



ROTHESAY
PUBLIC HEARING AGENDA
7:00 p.m.
Monday, June 16, 2025
Common Room, Rothsay Town Hall



PUBLIC HEARING – 7, 9, 11 (portions of) Cameron Road Rezoning
portions of PIDs 00064402, 00064337, 00246868, 30019590)

1. CALL TO ORDER Instructions

2. PUBLIC HEARING

Documentation

23 May 2025	Memorandum prepared by Town Clerk Banks (public notices)
23 May 2025	<i>Community Planning Act</i> , Section 111 notice to website/Town Hall
<i>11 June 2025</i>	<i>Notice revised to reflect livestream not available</i>
29 April 2025	Staff Report to the Planning Advisory Committee (PAC)
ADDENDA	Comments received at PAC meeting (5 May 2025)
29 May 2025	Staff Report to Planning Advisory Committee
4 June 2025	Recommendation from Planning Advisory Committee
12 June 2025	Staff Report to Council RE: Voting requirements
12 June 2025	MAP – Opposition (petition)
DRAFT	By-law 2-10-41

Appearances/Presentations:

Presentation: Isaiah Reid, Don More Surveys

Presentation: Mark Reade, P.Eng. MCIP RPP
Director of Planning/Development Services

Appearances: Beth Brown Kirk
Liz Kramer
Drew G Schedler

Comments: Letter from B. Brown Kirk
Petition (47 pages)
Emails: D. Kirk
D. Schedler
L. Kramer

3. ADJOURNMENT



ROTHESAY

MEMORANDUM



TO : Mayor and Council
FROM : Town Clerk Mary Jane Banks
DATE : 13 June 2025
RE : Social media messages for 7, 9, 11 (portions) Cameron Road
Rezoning
Portions of PIDs 00064402, 00064337, 00246868, 30019590

23 May 2025 Public Hearing Notice posted to the Rothesay website and in the Town Office, in accordance with the *Community Planning Act*

11 June 2025 Public Hearing Notice revised to indicate there will be no livestreaming on June 16, 2025

Social media messages schedule (8):

May 23, 27, 29

June 3, 5, 11, 13, 16

ROTHESAY



PUBLIC HEARING NOTICE – REZONE PORTION OF 7, 9, AND 11 CAMERON ROAD

Notice: Due to technical issues, the Rothesay Public Hearing meeting will NOT be livestreamed and will be in-person only. Thank you for your understanding.

23 May 2025

In accordance with Section 111 of the *Community Planning Act*, SNB 2017, c19 and amendments thereto, PUBLIC NOTICE is hereby given that the town of Rothesay intends to consider an amendment to By-law 2-10, "Rothesay Zoning By-law" to rezone a portion of 7, 9, and 11 Cameron Road (portions of PIDs 00064402, 00064337, 00246868, 30019590) from Single Family Residential – Standard [R1B] to Two Family Residential [R2] to allow for the development of four, two-unit dwellings along Cameron Road.

Figure 1 – Site Plan





2025 June 16 PUBLIC HEARING Cameron Road FINAL_004

The Public Hearing will be held **in-person** on **Monday, June 16, 2025, commencing at 7:00 p.m.** in the Common Room, Rothesay Town Hall, 70 Hampton Road. ~~You can watch the livestream at~~ <https://www.youtube.com/user/RothesayNB> and the agenda will be available online the day of the hearing at <https://www.rothesay.ca/town-hall/agendas/>.

Written objections to the proposed amendment will be received by the undersigned until **12 noon on Wednesday, June 11, 2025** and will be provided to Council for the public hearing.

Anyone wishing to **speak at the Public Hearing may register** with the Clerk's office **no later than Wednesday, June 11, 2025 at 12 NOON**. Please contact the Clerk's office at 848-6600 or Rothesay@rothesay.ca for more information.

The following documentation is available online and can also be reviewed at the Town Office, 70 Hampton Road, Rothesay, NB Monday to Friday 8:15 am – 12 noon and 1:15 – 4:30 pm (closed between 12 noon and 1 pm), exclusive of civic holidays:

29 April 2025	Staff Report to the Planning Advisory Committee (PAC)
ADDENDA 5 May 2025	Comments received at PAC meeting (5 May 2025)
DRAFT (Updated)	By-law 2-10-41

The Agenda package for the June 16th public hearing will be available here on the day of the hearing: <https://www.rothesay.ca/town-hall/agendas/>

Please note that all records in the custody or under the control of the town of Rothesay are subject to the provisions of the *Right to Information and Protection of Privacy Act*, SNB 2009, c. R-10.6 and may be subject to disclosure. Records may be shared with internal departments, Council, external agencies or released at a Town committee meeting, which may be public. Any questions regarding the collection of this information can be directed to the Rothesay Town Clerk.

Mary Jane E. Banks, BComm

Town Clerk – Rothesay ~~2025~~²⁰²⁵June16PUBLIC HEARING Cameron Road FINAL_005



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.

