against the old, young, and poor, they contribute to climate change, reduce the visual appeal of the town, and make people fat.

The proposal, and many existing developments around town, is a design hold over from the 1950s that proliferated because of the growth of the highway system and simultaneous growth in car ownership. These developments focus on cars: they have huge parking lots and stores spaced far apart and in such a way that is not conducive to walking or interacting with the main streets. This form of urban planning discriminates against those who cannot drive. This can include those too young to have a license, too old to drive safely, and people who cannot afford a vehicle. With New Brunswick's ageing population, Rothesay should really consider the implications of restricting the social and economic engagement of our seniors. Studies have shown that once car based seniors loses their ability to drive they make half as many trips outside the house as they once did (AARP, 2005). If we do not create an accessible town, we risk cutting off our elders. This means more seniors will be forced into long-term care facilities, seniors will contribute less to the local economy, and seniors who do stay home are more susceptible to loneliness because they have less contact with people in general.

Mixed-use walkable communities also reduce the impact that our lifestyles have on the environment. Car based developments are horrible for the environment, both globally and locally. Globally, our reliance on vehicles adds to greenhouse gas emissions and exacerbates climate change. Locally, cars on the roads dirty the air and contribute to local air pollution.

Part of the solution to this issue is to more efficiently place and utilize our buildings. Currently Rothesay segregates residential and commercial areas. If Rothesay were to create zoning areas that integrate all aspects of one's life, then people could live, work, and play in a small area and not require a vehicle. This type of design is much more conducive to the ageing population we are seeing and also meets the demands of young educated people early in their careers who might not be able to easily afford a vehicle or may not wish to own one. If the town moves away from its current 1950s planning model, Rothesay will become more attractive to the old, and young, have a youthful base to drive the local economy, and become more environmentally friendly.

Just as the proposed development is bad for the environment, it is also hurts the visual appeal of our town. Adding cars to the built environment doesn't do anything to enhance the natural beauty of Rothesay. The buildings proposed in this development are also an eye sore- I think the town and the developers already know this, but instead of simply building something that isn't ugly the town and the developers think its better to just create a barrier- ten meters of mature growth between commercial and residential zones. Barriers not much larger then the one in the proposal are used to keep the town sewage lagoon out of sight from the residents on Maliseet Drive. I hope it would be common sense that the buildings we design in this town are not as displeasing as a sewage lagoon, but that sadly doesn't seem to be the case.

I think the saddest fact about the current zoning scheme and the developments they foster is that they are obesogenic. Car based, single use developments contribute to obesity. These developments require patrons to drive, which makes them sedentary (Powell *et al.*, 2010). Take for instance the residences on Wedgewood Drive. Although, the proposed development is less than 100 meters away from these homes, residents are required to either drive to Hampton Road and back up Campbell Drive, or drive a significant distance down Millennium Drive to get to the stores. If the homes neighboring the development can't walk to these stores, what possibility exists for anyone else in Rothesay to walk there? There are no sidewalks on Campbell or Millennium Drive and the development is too far away from any homes to make it practical to walk if there were. New Brunswick already has above average levels of obesity so should we really be fostering a sedentary lifestyle by forcing people to commute in a specific manner (Department of Health, 2012)? I don't think so. I also don't think we should be able to point to political inaction as a reason for obesity and its implications in this town, but if we continue to develop Rothesay in the manner of this development, then that will be the case.

Fortunately, a step has been taken in the past year that moves us away from our 1950s planning model. The upgrade of Hampton Road to become a complete road, which serves all modes of transportation, is a big step in the right direction (Coburne, 2014). This road offers great bones to create a corridor of mixed-use buildings that are conducive to a diverse and accessible town. With a committed effort to promote infill in the area, Rothesay will be able to create a diverse local economy that is more resistant to economic shocks (Kitsinger, 2015). Our community will become more inclusive, environmentally friendly, healthier, and have buildings that add character to the area. Infill can focus business, retail, and public service activity in Rothesay along this corridor and mixed-use zoning can create affordable homes for people, young and old. There are a number of subdivisions which branch off of Hampton road along this upgraded stretch. These homes will become attractive to families who desire more space, but still want to be within practical walking or biking distance from their job or favorite stores.

