



To: Chair and Members of the Rothesay Planning Advisory Committee

From: Mark Reade, P.Eng., RPP, MCIP – Director of Planning and Development Services

Date: Tuesday, April 29, 2025

Subject: Rezoning - Two Family Residential [R2]– 7,9,11 Cameron Road (portions of PIDs 00064402, 00064337, 00246868, 30019590)

Applicant:	Don-More Surveys and Engineering Ltd.	Property Owner:	L T S Investments Inc
Mailing Address:	520 Somerset Street Saint John, NB E2E 0E9	Mailing Address:	312 Rothesay Ave Saint John, NB E2J 2B9
Property Location:	7-11 Cameron Road	PID:	Portions of PIDs 00064402, 00064337, 00246868, 30019590
Plan Designation:	Medium Density Residential	Zone:	Single Family Residential – Standard [R1B]
Application For:	Rezoning to Two Family Residential [R2]		
Input from Other Sources:	Operations, Rogers		

Origin:

Rothesay's Planning Advisory Committee (PAC) has received an application from Don-More Surveys and Engineering on behalf of LTS Investments to rezone parcels of land having an approximate area of 4757 square meters located along Cameron Road (portions of PIDs 00064402, 00064337, 00246868, 30019590). The applicant is seeking a rezoning from Single Family Residential – Standard [R1B] Two Family Residential [R2].

Background:

The property is designated Medium Density Residential and zoned Single Family Residential – Standard [R1B]. This section of Cameron Road is serviced with both sanitary sewer and water.

A rezoning to Two Family Residential [R2] is requested to permit the development of four two-unit dwellings along Cameron Road. The proponent is also pursuing separate rezoning to allow for a larger, separate development on adjacent lands south of the subject application.