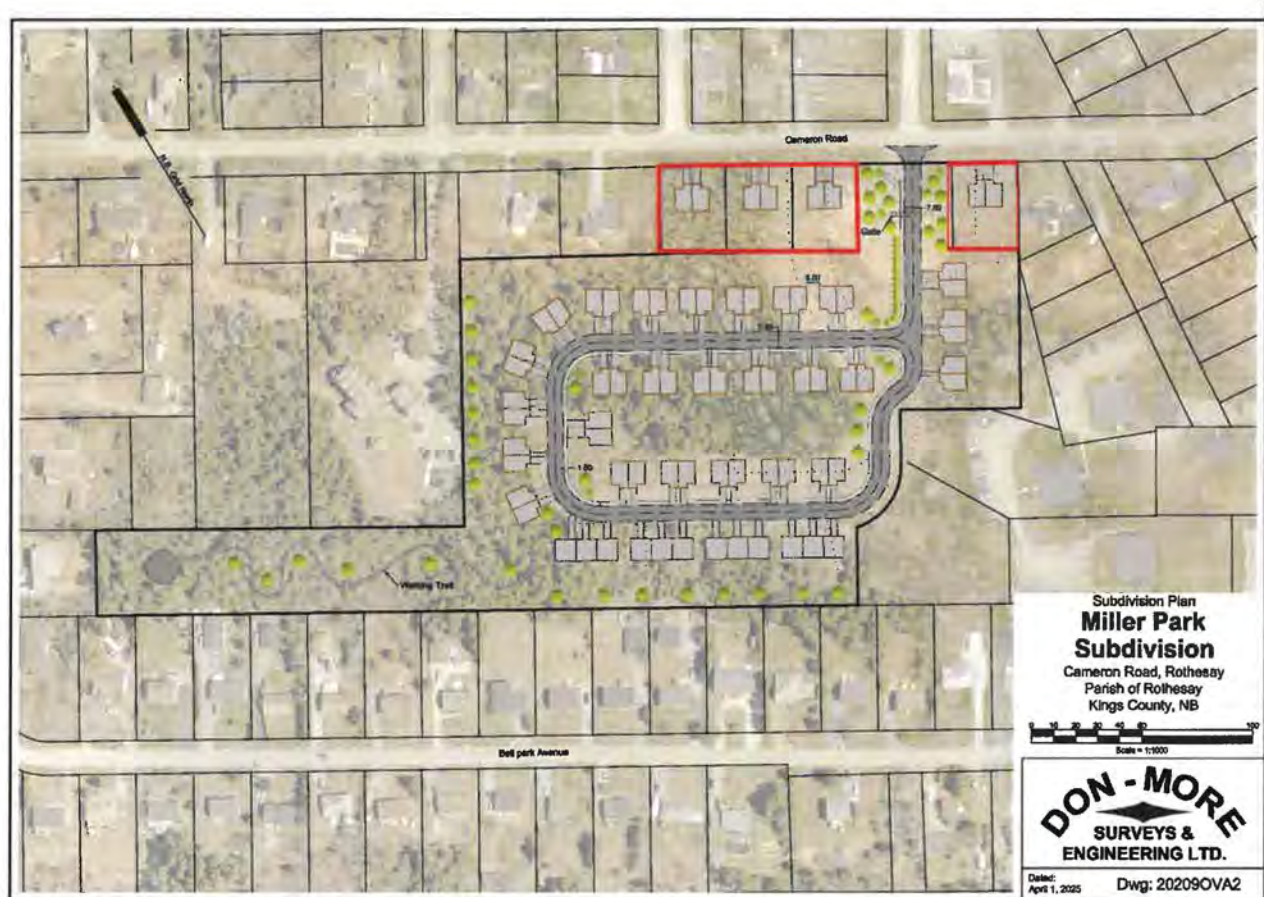


Figure 1 – Portion of site to be developed with two-unit dwellings fronting on Cameron Road.

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:

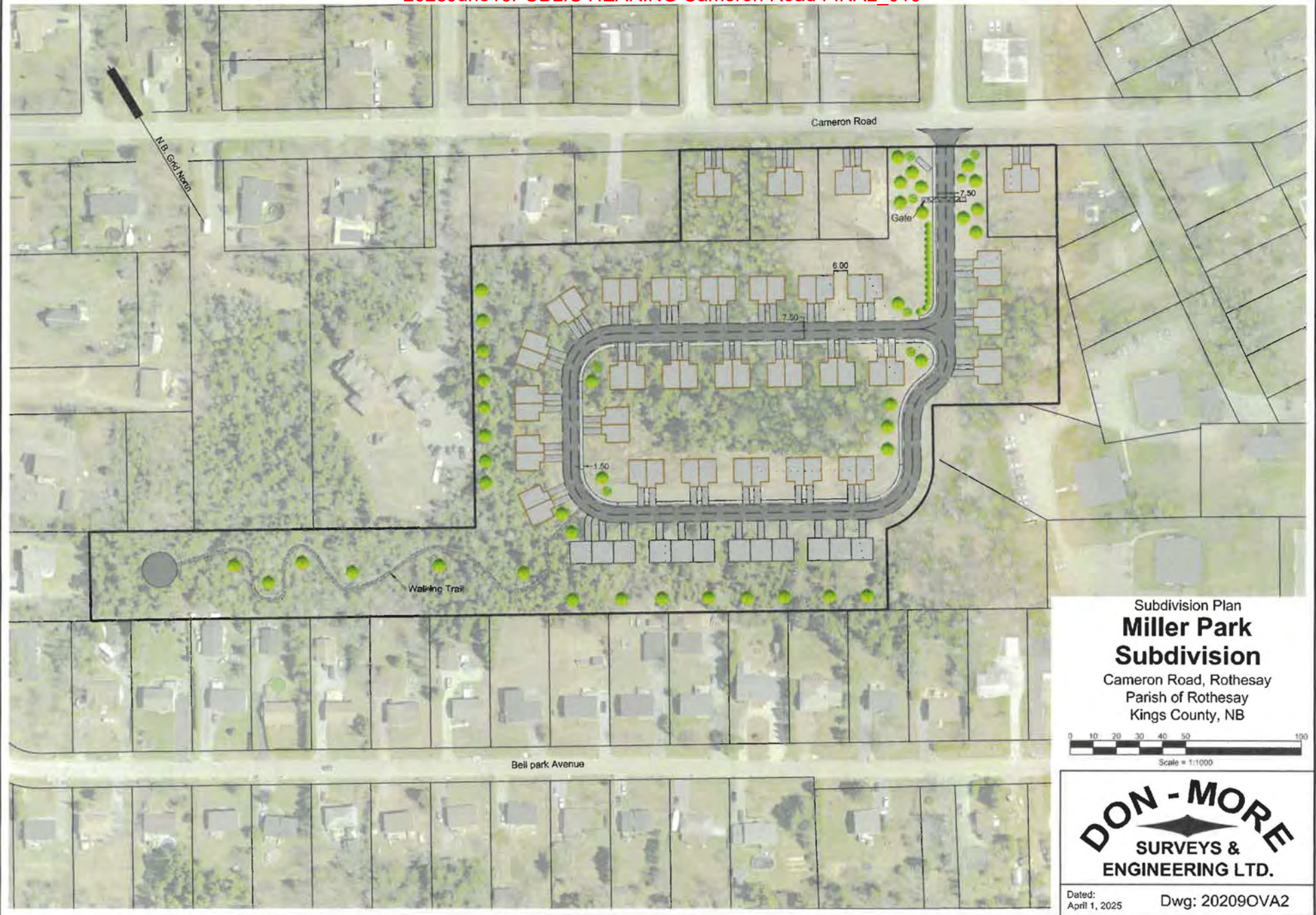
- A. Recommend that Rothesay Council schedule a public hearing to consider the rezoning of a portion of 7,9, and 11 Cameron Road (portions of PIDs 00064402, 00064337, 00246868, 30019590) from Single Family Residential – Standard [R1B] to Rezoning to Two Family Residential [R2].