Creating a sustainable community is not a five or ten year process; it is a fifteen to twenty year commitment. Rejecting the Millennium Drive proposal is an excellent opportunity to commit to the future that was hinted at with the Hampton Road upgrades. If council accepts the Millennium Drive proposal as is, it will lead me to seriously question such a big investment in the Hampton road last year. Did Rothesay council just

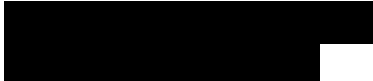
want to create a veil of progressiveness without actually having to back it up? The reason will not matter if the town does not change its method of urban planning. The investment will simply become a complete waste of tax payer money because there is no way to fully leverage a complete road's benefits if a there is no complete ecosystem built around it.

Life should not begin when you get a driver's license, end when you can no longer drive, or never start because you are too poor. The buildings in our town shouldn't be ugly. Our town should not legislate for increased carbon usage. Our town should not mandate a sedentary lifestyle. Our town should not accept the proposed development on Millennium Drive because this development and ones like it do not positively impact our community.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "MOland".

Macaskill Oland
61 Gondolapoint Rd.
Rothesay, New Brunswick
E2E-5K1



References

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- Powell, P., Spears, K., & Rebori, M., (2010). What is Obesogenic Environment? Retrieved from <http://www.unce.unr.edu/publications/files/hn/2010/fs1011.pdf>

From: [REDACTED]
To: [Mary Jane Banks](#)
Date: July-22-15 2:06:00 PM

Dear Mrs Bank,

As a resident of Rothesay, I am writing in response do the Proposes Commercial Development on Millennium Drive lands by developers Pat Shea and Ron Scott.

I am against such a project as I feel it will have negative effects on my quality of life, my water and the value of my home.

Could you please transfer this email to the councillors and the Planning Advisory Committee?

Respectfully,

Lucille Poirier
13 Dunrobin St.
Rothesay, NB
E2E-3P5
[REDACTED]

Lucille Poirier
enseignante de 1ère année
école Samuel-de-Champlain

From: [REDACTED]
To: [Rothesay Info](#)
Subject: Millennium Park
Date: July-22-15 7:31:47 PM

Attention: Mayor Bill Bishop and Council
Regarding: Future commercial development of Millennium Park
Please stick to our original municipal plan and not allow any variances to be passed without a public hearing for rezoning.
Please do not allow any construction to begin without a 100% assurance that our watershed will not be impacted.
Please ensure that the developer is required to post a security bond to pay for the entire neighbourhoods water supply if one residents well runs dry or is contaminated.
Please keep in mind that the reason why Rothesay is thriving now is because the residents support local small business and that we look to Saint John for the large commercial retail stores.
We need walking and biking access to any development.
I would love to see a new arena, indoor pool, outdoor pleasure skating rink, garden homes and small hotel/restaurant combination.
Please ensure that any development meets the required access for pedestrians and cyclist.
Thank you,

Margaret Potts
Rothesay

To : Rothesay Town Council

Re: Millenium Drive Project

This proposal must be based on an incredible amount of optimism with respect to eventual growth in the Greater Saint John area. With such close proximity to another shopping centre (East Point) which strives to become the premier shopping area in the region , it is difficult to see how both can survive – this area will never see the growth which is possible in areas such as Dallas- Ft.Worth Texas .

We believe that first and foremost any development in this area needs to fully respect environmental concerns and protect adjacent existing neighbourhoods from the negative side- effects of living adjacent to a large commercial site . Supersizing would be counterproductive.

Any proposal for this site should adhere to the existing municipal plan and not require any variances . The buffer zone between existing housing and the proposed shopping complex should be increased (40 m).

Currently there doesn't appear to be any need for such a grandiose project – unless there is a very significant influx of residents .

Any development here should probably be designed for facilities (i.e. housing , indoor recreational) required by an aging population .

Respectfully submitted,

Eckart and Donna Schroeter

32 Gondola Point Rd

Rothesay NB

██████████

From: [REDACTED]
To: [Mary Jane Banks](#)
Subject: Fw: Millennium Dr. Development Proposal
Date: July-23-15 10:56:56 PM

July 22, 2015

To: Mayor and Council
Town of Rothesay, N.B.