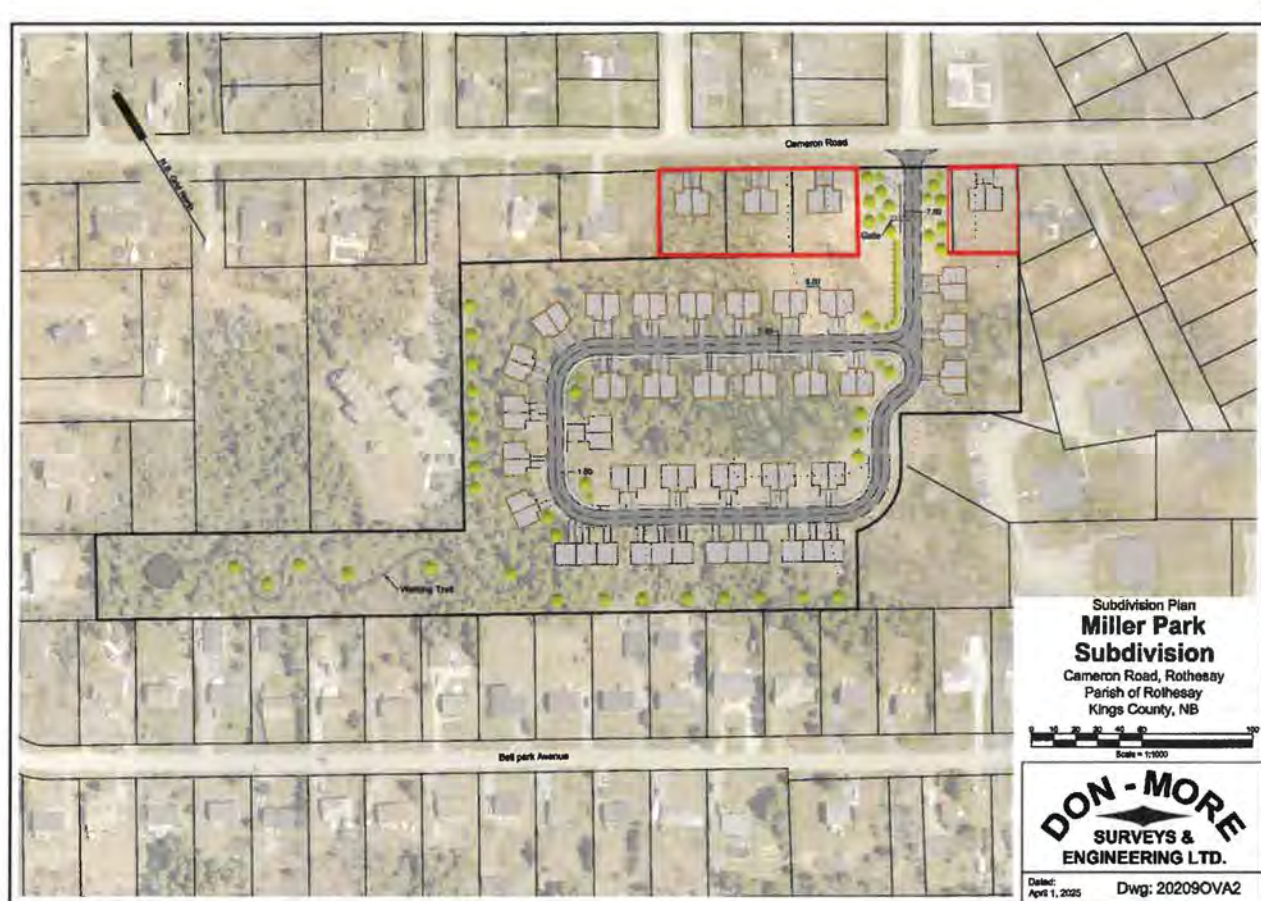


Figure 1 – Portion of site to be developed with two-unit dwellings fronting on Cameron Road.

Municipal Plan:

The subject site is designated Medium Density Residential in the Municipal Plan. These are areas where a mix of dwelling types are envisioned from two-unit dwellings to row housing and cluster housing. Policy MDR-2 of the Municipal Plan guides development in this designation.

Policy MDR-2 Medium Density Residential Uses: Allow within the Medium Density Residential designation, a range of housing types where the dominant form of housing is two unit semi-detached, duplex dwellings, triplex-dwellings, fourplex dwellings, row houses, garden homes, or clustered housing. Other compatible uses may be permitted in the Medium Density Residential designation without amendment to the Municipal Plan, including but not limited to parks, municipal facilities, single-family homes, neighbourhood commercial, and public utilities.

The proposed two-unit dwellings along Cameron Road conform to the Municipal Plan and are considered compatible with the surrounding neighbourhood context.

Zoning:

The site's existing zoning does not allow for two-unit dwellings. A rezoning is required to accommodate the applicant's proposal. The applicant is seeking a rezoning to Two Family Residential [R2] for the

four lots fronting onto Cameron Road (Lots 25-2, 25-3, 25-4, and 25-5) which would accommodate two-unit dwellings. Conformance with the R2 zone is assessed in Table 1.

Table 1. Conformance with R2 Zone Standards			
	Required	Proposed	Comments
Lot Size	1200 m ²	1188 m ² – 1190 m ²	A Development Officer variance will be issued in conjunction with approval of the Tentative Plan of Subdivision by the Development Officer (should the rezoning be approved by Council) to provide for the reduced lot areas.
Front / Rear Yard Setbacks	Front: 7.5 m Rear: 7.5 m	Front: 7.5 m Rear: 15 m	
Side Yard Setbacks	Major: 5 m Minor: 5 m	Major: 6.5 m Minor: 6.5 m	
Minimum Building Area	185 m ²	189 m ²	
Maximum Lot Coverage	35%	25%	

Staff note the dimensional requirements of the R2 zone are met except for a variance for lot area. This variance will be processed as a Development Officer variance in conjunction with approval of the Tentative Plan of Subdivision by the Development Officer.

Although no landscaping details are provided, the Zoning By-Law requires that front yards shall be maintained with a minimum area of 60% in turf or other landscaping material such as trees, planting beds, hedges, and walkways.

Subdivision

The proposed Tentative Plan of Subdivision conforms to the Subdivision By-Law. As the number of lots is not increasing, there is no requirement for Land for Public Purposes or money in lieu of Land for Public Purposes.

Municipal Servicing

Municipal water was extended along this portion of Cameron Road in 2024 in conjunction with roadway resurfacing. These servicing costs are to be recovered from the developer as outlined in a resolution of Rothesay Council.

Operations Staff have identified an existing sanitary sewer on the development site that may need to be relocated or accommodated within a Local Government Services Easement. The assent of Rothesay Council to any necessary Local Government Services Easements will be required.

Polling

Polling letters were sent to nearby residents to inform them of the application and soliciting their comments or feedback. Any written correspondence received from the polling has been provided in the agenda packet.