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



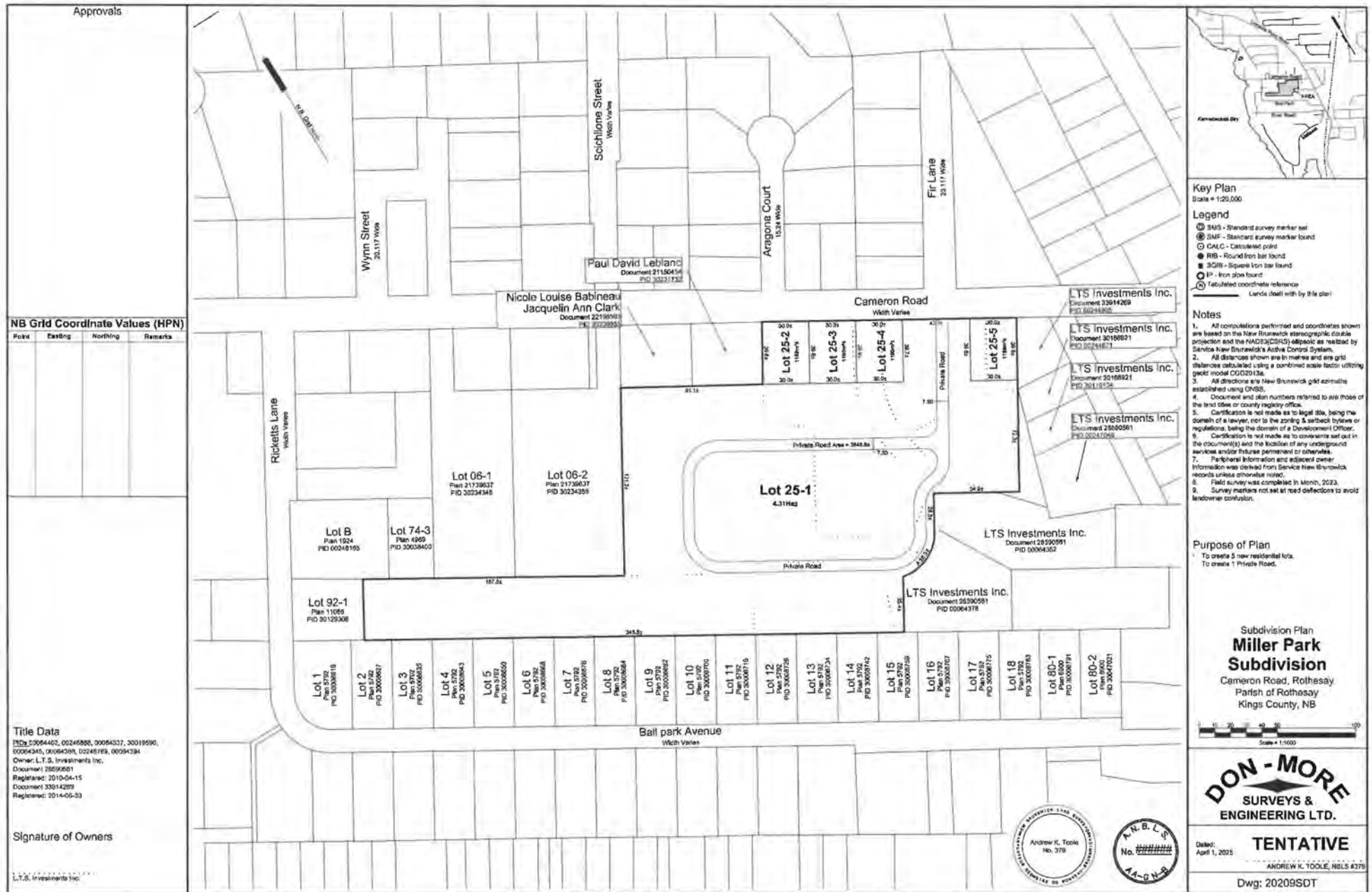
Subdivision Plan
**Miller Park
Subdivision**
Cameron Road, Rothesay
Parish of Rothesay
Kings County, NB



DON - MORE
SURVEYS &
ENGINEERING LTD.

Dated:
April 1, 2025

Dwg: 20209OVA2





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

-----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

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

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

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

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

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

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

From: Mark Reade
Sent: Friday, May 2, 2025 4:47 PM
To:
Cc: Rothesay Info; Liz Hazlett
Subject: RE: Opposition to Proposed Rezoning at 7, 9 and 11 Cameron Road

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

Mark

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


From: Rothesay Info <rothesay@rothesay.ca>
Sent: May 2, 2025 4:20 PM
To:
Cc: Mark Reade <markreade@rothesay.ca>
Subject: RE: Opposition to Proposed Rezoning at 7, 9 and 11 Cameron Road

Good afternoon

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

Bev Côté
Receptionist
Rothesay
506-848-6600

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

From: 
Sent: May 2, 2025 1:07 PM
To: Rothesay Info <rothesay@rothesay.ca>
Subject: Opposition to Proposed Rezoning at 7, 9 and 11 Cameron Road

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

Dear Members of the Rothesay Town Council,

I am writing to express my strong opposition to the proposed rezoning of the area of 7, 9 and 11 Cameron Rd, currently designated for three single-family homes, into multi-unit dwellings/cluster housing development.

I am currently an expectant mother and one of the main reasons we originally chose this neighborhood was the quiet, family-friendly environment which has been ideal for raising children. We had been living in this neighborhood for almost 15 years and planned to spend many more years here. The increased traffic that would inevitably come with a higher-density development is deeply concerning, especially given that our neighborhood lacks sidewalks. This presents a significant safety risk, not just for my growing family, but for all pedestrians - particularly the many children and seniors in our neighborhood.

2025 June 16 PUBLIC HEARING Cameron Road FINAL 029

Additionally, the intersection at Gondola Point and Cameron Road is already a concern due to the lack of traffic signals. With increased vehicle flow from a cluster development, this intersection could become significantly more dangerous and congested, posing a threat to drivers, cyclists, and pedestrians alike.

We are already experiencing increased traffic during the winter months due to the changes in Renforth Wharf ice fishing regulations, which have led to a markedly higher volume of vehicles transporting ice fishing shacks to the water. Adding the year-round burden of a dense residential development will only worsen the situation further.