Atten: Town Clerk

Subject: Millennium Drive Development Proposal

With regard to the proposal for development of the Millennium Drive, Campbell Drive area now before Council, I would like to submit the following comments for the record.

In consideration of the greater good of the community it is my opinion that the development proposal as presented to Council at the public meeting on June 22, 2015 is, for the most part, inappropriate, non beneficial and should be rejected. These comments are based on a personal review and interpretation of the approved MUNICIPAL PLAN document dated, June 2010.

1. I would refer you to: **2. SUSTAINABLE COMMUNITY DEVELOPMENT CONCEPT** (Page 2, paragraph 1), "*Sustainable development is based on the concept that economics, society and environment are considered equally and none are compromised to the advantage of the others*". It is my view that the proposed development would impact and compromise the well being of society and the environment through the increase of vehicular traffic on streets and roads, the legitimate concerns of the residential neighborhood, and the cascading effects of storm water, particularly on the downhill and lower regions of the Town.
2. The Municipal Plan does indeed express concern for the environment under the heading **3.2 CLEARING AND CHANGING THE SURFACE OF LAND** (page 4). Paragraphs 1 and 2 of 3.2.1 clearly identifies the risks which would surely be inherent in an area such as the current Millennium Drive proposal, and while the proposed GOALS (3.2.2) may be wisely stated, one has grave doubts that they will

be achieved.

3. Under section **5. RESIDENTIAL**, Sub-section 5.1 begins; *"Rothesay is primarily a residential community with the majority of it's residents working in the city of Saint John"*. The paragraph goes on to state that the PLAN is designed to..."protect the residential character"... and, *"Protection of existing neighborhoods is a key tenant of the PLAN"*. Having lived, served and supported this community for many years I have long been a proponent of the "primarily a residential community" theory, and while we all know there are absolute needs for basic services, it is my view that we should be supporting the concept of the City of Saint John being the engine of our region's economy, including the expansion of a more regional model for commercial and industrial development.

4. Under section **8. COMMERCIAL DEVELOPMENT**, sub-section 8.1 begins *"Commercial development in Rothesay is intended to be supportive of the primary land use - residential. Although residential uses take precedence, services are required for those who make their homes here"*. There is no doubt that residents of the KV area make good use of the various essential services being offered within this Town. However, as council weighs the pros and cons of the Millennium Drive development proposal surely it must carefully consider the fundamental principles and guidelines relating to future commercial development as obviously espoused in the current MUNICIPAL PLAN. Incidentally, while recently travelling along the Hampton Road between Donlyn Drive and the Marr Road intersections I counted at least a dozen former commercial establishments which are no longer in business, which are now properties for lease. Perhaps the obvious question then is; what possible rational can there be for supporting the proposed Millennium Drive commercial development?