Summary

Staff have reviewed the applicant's proposal and have determined that at the preliminary stage the proposed project would meet the requirements of the R2 zone.

Staff recommend that PAC recommend that Rothesay Council schedule a Public Hearing for the rezoning application.

Recommendation:

It is recommended THAT the Planning Advisory Committee:

- A. Recommend that Rothesay Council schedule a public hearing to consider the rezoning of a portion of 7,9, and 11 Cameron Road (portions of PIDs 00064402, 00064337, 00246868, 30019590) from Single Family Residential – Standard [R1B] to Rezoning to Two Family Residential [R2].

Attachments:

Map 1	Aerial Photo Location Map
Map 2	Future Land Use Map - Municipal Plan
Map 3	Zoning Map
Attachment 1	Proposed Site Plan
Attachment 2	Tentative Subdivision Plan
Attachment 3	Conceptual Building Plan



Report Prepared by: Mark Reade, P.Eng., RPP, MCIP
Date: Tuesday, April 29, 2025



Subdivision Plan
**Miller Park
Subdivision**
Cameron Road, Rothesay
Parish of Rothesay
Kings County, NB



DON - MORE
SURVEYS &
ENGINEERING LTD.

Dated:
April 1, 2025

Dwg: 20209OVA2

Approvals

Key Plan
Scale = 1:20,000

Legend
 (S) - Standard survey marker set
 (SMF) - Standard survey marker found
 (CALC) - Calculated point
 (RB) - Round iron bar found
 (SQR) - Square iron bar found
 (IP) - Iron pipe found
 (C) - Tabulated coordinate reference
 (L) - Locus dealt with by this plan

Notes
 1. All computations performed and coordinates shown are based on the New Brunswick geodetic datum, the projection used is the NAD83(BCS)2011 ellipsoid as realized by Service New Brunswick's Active Control System.
 2. All distances shown are in metres and are grid distances calculated using a combined scale factor utilizing geoid model GCG2013a.
 3. All directions are New Brunswick grid azimuths established using GNSS.
 4. Document and plan numbers referred to are those of the land office or county registry office.
 5. Certification is not made as to legal title, being the domain of a lawyer, nor to the zoning and setback bylaws or regulations, being the domain of a Development Officer.
 6. Certification is not made as to convenience set out in the document(s) and the location of any underground services and/or features permanent or otherwise.
 7. Particular information and adjacent owner information was derived from Service New Brunswick records unless otherwise noted.
 8. Field survey was completed in Month, 2023.
 9. Survey markers not set at road deflections to avoid landowner confusion.

Purpose of Plan
 To create 5 new residential lots.
 To create 1 Private Road.

Subdivision Plan
Miller Park
Subdivision
 Cameron Road, Rothesay
 Parish of Rothesay
 Kings County, NB

Title Data
 PID: 20064402, 00245868, 00064337, 30018590, 00064345, 00064359, 00245769, 00064384
 Owner: L.T.S. Investments Inc.
 Document: 25090581
 Registered: 2010-04-15
 Document: 33014269
 Registered: 2014-05-31

Signature of Owners
 L.T.S. Investments Inc.

Scale
 1" = 40.000'

DON - MORE
SURVEYS & ENGINEERING LTD.
TENTATIVE
 Dated: April 1, 2023
 Andrew K. Toole, N.B.S. #279
 Dwg: 20209SDT



BAYFIELD

Unit A 971 SQ. FT. 28'-0"W x 56'-0"

Living Room	15'-1" x 12'-0" / 13'-8"
Kitchen	10'-4" x 9'-0"
Dining	15'-1" x 8'-0"
Master Bedroom	12'-0" x 12'-6"
Bedroom #2	12'-4" x 9'-0"
Garage	12'-0" x 22'-0"

All dimensions are approximate

Unit B 1059 SQ. FT. 28'-0"W x 54'-0"D

Living Room	14'-7" x 13'-4"
Kitchen	11'-7" x 10'-0"
Dining	11'-7" x 8'-0"
Master Bedroom	12'-1" x 12'-9"
Bedroom #2	10'-0" x 9'-0" / 10'-8"
Garage	12'-20" x 22'-0"

All dimensions are approximate



Unit A
971 Sq.Ft.

Unit B
1059 Sq.Ft.