I urge you to consider the long-term impact this rezoning would have on the safety and livability of our neighborhood. This area was planned and zoned for low-density, single-family residences for a reason. Maintaining this zoning is essential to preserving the quality of life and safety of our community.

Thank you for your time and consideration. I respectfully ask that you vote against this rezoning application.

Sincerely,

Cameron Road Resident

From: Mark Reade
Sent: Friday, May 2, 2025 5:05 PM
To: Liz Hazlett
Subject: FW: Rezoning Application-7,9,11 Cameron Road

Liz, here is another one to forward to PAC

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

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Mark,

I just received your letter regarding this rezoning application, dated April 23, today May 1. You had asked to have any comments submitted by April 30, which was not possible.

I live at 36 Ball Park Ave, which would be on the back side of the proposed 3 unit dwellings.

The concerns that I have are regarding what is planned for drainage at the back of the property. The current area of this property is very swamp like and holds a lot of water in the spring and during rains. I am worried about additional water gathering in this area and not being able to drain properly.

What would be the distance from the property line to the dwellings? Is any tree planting, or other privacy measures, planned for the back of the property?

Regards,

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 Option B

30 April 2025

Dear Mr Reade,

First of all, let me state, it is hard to raise concerns, when you did not provide enough details in your letter about the proposed development on Cameron Road. So lets go on some assumptions, and see how that works out.

First, what I can gather from your letter, is the Cameron Road Proposal is to consolidate 8 properties, (00246868, 00064394, 00064386, 00064378, 00064345, 30019590, 00064337, 00064402) totalling approximately 10 acres, so they can be further subdivided into R2 properties which permit smaller duplexes and triplexes to be built. There are three properties (30019590, 00064337, 00064402) zoned as R1-A properties, which all have access to Cameron Road, and the remaining 5 zoning (00246868, 00064394, 00064386, 00064378, 00064345) are unknown, and they all share a single access point to Cameron Road, between properties 7 and 9.. The proposal is to reclassify the 3 R1-A zoned properties to R2 so that 4 duplex buildings, for a total of 8 homes can be built. Then the remaining 5 properties will be rezoned so that 26 duplexes and 4 triplexes can be built for a total of 64 more homes ($26 * 2$ plus $4 * 3$). The total project will net 72 more homes on the 10 acre parcel.

I can understand from a town revenue perspective, this is a lucrative option. Build them closer together, and increase the annual revenue by another \$250,000. Quick numbers, 72 new homes, with a modest average sale price of \$500,000 (a 2 bedroom/ 2 bathroom triplex home with 126 m² on Wetmore Blvd off the Pettingill Road in Quispamsis are selling for 575,000), generating an average property tax rate of \$4500 per home. Curious, is this a new approach for the town, and did you consider this option for the Sagamore Point Development? There is a 2 acre property on the Gondola Point Road for sale, would this type of development fit into that plan?

So lets talk about the numbers. R1-A zoned property according to the by-laws, requires a minimum of 2000 m², but the R2 zoned property requires, 1200 m² or 400 m² per residential unit, whichever is greater. So if I use the 1200 m² footprint per structure, and divide the 10 acres or (40000 m²), I get 33 structures total. Not sure how the numbers work for the 34 structures included in the proposal, as I have yet included for road, sidewalks, sewage, storm draining and water.

One last comparison, the Sagamore Point Development, is allowing for 55 (R1-A)single dwelling homes on 30 acres, so a 10 acre project like the one for Cameron Road, being a 1/3 of the size, should be 18 dwelling, 1/2 the amount you are proposing in the letter.

So on to the questions and concerns, and some of these would probably been answered if a more complete package had been presented to the residents, especially where you have given a short time to respond.

In no particular order.

- 1) The 5 parcels (00246868, 00064394, 00064386, 00064378, 00064345), what are their current zoning.
- 2) The current property map, looks like it was drawn up to be consider as a cul-de-sac, similar to Fir Lane, Rose Lane and Aragona Court. Is this still not a viable option for the land.
- 3) The houses that access Cameron directly, any thought given to blend them in with the current houses on the street, as single dwellings with treed lots. As an example, on River Road, 3 new houses were built, two of them blend nicely, the third is out of place.
- 4) Has an environmental impact assessment been completed for the proposed development?
- 5) Is there a detailed plan drawn up to show what the units will look like, square footage of the dwellings, etc.
- 6) Is the developer a reputable developer, done work in the community, and is in good standing with the associations, banks and sub contractors.
- 7) Is there a time table for development? Is this over the next year, 5 years?
- 8) Are there phases? Roads and infrastructure completed first, and then development as buildings are sold?
- 9) The letter indicated it will be a gated community, not sure what that means so can you provide a definition.
- 10) Where in the development plan will the Gate and possible fence be built first or last.
- 11) If there is a fence to surround the community, what type of fence or barrier?
- 12) Many of the residents on Cameron and Ballpark are on wells, will the new home's water come from the town water supply, I believe there are lines running on Gondola Point.
- 13) If the new homes are on wells, what studies have been done, or will be done, to be sure of Water Quality and Quantity for the existing residents surrounding the proposal.
- 14) If the new homes are on wells, will pressure and volume be consistent with current levels for existing residents surrounding the proposal.
- 15) How does the developer plan on dealing with run-off during building process? Removing trees and building roads and houses will affect rainfall and snowmelt runoff. Have there been studies done as to whether the water table can actually support such expansion? I see that there is a pond at the end of the walking trail, which I would guess continue to run off between 52 and 54 Ballpark Road.
- 16) 70+ new homes, each with 1 car, will cause an increase in traffic in the community. While the development is at the top of Cameron, I can see traffic being increased on Ballpark Rd which does have a funnel at the top of it.
- 17) 70+ new homes, how will this impact regional services like fire/ambulance and police. Are we at capacity with all the new development in the region.

- 18) Are there side walks in the new development, and if so, are sidewalks being proposed as a safety precaution for the rest of the neighbour hood.
- 19) The current property is home to many types of wildlife and birds, any thought on what happens to them during the development, and once the community is gated? Removal of trees, a natural air filter and noise reduction, will have an impact of the lives of the current residents.
- 20) Will there be street lights. Currently the surrounding streets do not have lights, which allows a more rural feeling to the community, while maintaining a feeling of safety.
- 21) During the development phase, will trucks be accessing only by Cameron, and not traveling on Ballpark.
- 22) What time of day will construction be allowed to start and have to end by, each work day?
- 23) There is a 7.5 meter set back from existing property lines, so the houses on Ballpark Road that border the new development, how much of the existing trees will be removed for development.
- 24) Many of the trees are mature spruce which are shallow rooted, and only work when they stand together. Removing a percentage of the trees could cause destruction of the integrity of the woodlands. Has an arborist been consolidated.