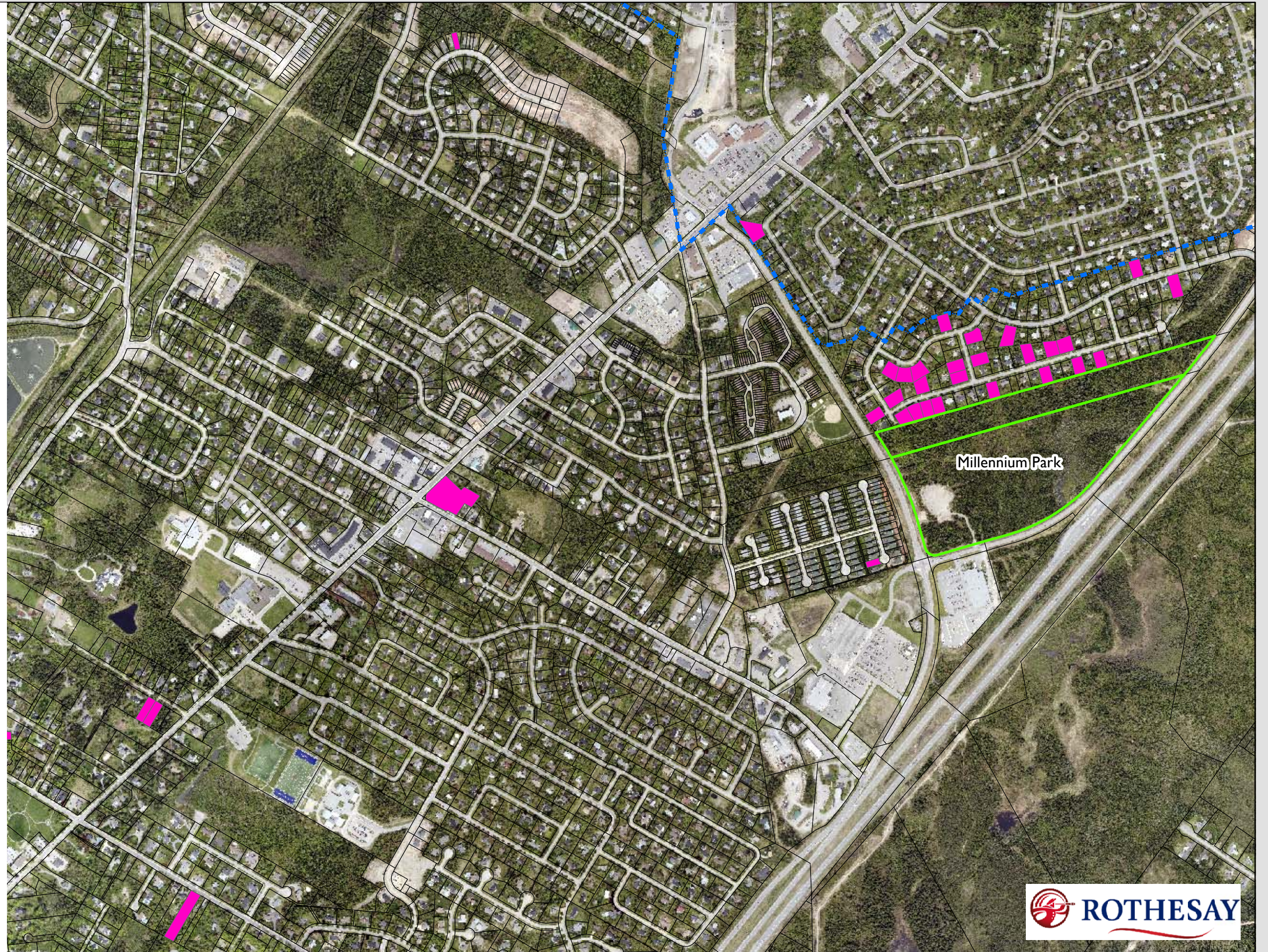
Thank you for the good work you do for our citizens, and thank you for considering these few thoughts and comments.

Yours truly,

H. Innis McCready
12 Woodland Ave.
Rothesay

Millennium Park Development Opposition

- 1 Wedgewood Dr
- 11 Wedgewood Dr
- 18 Wedgewood Dr
- 2 Wedgewood Dr
- 21 Wedgewood Dr
- 25 Wedgewood Dr
- 26 Wedgewood Dr
- 27 Wedgewood Dr
- 32 Wedgewood Dr
- 36 Wedgewood Dr
- 4 Wedgewood Dr
- 5 Wedgewood Dr
- 6 Wedgewood Dr
- 8 Wedgewood Dr
- 1 Royal Ln
- 5 Royal Ln
- 6 Royal Ln
- 2050 Rothesay Rd
- 7 Phillips Dr
- 10 Lyden Dr
- 5 Hibbard Ln
- 100 Hampton Rd
- 15 Grove Ave
- 32 Gondola Point Rd
- 61 Gondola Point Rd
- 11 Dunrobin St
- 13 Dunrobin St
- 15 Dunrobin St
- 6 Dunrobin St
- 42 Donlyn Dr
- 63 Donlyn Dr
- 68 Donlyn Dr
- 27 Bel-Air Ave
- 28 Amberdale Dr
- 10 Alexscot Crt



Memo to: Mayor Bishop and Members of Council

From: Councilor Blair MacDonald

Subject: Millennium Drive Lands

Date: June 10,2015

As Council begins the process of reviewing the request for a development agreement on the Millennium Drive lands, I believe it is important that the principles in the Municipal Plan be considered.