NOTE: Artist's renderings do not reflect actual home specifications.

Liz Hazlett

From: Mark Reade
Sent: Wednesday, April 30, 2025 5:14 PM
To:
Cc: Liz Hazlett
Subject: RE: Rezoning Application - 7,9,11 Cameron Road

, thank you for your letter. I will forward it to the Committee for their consideration.

From:
Sent: April 30, 2025 1:44 PM
To: Mark Reade <markreade@rothesay.ca>
Subject: Rezoning Application - 7,9,11 Cameron Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Director Reade,

Congratulations on joining the Town of Rothesay team, hope it's a good change from the City of Saint John.

Thanks for the note about the rezoning application for 7,9,11 Cameron Road.

We live at 211 Gondola Point Road, on the corner of Gondola Point and Cameron Road.

I have a couple of concerns about the proposed development.

1. Traffic - Cameron road is already a busy road. Entering and exiting into and out of Gondola Point Road can already be problematic at times. Additionally, Cameron Road is frequented by pedestrians. There currently is no sidewalk or shoulder for pedestrians to walk on and vehicles often will steer onto the opposite side of the street to avoid pedestrians.

a) Has there been a traffic study done in the area? The proposed development appears to add 30 2 unit dwellings (including the 4 that are proposed to be on Cameron road), plus the 4 3 unit buildings. This could add 72 residences to the area. This is a significant increase and undoubtedly will impact traffic.

b) How is traffic being considered in the review of the rezoning application? Will there be new lights like at Clarke and Gondola Point Road? (not that lights are automatically the right solution)

c) Have sidewalks or shoulder's been considered for pedestrian traffic on Cameron Road?

2. Water Table - Many homes in the area are on wells. In the consideration of the rezoning application, are potential impacts to the water table being considered? I have heard that there have been a number of properties that have had to re-drill wells recently after a new development was in the area.

Without clear answers to these questions, I must submit my opposition to the proposed rezoning. I feel that it will add too much traffic to the neighbourhood and I'm concerned about water table.

I certainly recognize that last summer, the Town rebuilt Cameron Road and made upgrades to infrasture. It makes sense to add homes to the recently upgraded infrastructure.

I just want to make sure that all of the appropriate studies have been completed and that the development follows applicable Town growth plans and best practices around traffic and groundwater.

Thank you for your consideration.

I'll likely see you on Monday.

All the best,

--

-

Mark Reade, P.Eng, RPP, MCIP
Directory of Planning and Development Services
70 Hampton Road
Rothesay, NB
Canada, E2E 5L5



RE: Rezoning Application 7,9,11 Cameron Road

30 April 2025

Dear Mr Reade,

I write you concerning my concerns for the proposed redevelopment letter, dated 23 April 2025 that I received today May 1st.

While the topic is a Rezoning Application for 3 properties on Cameron Road, the information provided in the subsequent letter and digram appears to be misleading. The written proposal indicates that there will be 26 two-unit building and 4 three unit buildings that are being proposed to be built on 5 parcels (00246868, 00064394, 00064386, 00064378, 00064345), and there is no information mentioned about the 4 two-unit buildings that will reside on parcels (30019590, 00064337, 00064402), which is the subject of this letter.

For clarification purpose,

- A. Is the purpose of this letter is to rezone the three parcels of land from Single Family Residential - Standard [R1-B] to 4 parcel of land for the purpose of the Two Family Residential Zone [R2].
- B. OR is the purpose of this letter to inform current residents of of the Former Fairville Community, that you are considering a proposal from a developer to add another 70 homes to a 10 acre property, which is made up of 8 parcels of land in total.

If its Option A, I have no problems with the proposal; however, if it is option B, I have concerns, and will respond with a list of those concerns, once you have clarified the purpose.

As well, can you please clarify, there is a public meeting for the Rothesay Planning Advisory Committee on Monday May 5th and residents can attend. The purpose of this meeting is for the developers to discuss their proposal and to address concerns about the proposal with Residents. Then from that meeting the Rothesay PAC presents it to town council, of which they will decide to hold further meetings?

While your letter says, that I should not expect a reply, I am hoping that you respond for the purpose of clarifying the letter. If the proposal is option B, as I indicated, I do have a list of valid concerns, but the timing of your notification to respond and the lateness of the hour, does not permit me to put pen to paper.