35 Ballpark Ave, Rothesay, NB

From: Mark Reade
Sent: Monday, May 5, 2025 9:05 AM
To:
Cc:
Subject: FW: Miller Park Subdivision
Attachments: Water Run off.doc

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

Mark

From:
Sent: May 2, 2025 9:23 PM
To: Mark Reade <markreade@rothesay.ca>
Subject: Miller Park Subdivision

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

I am at 52 Ballpark Road. I have 2 concerns. The first is the water runoff. The water runoff is extreme at times and any attempt to replace the natural water absorption with impermeable development can only make the problem worse. All the water runs through my property. See photos. Your storm drains cannot handle the water at times and it pools and runs over the street. It puts my basement at risk of flooding. Second, I have trees behind my house and I would like them to remain. I see little round green things on the plan. Not sure if that means the natural forest will be replaced with landscaped trees. I am not in favour of that. I even bought trees and planted them. See the attached document with embedded photos of water.

52 Ballpark Road

From: Mark Reade
Sent: Monday, May 5, 2025 9:16 AM
To:
Cc: Rothesay Info; Liz Hazlett
Subject: RE: Rezoning application Cameron Road

, will forward your letter to the Committee for their consideration.

Mark

From: Rothesay Info <Rothesay@rothesay.ca>
Sent: May 5, 2025 9:09 AM
To:
Cc: Mark Reade <markreade@rothesay.ca>
Subject: RE: Rezoning application Cameron Road

Good morning

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

Bev Côté
Receptionist
Rothesay
506-848-6600

From:
Sent: May 3, 2025 2:13 PM
To: Rothesay Info <Rothesay@rothesay.ca>
Subject: Rezoning application Cameron Road

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

3 Wynn st.
Rothesay, NB
E2E 2 B4
May 3, 2025

Subject: Rezoning application Cameron Road

Town of Rothesay,

I am writing today to address the proposed rezoning on Cameron Road.

In considering this particular application, it is imperative that Council and PAC recognize the many challenges facing the Cameron Road usage.

The Cameron Road is currently and has been for the past number of years, in a perilous situation given its substantial increased usage.

The traffic on the Cameron Road indicates a steady flow of both vehicle and people traffic, rendering it beyond capacity now.

Further housing on the Cameron Road will increase the risk and safety of residents further. As an example, I recently observed daycare staff walking 8-10 children down the Cameron Road. This precarious situation caused vehicles to pull off the road to allow passage.

This has become a very dangerous and regular practice which will likely result in injury eventually. The foot traffic on the Cameron Road has increased tremendously in the past few years as families and residents routinely walk their pets, drive their bikes, scooters, etc. Such healthy pursuits are encouraged and healthy for everyone's wellbeing. However, such activities need to be undertaken in a safe manner which requires that appropriate infrastructure be in place....including sidewalks, curbs and safe lighting.

The Cameron Road is also experiencing considerable increased traffic as residents partake in summer activities including swimming and boating. Traffic on the Cameron Road increases substantially during the winter months as well with ice fishing and related activities. It is important to note that these scenarios increased significantly when the town limited its ice fishing in Renforthencouraging ice fishing hobbyists to relocate...to the Cameron Road.

This particular area of Rothesay (Fairvale) is overburdened with a disproportionately larger amount of apartment/ duplex development. This has already created a proportional increase in traffic particularly during working hours. It is a real challenge now to get off or onto the Cameron Road during prime time hours.

Furthermore the posting on exhibit requires clarification.

Specifically, clarification on where precisely and what type of development 'southwest of Cameron Road'; as well as detailed definition of 'cluster housing' along with specifics in terms of point of entrance and egress for such substantial development.

Thank you for your consideration of these matters. We look forward to your response.

Sincerely,

Sent from my iPad



To: Chair and Members of the Rothesay Planning Advisory Committee

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

Date: Thursday, May 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:

At the May 5th, 2025, regular meeting PAC recommended Rothesay Council schedule a public hearing to consider a portion of 7,9, and 11 Cameron Road (PIDs 00064402, 00064337, 00246868, 30019590) from Single Family Residential – Standard [R1B] to Two Family Residential [R2].

Rothesay Council, at their meeting of May 12, 2025, scheduled a public hearing for Monday, June 16, 2025, commencing at 7:00 p.m. for the application.

Background:

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.