I feel a need to comment on this project as I was on Council when the current Municipal Plan was approved and in light of the May 29,2015 memo to PAC from the Director of Planning. That memo seems to set out the minimum requirements for the development of this land from a staff prospective and does not appear to address the vision for the Town as set out in the Municipal Plan.

When the 2010 Municipal Plan was approved, the intent at the time was to see this property developed as a mixed use property . As noted on page 25 of the Municipal plan "It is this integrated approach which will guide the development of this area". As the plan envisioned a mix of service and retail businesses and there appeared to be a desire on the part of many residents of Rothesay to downsize from single family homes, it was also believed this area would "support higher density upscale residential developments."

My belief is that commercial developments should be a win for all parties concerned-property owners, the community at large and affected residents. Some might say that the additional property taxes are the win for the residents of Rothesay but the reality is that in its current form , I believe Rothesay has the capacity to provide the services the majority of the residents desire without significant new tax revenue. In the past ,development has contributed to unplanned issues down the road .An example would be the major expenditures on the remedial action for Oakville Acre residents. That being said, this 56 acres will not sit vacant forever.

The Municipal plan makes numerous references to the adoption of sustainable development principles as noted below:

"The principles for sustainable community planning which have been adopted for this municipal plan are:

- Promote pedestrian movement opportunities
- Foster efficient land development
- Promote water conservation
- Promote waste reduction
- Promote energy efficiency
- Minimize environmental impact
- Foster public engagement

Throughout the Plan, these principles are reflected in various initiatives. In addition to these, the Town will consider high development standards for all new development and proposed upgrades to existing properties in the commercial areas. These guidelines will address both sustainable community principles and aesthetic appeal of any development. "

I have reviewed the Director of Developments comments on this project to PAC, and have the following observations. These observations are based on my understanding of the proposed project and the existing municipal plan:

A)-Shopping Centre, maximum floor space of 9000 sq m

The comments seem to suggest that the spirit of this requirement can be overcome by having adjoining parcels owned by different legal entities. This would seem to suggest the development would have multiple owners whose vision for their piece may be different than what is being presented at this time.

B)-Only moderate density garden homes or town houses SHALL be developed ADJACENT to residentially zoned properties

As I recall, the intent of this was that only such structures would be adjacent to the Wedgewood Drive properties. There seems to be a suggestion that because commercial buildings are 20 meters away, they are not adjacent. A contrary view could be that adjacent refers to the first developed property next to Wedgewood.

C)-Parking

There is a suggestion that the required parking spaces would be excessive relative to the households of Rothesay, and that PAC should consider a variance. Depending on what commercial entities would be developed, presumably the draw area would be greater than Rothesay and also include Quispamsis etc.

D)-Sidewalk on Millennium

Presumably when the municipal plan was drawn up, it was contemplated there would be streets and sidewalks within the development for traffic flow and pedestrian safety purposes. I would also think that with a major development as contemplated, there would be a need for pedestrian safety to get there thus the sidewalk contemplated on Millennium. Perhaps consideration should also be given to a sidewalk on Campbell Drive from the Hampton Road.

8.3.2 Goals

A)-Integrated development

There certainly was a desire for a mixed residential and commercial development when the municipal plan was developed

B)-Minimal negative effects on the adjacent residential properties

This was the reason why moderate density garden homes or town houses adjacent to the residential properties was a SHALL

8.3.3 Policy

There is frequent response that "policy does not oblige the developer" and that "policy guides staff".

Most of the "Policy" items are "Council will consider" so presumably this is where Council gets to have impute as to what they would like to see in terms of the proposed development being a positive development for the overall residents of Rothesay and in particular those neighboring the property.

I note that whereas, the municipal plan states that Council should require the trail system as set out in the 2009 Master Recreation Plan, the memo suggests that Council should consider a sidewalk on a street in the parking lot as necessary linkage. I do not see this linking to any neighborhood .A sidewalk in a parking lot is a sidewalk in a parking lot.