35 Ballpark Ave, Rothesay, NB

NB Property Map Showing 8 Parcels of Land

Liz Hazlett

From: Liz Hazlett
Sent: Thursday, May 1, 2025 8:26 AM
To: Liz Hazlett
Subject: FW: Re-zoning application Cameron Rd

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

From:
Sent: Wednesday, April 30, 2025 10:29 AM
To: Rothesay Info <rothesay@rothesay.ca>
Subject: Re-zoning application Cameron Rd

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Yes I have concerns.

I have concerns that we already have MORE than enough traffic on Cameron Road.

The monstrosity of West Beach estates already causes danger and nuisance traffic to our street.

I DEMAND that if you intend to allow the re-zoning and multi unit development on Cameron Road, the traffic from West Beach estates MUST be cut off on the top of Scichilone Avenue and redirected WHOLLY to Francis Avenue.

There must be a balance of traffic! Right now mostly all of west beach residents are using Cameron Road.

It used to be quiet, like river road and ball park ave, but ever since west beach was opened to Cameron Road, it is a shit show of traffic and NOT Safe for children at all.

So unless you want a big fight about this for the entire neighbourhood, which I will start to canvass and we will Show up en-mass to oppose this re-zoning as we DO NOT INTEND to absorb any more traffic on an already over burdened rural neighbourhood street.

You know I am more than capable of causing this construction project serious delays with community support.

I know that if This project was proposed on Nancy Grants street, it wouldn't even be a re-zoning application. The answer would be a hard NO!

Sincerely and indignantly,

Liz Hazlett

From:
Sent: Thursday, May 1, 2025 8:24 AM
To:
Subject: FW: Opposition to Proposed Rezoning on Cameron Road – Safety and Infrastructure Concerns

From:
Sent: Wednesday, April 30, 2025 8:38 AM
To: Rothesay Info <rothesay@rothesay.ca>
Subject: Opposition to Proposed Rezoning on Cameron Road – Safety and Infrastructure Concerns

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Planning & Development Services / Rothesay Council

I am writing to express my strong opposition to the proposed rezoning of the properties at 7, 9, and 11 Cameron Road from single-family residential to allow for semi-detached and two-unit dwellings. Cameron Road is a narrow street that currently lacks sidewalks and has limited capacity to safely accommodate increased traffic. The area is home to many young children who regularly walk, bike, and play in and around the street, including walking to the school bus stop on the corner of Cameron Road and Gondola Point Road. Further, Cameron Road not only serves as a single point of entry/exit for the street residents, but also for the residents of West Beach Estates subdivision. Introducing higher-density housing without addressing these infrastructure limitations and traffic concerns would significantly increase the risk to pedestrian safety and degrade the quality of life for existing residents.

I respectfully urge you to consider the unique conditions of this street and prioritize the safety of its residents by rejecting this rezoning application.

Thank you for your time and attention to this matter.

Kind regards,

Liz Hazlett

From: Mark Reade
Sent: Thursday, May 1, 2025 3:10 PM
To:
Cc: Liz Hazlett
Subject: RE: Rezoning application 7, 9, &11 Cameron Road

thank you for your letter, we will forward this to the Committee.

We can accept written submissions until Monday afternoon, should you or any of your neighbours like to send comments in writing to the Committee.

This is the beginning of the process, and I note, the next step in the process will be a Public Hearing at Common Council. Landowners within 100 metres of the subject site will receive notification of the Public Hearing date at Council and notice of the Hearing will be posted on the Town's website.

Mark

From:
Sent: May 1, 2025 7:13 AM
To: Mark Reade <markreade@rothesay.ca>
Subject: Rezoning application 7, 9, &11 Cameron Road

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Good morning Mr. Reade

It is unfortunate that the residents of Ballpark Ave only recieved the notice of this rezoning on April 30th by Mail, and had until April 30th 4pm to respond. We are a neighborhood of people who generally work all day and fetch the mail after 5pm.

I am concerned, as many of my neighbors, of the scale of the proposed development. The area is filled with springs, and hold a lot of water...the spring around the proposed walking trail never goes dry, even in warmest summers. I expect preparing the land for building will mean a lot of the run off will be diverted down hill...and many of my neighbors down the avenue are already contending with flooding, as we have at the top of the hill, under rare circumstances more commonly seen with climate change. Then, there is the nature of the development, as individual small units, meaning at minimum 75 more toilets flushing, washers spinning, lawns being watered, cars being washed. I like to take an evening walk around my neighborhood, and can already smell detergent, as I do every spring when the sewerage treatment facility on Maliseet drive is overwhelmed.