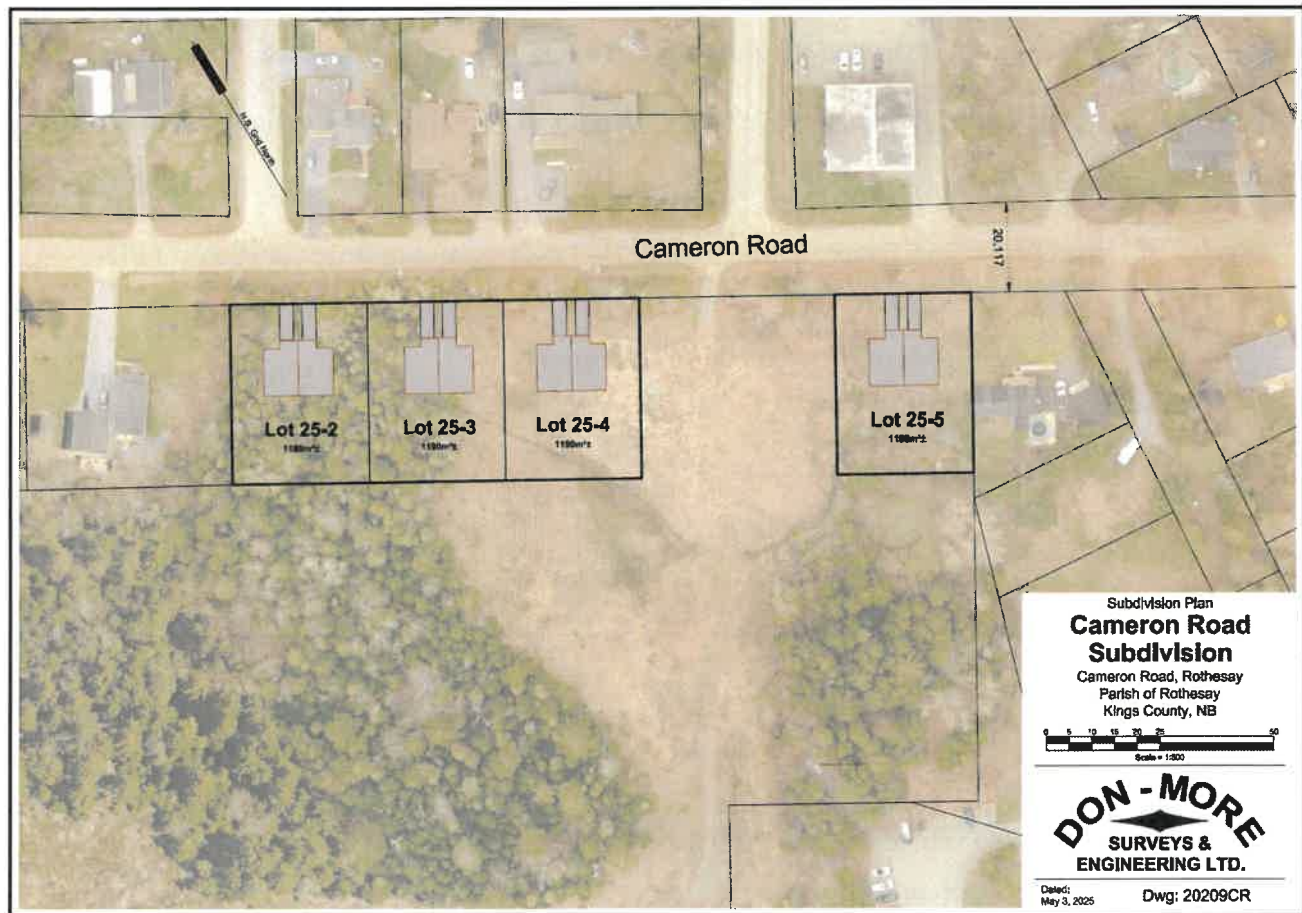


Figure 1 – Portion of site to be developed with two-unit dwellings fronting on Cameron Road.

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 of the four proposed lots 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	Standard is met.
Side Yard Setbacks	Major: 5 m Minor: 5 m	Major: 6.5 m Minor: 6.5 m	Standard is met.
Minimum Building Area	185 m ²	189 m ²	Standard is met.
Maximum Lot Coverage	35%	25%	Standard is met.

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. Staff recommend that Rothesay Council grant an assent for any necessary Local Government Services Easements.

Polling:

Polling letters were sent to nearby residents in conjunction with the May report to the Planning Advisory Committee. Landowners within 100 metres of the subject site have also been provided with written notification of the Public Hearing.

Public Hearing:

Rothsay Council has scheduled an in-person public hearing to be held on Monday, June 16, 2025, commencing at 7:00 p.m. The hearing will be held in the Common Room, Rothsay Town Hall, 70 Hampton Road.

Summary

Staff have reviewed the proposal and recommend the subject area be rezoned to Two Family Residential [R2].

Recommendation:

It is recommended THAT the Planning Advisory Committee consider the following Motions:

- A. PAC HEREBY recommends that Council enact BY-LAW 2-10-41 to rezone land at 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].
- B. PAC HEREBY recommends that Council assent to any Local Government Services Easements that may be required for the proposed subdivision.

Attachments:

Attachment 1 Draft By-law 2-10-41



Report Prepared by: Mark Reade, P.Eng., RPP, MCIP
Date: Thursday May 29, 2025



**BY-LAW 2-10-41
A BY-LAW TO AMEND THE ZONING BY-LAW
(No.2-10 Rothesay)**

The Council of the town of Rothesay, under authority vested in it by the Community Planning Act, SNB 2017, c. 19, and amendments thereto, hereby amends By-Law 2-10 “Rothesay Zoning By-Law” and enacts as follows:

That Schedule A, entitled “Zoning” as attached to By-Law 2-10 “ROTHESAY ZONING BY-LAW” is hereby amended, as identified on the attached sketch, identified as Attachment “2-10-41”.

The purpose of the amendment is to rezone a portion of lands located at 7,9 and 11 Cameron Road (portions of PIDs 00064402, 00064337, 00246868, 30019590) from Single Family Residential – Standard (R1B) to Two Family Residential (R2) to allow for the development of four, two-unit dwellings.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

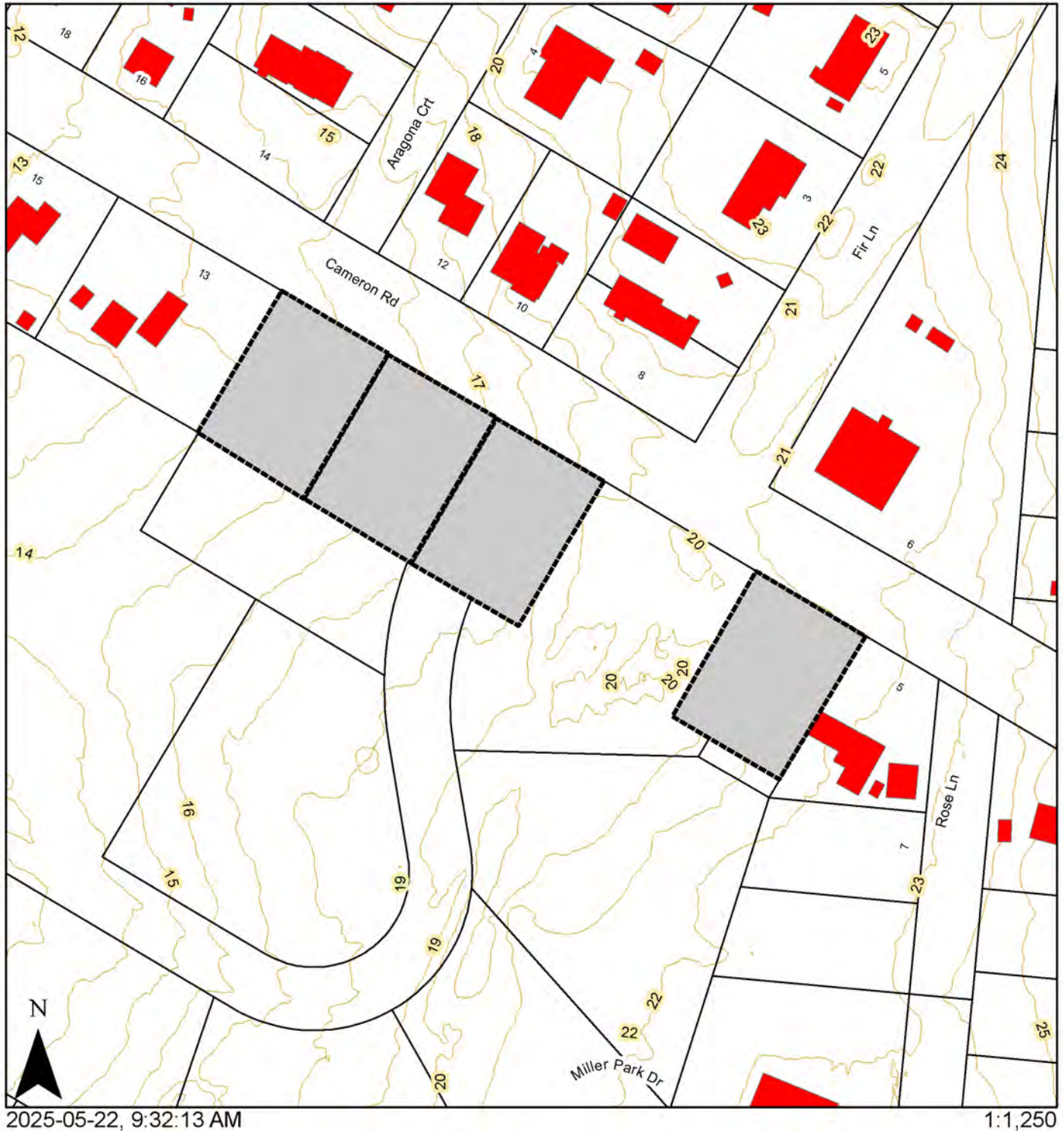
READ IN ENTIRETY :