I am realistic enough to know that this property, which is one of the last major developable pieces in Rothesay, will be subject to commercial development at some point in time but I would like to think that Council will ensure that this development will be a win for the citizens of Rothesay and at least ensure it doesn't burden future taxpayers with infrastructure costs such as storm drainage issues, traffic issues ,pedestrian issues etc. Is the Municipal Plan a guiding document or just something that the Provincial Government requires every few years?

Some other issues I would like to see comments on are:

- Recovery of costs relating to the development of the Rothesay portion of Millennium Drive
- Impact -if any, on ability of current firefighting equipment to deal with a 4 story building fire
- Whether or not there are any specific development proposals being discussed or whether what is being presented is a "vision" for a long term development -perhaps by a successor party or a multitude of parties?



ROTHESAY

MEMORANDUM



TO : John Jarvie, Town Manager
FROM : Ryan Kincade, Recreation Facilities Coordinator
DATE : July 27, 2015
RE : Contract R-2014-010
Bill McGuire Memorial Centre Renovations

BACKGROUND

The 2015 General Fund Capital Program included funding for Phase II of the renovations to the Bill McGuire Memorial Centre, included in which are exterior site upgrades. The site improvements will include a concrete curb along the front of the building with green space, walkway, planters, two park benches, and a concrete ramp with a push button automatic door allowing the public to have improved accessibility. There will be storm sewer and catch basins installed to prevent water issues. Upon completion the company will reinstate any asphalt that was disturbed.

Exp was engaged to design this work and with a detailed set of drawings and specifications quotations were solicited from four qualified contractors on Monday, July 13th, 2015. Of the four contractors invited to bid the project, Galbraith Construction and Debly Enterprises chose not to provide a quotation leaving Hi-Roc Construction and TerraEX as the two remaining qualified bidders.

REQUEST FOR QUOTES:

The RFQ closed on Friday, July 24th 2015 with the following results:

1. Hi-Roc Construction, Saint John, NB \$ 90,625.00 HST Included
2. TerraEX Construction, Saint John NB \$ 103,395.00 HST Included

ANALYSIS

The quotes were reviewed by staff and all quotes accepted were found to be formal in all respects. Staff is of the opinion that the low bidder has the necessary resources and expertise to perform the work, and recommend acceptance of their tender. The contract includes work that is charged against the 2015 General Fund Capital Budget. Assuming award of the contract to the low bidder, a budget analysis has been completed.