So I am writing, with the main concern of where the water will go.

Additionally concerned with knowing more about the project (noise from construction, will there be fencing, what plans you have for the deer, raccoons, skunks and foxes that sleep back there?)

Thank you,

26 Ballpark

From: Mark Reade
Sent: Friday, May 2, 2025 3:36 PM
To:
Cc: Liz Hazlett
Subject: RE: Cameron Road. - Don-Moore Surveys/LTS Investments

thank you for your letter. I will forward it to the Committee.

Mark

From:
Sent: May 2, 2025 2:30 PM
To: Mark Reade <markreade@rothesay.ca>
Subject: Fwd: Cameron Road. - Don-Moore Surveys/LTS Investments

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Hello Mark - I just received your letter dated April 23 today May 2nd.(9 days after mailing :(). Thank for your visit and chat we had on Cameron Road this week.

I have reviewed the documents sent and I have some question about the zoning changes.

My questions are as follows :

- 1) what is the definition of cluster housing (size , attached building, # of residents per home , parking made available for each?
- 2) has the corner of G Point Road and Cameron street being modified to accommodate the increased traffic from New housing planned (morning /evening sun is blinding for drivers decreasing visibility during the day and the lighting is poor at night. Pedestrian use and school bus routes use on Cameron presents a already dangerous situation as well as the off road grading height

and the location of a power pole close to roadway when completing the turn on Cameron Rd from GPoint Rd.

- 3) has the increased pedestrian traffic been planned for as Cameron is a regular walking trail to river in Summer and winter for river activities

- 4) the drawings state this is an gated community ,
Does this mean controlled access to this community
- 5) Will the new duplex homes maintain the mature trees around the new builds
thru selective cut of the mature trees in this area
(allowing for the new homes to blend well into the mature
Nature of Cameron Road)
- 6) the newly developed smaller area has 72 homes planned
which is similar to the larger Cove Cres and Beach
Rd sub division which will double the traffic on Cameron Road .
Are there any plans to add traffic enhancements to
Cameron Road with this new development?
- 7) what is Lot 25.1 use planned for ? Planned duplex
units only ? Will Apartment multi level building be permitted with this zone change ?
- 8) what setback is being used for the semi-detached
homes as they appear closer to Cameron Road versus
historic homes on the street? Can they be setup further
to permit more landscape greenery on the road similar
to historic precedents.

Thank you for a review to my questions for the
this zoning change....

12 Cameron Road

- Sent from my iPhone

On May 1, 2025, at 9:41 AM, Mark Reade <markreade@rothesay.ca> wrote:

thanks for the conversation yesterday morning.

I have attached the survey and site plan and building plans.

A couple of my colleagues were out yesterday afternoon attending to the
sign.

Mark



ROTHESAY

Mark Reade, P. Eng., RPP, MCIP

Director of Planning and Development Services

Direct: 506-848-6609

T: 506-848-6600

F: 506-848-6677

E-Mail: markreade@rothesay.ca

70 Hampton Road

Rothesay, NB

Canada E2E 5L5

From: Rothesay Info <rothesay@rothesay.ca>

Sent: April 29, 2025 8:12 AM

To: Mark Reade <markreade@rothesay.ca>

Subject: FW: Cameron Road. - Don-Moore Surveys/LTS Investments

From:

Sent: April 28, 2025 5:39 PM

To: Rothesay Info <rothesay@rothesay.ca>

Subject: Cameron Road. - Don-Moore Surveys/LTS Investments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Planning Dept - could you please send me the survey plan for the PID's zone change from the single resident zoning to two unit and cluster housing from 7,9 and 11 Cameron Road .

Thank you.

12 Cameron Road

Ps the sign has folded over and needs to be emailed for easy visibility for readers .

Thks

REZONING APPLICATION

Rothesay Council has received an application from Don-More Surveys on behalf of L.T.S Investments Ltd. to rezone land at 7,9 and 11 Cameron Road (various PIDs) from R1-B Single Family Residential – Standard to a zone that will permit semi-detached and two-unit dwellings along Cameron Road and a proposed cluster housing development southwest of Cameron Road.