THIRD READING BY TITLE
AND ENACTED :

MAYOR


CLERK

Attachment A - Bylaw 2-10-41
PIDs 64337, 64402, 246868, 30019590




2025-05-22, 9:32:13 AM

1:1,250

 Subject Properties

Buildings

 Residential

0 20 40 80
Metres

The Town of Rothesay does not warrant the accuracy or completeness of the information, text, graphics, links or other items contained within the material.



ROTHESAY MEMORANDUM



TO	:	Rothesay Council
FROM	:	Planning Advisory Committee
DATE	:	4 June 2025
RE	:	7, 9, 11 Cameron Road (PIDs 00064402, 00064337, 00246868, 30019590) Rezoning to [R2]

Background:

The Planning Advisory Committee passed the following motions at its regular meeting of Monday, June 2, 2025.

MOVED by R. Forte and seconded by T. Davis the Planning Advisory Committee recommend that Council enact By-law 2-10-41 to rezone land at 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].

CARRIED.

MOVED by R. Forte and seconded by T. Davis the Planning Advisory Committee recommends that Council assent to any Local Government Services Easements that may be required for the proposed subdivision.

CARRIED.



70 Hampton Road
Rothesay, NB
E2E 5L5

Rothesay Council
June 16, 2025

TO: Brett McLean, P.Eng., CAO

SUBMITTED BY:

Mark Reade, P. Eng., RPP, MCIP, Director of Planning & Development Services

DATE: 2025 June 12

SUBJECT: Rezoning Portion of 7, 9, and 11 Cameron Road - *Community Planning Act* voting requirements

INFORMATION REPORT

ORIGIN

A rezoning application from Don-More Surveys & Engineering Ltd. on behalf of LTS Investments Inc. for a portion of 7, 9, and 11 Cameron Road (portions of PIDs 00064402, 00064337, 00246868, 30019590).

BACKGROUND

A Public Hearing is scheduled for June 16, 2025, for a rezoning application to rezone a portion of 7, 9, and 11 Cameron Road (portions of PIDs 00064402, 00064337, 00246868, 30019590) from Single Family Residential – Standard [R1B] Two Family Residential [R2].

Following the Public Hearing, at their next two meetings, Rothesay Council will vote on the required three readings of the amending by-law for the rezoning.

Normally, approval of the rezoning would require a majority of the Councillors present at the meeting to vote in favour of the amending by-law, with the Mayor not voting as provided in By-law 5-24 A By-Law of the Local Government of Rothesay Respecting the Procedure and Organization of Council (the Rothesay Procedural by-law). **However, there are provisions in the *Community Planning Act* that specifically apply in this case affecting the number of affirmative votes required to enact the by-law, and providing that the Mayor may vote.**

On this application, area residents have submitted a petition in opposition to the rezoning. This petition has been signed by owners of 56.3% of the area defined as the area affected by the by-law and within 100 metres of the area to be rezoned. Section 113 of the *Community Planning Act* provides the following:

- 113 *If a written objection to a proposed by-law to amend a zoning by-law or zoning provisions in a rural plan under section 33 or 44 is signed by the owners of at least one-third of the area of the land within the area affected by the by-law and within 100 m of that area, but not including land owned by a person who made application*

for the amendment, and is presented to the council not fewer than two days before the hearing required by section 111, the by-law shall not become valid unless a majority of the members of the council vote in favour of making the by-law.

In this case, the threshold of one-third of area landowners cited in Section 113 is met through a petition received within the required time frame.

Given this, for the amending by-law to be approved by Rothesay Council, a majority of the members of the council must vote in favour of the by-law. The *Community Planning Act* defines council as follows:

“council” means the mayor and councillors of a local government.

As a result, 5 votes are required in support of the amending by-law for it to be approved.

Section 109(4) of the *Community Planning Act* also provides that the Mayor may vote in cases such as this, even if as in the case of Rothesay, Council has a Procedural by-law that does not allow for the Mayor to vote.

109(4) Despite any by-law, unless otherwise ineligible, the mayor or a presiding officer of the council may vote once on a motion if a majority vote of the members of council is required.

CONCLUSION

Should Rothesay Council elect to approve the rezoning, five votes are required to support the amending by-law, and the Mayor may vote on the matter.