ROTHESAY

TO: John Jarvie
FROM: Ryan Kincade
RE: Contract R-2014-010

-2-

27-July-2015

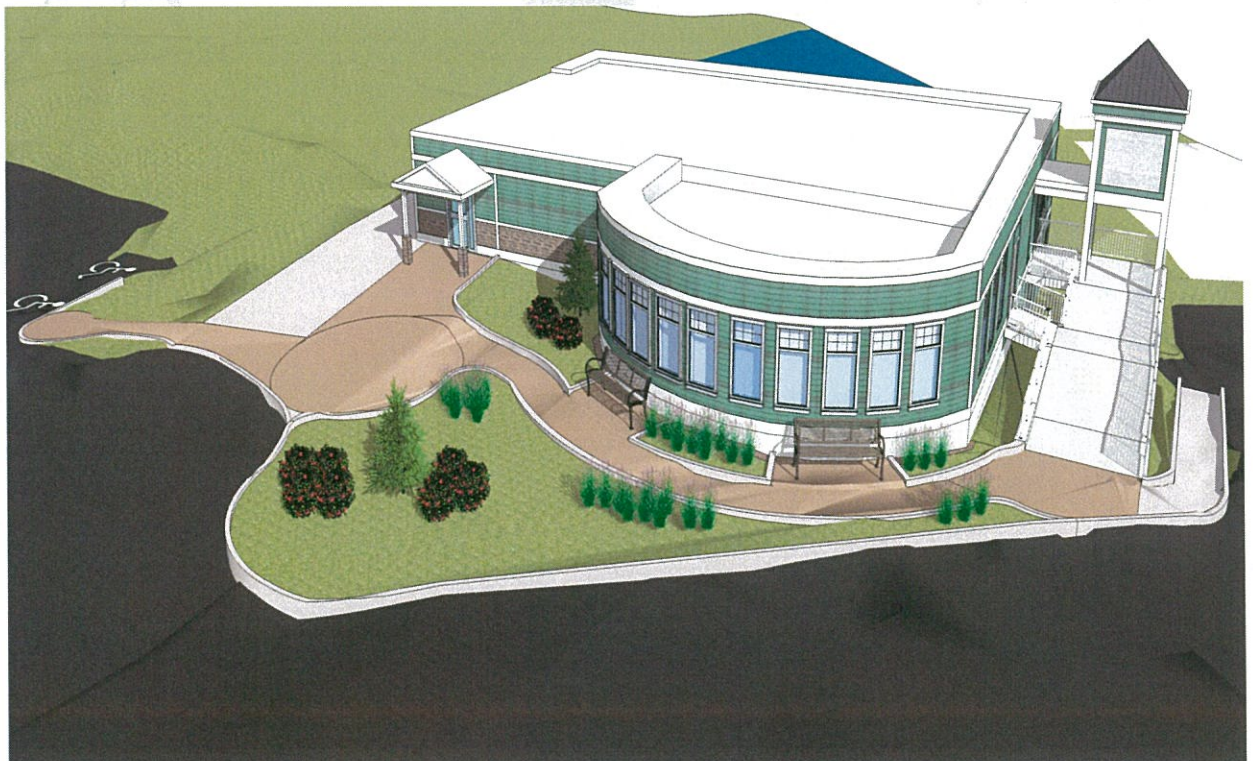
FINANCIAL IMPLICATIONS

Please see the table below outlining the project budget:

2015 Budget	Low bidder	HST rebate	Variance
\$100,000.00	\$90,625.00	\$7,676.00	- 17,051.00

RECOMMENDATION

It is recommended that Contract R-2014-010: Bill McGuire Memorial Centre Renovations be awarded to the low bidder, Hi-Roc Construction Ltd., at the tendered price of \$90,625.00 (HST Included), as calculated based on estimated quantities, and further that the Recreation Facilities Coordinator be authorized to issue a purchase order in that regard.



ROTHESAY

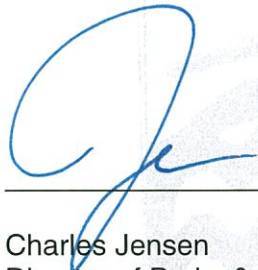
TO: John Jarvie
FROM: Ryan Kincade
RE: Contract R-2014-010

27-July-2015

Respectfully Submitted,



Ryan Kincade
Recreation Facilities Coordinator



Charles Jensen
Director of Parks & Recreation



Brett McLean
Director of Operations



I concur with the
recommendation





ROTHESAY

MEMORANDUM



TO : John Jarvie
 FROM : Doug MacDonald
 DATE : August 4, 2015
 RE : MCBB Application

The town has submitted a loan application to the MCBB regarding Phase 1 of the Waste Water Treatment Facility project. The estimated cost of Phase 1 is \$7,500,000 of which funding to a maximum of \$4,998,000 is being provided under the New Brunswick New Building Canada Fund, Small Communities Fund.

The funding from the "Small Communities Fund" is received periodically as the project progresses upon the submission of receipts for eligible expenditures. This process results in the town using its cash resources with reimbursement a number of weeks or months later. Should the project proceed the town does not have sufficient resources available to finance the cash flow requirements associated with the project. Therefore, it will be necessary to obtain interim financing to meet the cash flow requirements. The interim financing is repaid with the grant proceeds.