FURTHER INFORMATION

Questions, comments or concerns can be directed to Rothesay Planning & Development Services at (506) 848-6600 or by Email: rothesay@rothesay.ca

- Sent from my iPhone

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. Records may be shared with internal departments, external agencies or may be publicly released at a Town Council or Committee meeting. Any questions regarding the collection of this information can be directed to the Rothesay Town Clerk, 70 Hampton Road, Rothesay, NB, E2E 5L5

From:
Sent: Thursday, May 1, 2025 11:24 AM
To:
Subject: FW: Cameron Road. - Don-Moore Surveys/LTS Investments

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

From:
Sent: Thursday, May 1, 2025 8:31 AM
To: Rothesay Info <rothesay@rothesay.ca>
Subject: Re: Cameron Road. - Don-Moore Surveys/LTS Investments

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Can you confirm:

- 1) was a letter sent to Cameron street home owners ? We did not receive one
- 2) is there a planning committee meeting on Monday May 5th ? If so , what time is it ? Is it open for public attendance ?
- 3) can you send the plan being reviewed for approval ?

With thanks. 12 Cameron Road
- Sent from my iPhone

> On Apr 28, 2025, at 5:39 PM, wrote:
>
> Planning Dept - could you please send me the survey plan for the
> PID's zone change from the single resident zoning to two unit and
> cluster housing from 7,9 and 11 Cameron Road .
>
> Thank you.
> 12 Cameron Road
>
>
> Ps the sign has folded over and needs to be emailed for easy visibility for readers .
>
> Thks
> <IMG_4450.jpeg>
>
> - Sent from my iPhone
>
>

From: Mark Reade
Sent: Friday, May 2, 2025 12:48 PM
To: Rothesay Info;
Cc: Liz Hazlett
Subject: RE: Rezoning application on Cameron Rd., Rothesay

I will forward your comments to the committee.

Mark

From: Rothesay Info <rothesay@rothesay.ca>
Sent: May 2, 2025 10:02 AM
To:
Cc: Mark Reade <markreade@rothesay.ca>
Subject: RE: Rezoning application on Cameron Rd., Rothesay

Good morning

By copy of this email I am forwarding your inquiry to Mark Reade, Director of Planning and Development.

Bev Côté
Receptionist
Rothesay
506-848-6600

From:
Sent: May 1, 2025 3:34 PM
To: Rothesay Info <rothesay@rothesay.ca>
Subject: Rezoning application on Cameron Rd., Rothesay

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Attention: Rothesay Planning & Development Services

Would you please send all the information regarding the application to rezone lots on Cameron Rd. I am concerned regarding the increased traffic through the bottle neck intersection of Cameron and Gondola Pt. Rd. and the intersection of Ball Park Rd. & Gondola Pt. Rd. What is "cluster housing"?

8 Mulberry Lane
Rothesay, N. B.

From: Mark Reade
Sent: Friday, May 2, 2025 3:58 PM
To:
Cc: Liz Hazlett
Subject: RE: Rezoning on Cameron Road

thank you for your e-mail. I will forward your comments to the committee.

Mark

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

From:
Sent: May 2, 2025 1:09 PM
To: Mark Reade <markreade@rothesay.ca>
Subject: Rezoning on Cameron Road

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hello Mark

I just left you a voicemail but thought I would follow that up with this email. It was not possible for us to reply by April 30 as we did not receive the notice until May 1.

We live at 15 Cameron Road and have some questions regarding the rezoning application which I will outline below:

1. Is the Planning and Advisory Committee aware that there is a running stream and wetland area in the proposed cluster housing development. This stream protects our property from run off and has already been compromised by the land filling done previously at the entrance to the proposed gated community. Will an environmental impact study be done.
2. What will the distance be between the back of the houses in the proposed cluster housing and our property line.
3. Will there be a buffer zone included between our property and the new housing. There are trees indicated in several locations on the plan but nothing between our property and the new housing.
4. How will the development proceed: I.e will it start with the housing units on the Cameron Road with the cluster housing to follow.
5. What is the anticipated start time and how long will the construction take.

We understand and appreciate the need for growth in Rothesay but are particularly concerned with the environmental impact of this proposal and want to ensure that proper investigation and permit applications are in place.

We would be happy to speak with you prior to the meeting on Monday. We will attend.

Thank you for your time.

15 Cameron Road