Interim financing is obtained via a line of credit with our financial institution. The Municipalities Act does not permit us to obtain such a line of credit without first obtaining Ministerial approval. I recommend an application be submitted to the MCBB for interim financing to provide cash flow for the project. The Council resolution required is as follows:

RESOLUTION FOR APPLICATION TO MCBB

Be it resolved that the Municipality of ROTHESAY submit to the Municipal Capital Borrowing Board an application for authorization to borrow money in an amount not to exceed \$5,000,000 for the following:

<u>Purpose</u>	<u>Term</u>	<u>Amount</u>
NAME OF FUND: Utility		
Waste Water Treatment Upgrade – Phase 1		
Interim financing	3 YRS	\$5,000,000




70 Hampton Road
Rothesay, NB
E2E 5L5 Canada

Rothesay Council
August 10, 2015

TO: Mayor Bishop and Members of Rothesay Council

SUBMITTED BY:



John Jarvie, Town Manager

DATE: August 6, 2015

SUBJECT: Contract T-2015-010: French Village Road Reconstruction Phase III

RECOMMENDATION

It is recommended that Rothesay Mayor and Council:

- 1) Award Contract T-2015-010: French Village Road Reconstruction Phase III to the low tenderer, Debly Enterprises Limited, at the tendered price of \$247,843.47 (including HST), as calculated based on estimated quantities, and further that the Mayor and Town Clerk be authorized to execute the necessary contract documents; and
- 2) Increase the scope of Contract T-2015-010: French Village Road Reconstruction Phase III, to complete the entire project up to the municipal boundary with Quispamsis for an additional (unbudgeted) amount of \$31,486.22.

ORIGIN

The 2015 General Fund Capital Budget includes an item for the third phase of reconstruction of the French Village Road.

BACKGROUND

Crandall Engineering has designed the entire reconstruction project on French Village Road. Phase I of the reconstruction was completed in 2013 and Phase II in 2014. A tender call for Phase III was issued through the New Brunswick Opportunities Network on July 17, 2015.

ANALYSIS

It was originally anticipated that Phase III would complete the multi-year reconstruction project on French Village Road; however the budget includes an amount of \$310,000 and it was estimated by the design engineers that the total completion cost for the remaining work would be in the order of \$450,000. In light of this fact, the contract limits were reduced and Phase III was advertised for tender based on a project expected to cost \$310,000. At the time of tender opening it was discovered that the low bidder had submitted unit prices less than anticipated by the designers. The Financial Implications section of this report will examine the extra cost to complete the entire project under this third phase contract.

TENDER RESULTS

The tender closed on August 6, 2015 with the following results:

- | | |
|-----------------------------------------------------|---------------|
| 1. Deby Enterprises Limited, Saint John, NB | \$ 247,843.47 |
| 2. Galbraith Construction Ltd., Saint John, NB | \$ 296,427.25 |
| 3. NRB Construction Company Limited, Saint John, NB | \$ 303,902.20 |
| 4. Classic Construction Ltd., Saint John, NB | \$ 313,524.15 |
| 5. Maguire Excavating Ltd., Saint John, NB | \$ 325,663.74 |

The Engineer's estimate for the project was \$340,864.50

The tenders were reviewed by staff and all tenders were found to be formal in all respects. Staff is of the opinion that the low tenderer has the necessary resources and expertise to perform the work, and recommend acceptance of their tender.

FINANCIAL IMPLICATIONS

The anticipated completion cost is as follows:

	Total incl. HST	HST rebate	Subtotal	Diff from \$310,000 Budget
Phase III Costs as Tendered				
Consulting Fees	54,324.75	4,601.35	49,723.40	
Construction costs	247,843.47	20,992.56	226,850.91	
Subtotal	302,168.22	25,593.91	276,574.31	-33,425.69
Phase III cost to complete entire project				
Consulting Fees	54,324.75	4,601.35	49,723.40	
Construction Costs	318,762.27	26,999.45	291,762.82	
Subtotal	373,087.02	31,600.80	341,486.22	+31,486.22
Both amounts include \$20,000 as contingency for unforeseen work				

The 2015 General Fund Capital Budget included \$310,000 for Phase III of the project. The difference between the estimated completion cost of the tendered project (budget surplus of \$33,425.69) and the larger project that would complete the French Village Road Reconstruction project this season is \$64,911.91 (budget deficit of \$31,486.22). The additional funds to complete the project in 2015 could be sourced from other General Fund projects such as the Eriskay Drive Sidewalk project which was included in 2015 and has since been deferred.

Report Prepared by:



Brett McLean, Director of Operations

Report Reviewed by:

Doug MacDonald, Treasurer