ATTACHMENTS

Attachment A – Cameron Rd. Petition Signatures 100m Buffer



100m Buffer Area
Without Street Area = 68,410.99m²

Signature Area
Within 100m Buffer = 38542.05m²

Total Area Percentage = 56.34%

Cameron Rd Petition Signatures 100m Buffer



**BY-LAW 2-10-41
A BY-LAW TO AMEND THE ZONING BY-LAW
(No.2-10 Rothesay)**

The Council of the town of Rothesay, under authority vested in it by the Community Planning Act, SNB 2017, c. 19, and amendments thereto, hereby amends By-Law 2-10 “Rothesay Zoning By-Law” and enacts as follows:

That Schedule A, entitled “Zoning” as attached to By-Law 2-10 “ROTHESAY ZONING BY-LAW” is hereby amended, as identified on the attached sketch, identified as Attachment “2-10-41”.

The purpose of the amendment is to rezone a portion of lands located at 7,9 and 11 Cameron Road (portions of PIDs 00064402, 00064337, 00246868, 30019590) from Single Family Residential – Standard (R1B) to Two Family Residential (R2) to allow for the development of four, two-unit dwellings.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

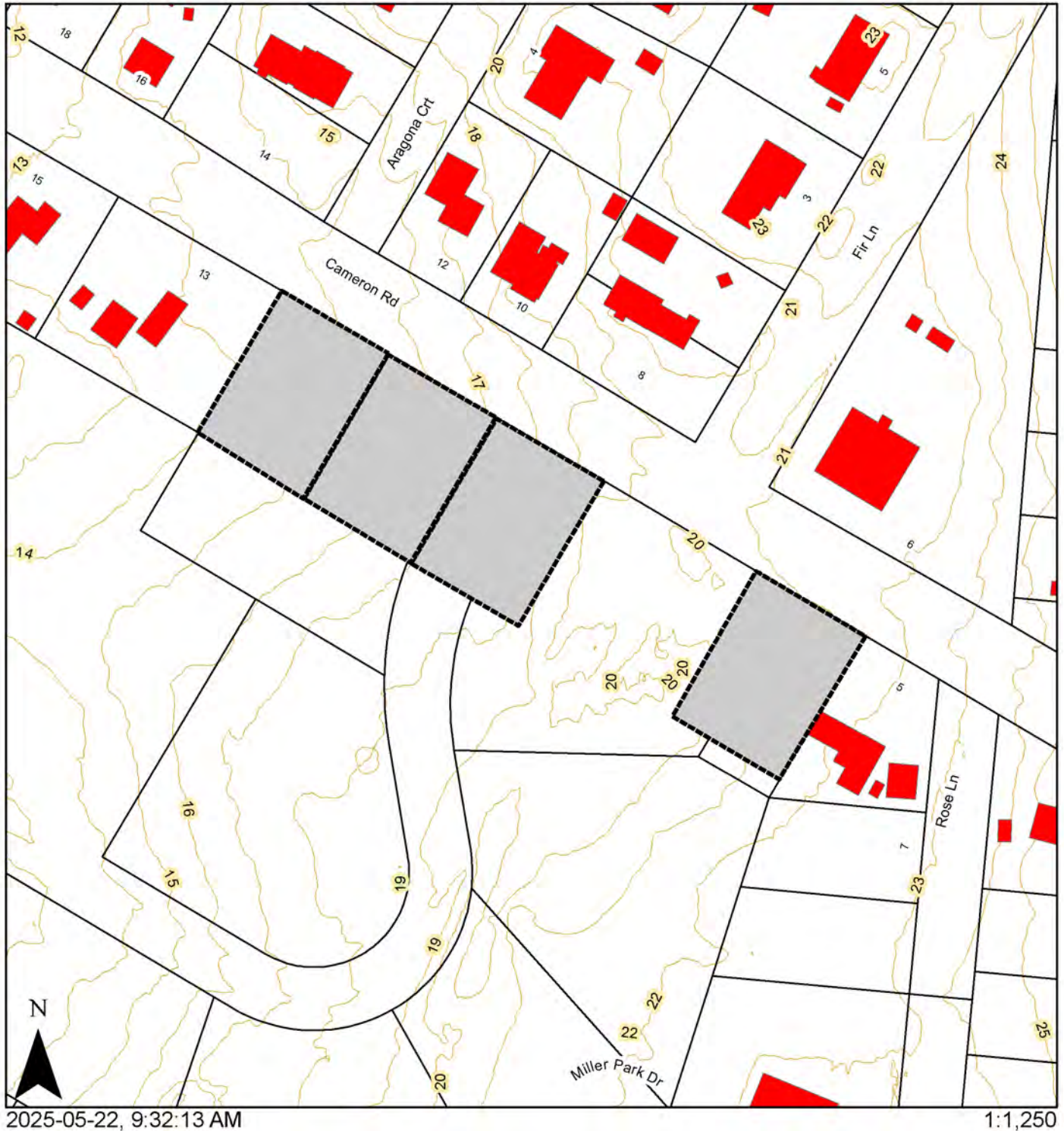
READ IN ENTIRETY :

THIRD READING BY TITLE
AND ENACTED :

MAYOR


CLERK

Attachment A - Bylaw 2-10-41
PIDs 64337, 64402, 246868, 30019590




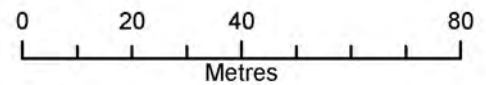
2025-05-22, 9:32:13 AM

1:1,250

 Subject Properties

Buildings

 Residential



The Town of Rothesay does not warrant the accuracy or completeness of the information, text, graphics, links or other items contained within the material.



CAMERON ROAD

Cameron Road Subdivision

Prepared for L.T.S. Investments

Cameron Road Development

2025 June 16 PUBLIC HEARING Cameron Road FINAL_051

The addition to Cameron Road provides a natural extension to the existing housing stock and strengthening the sense of community cohesion. With a focus on smart growth, livability, and environmental integration, the development seeks to align with Rothesay's long-term vision as outlined in the forthcoming Municipal Plan.

Proposed Site

- High-quality duplex units
- Blend seamlessly into the existing neighbourhood

Rezoning

- Currently -Single Family Residential (R1B)
- Two Family Residential (R2).

Building Plans

- 12 Month Period
- Keep a natural tree line
- Seamless Transition

Aragona Court
15.24 Wide

Fir Lane
20.117 Wide

Cameron Road
Width Varies

±9'63	30.0±	30.0±	30.0±	±9'63
Lot 25-2	1189m ² ±			
30.0±				30.0±

±9'63	30.0±	30.0±	30.0±	±9'63
Lot 25-3	1190m ² ±			
30.0±				30.0±

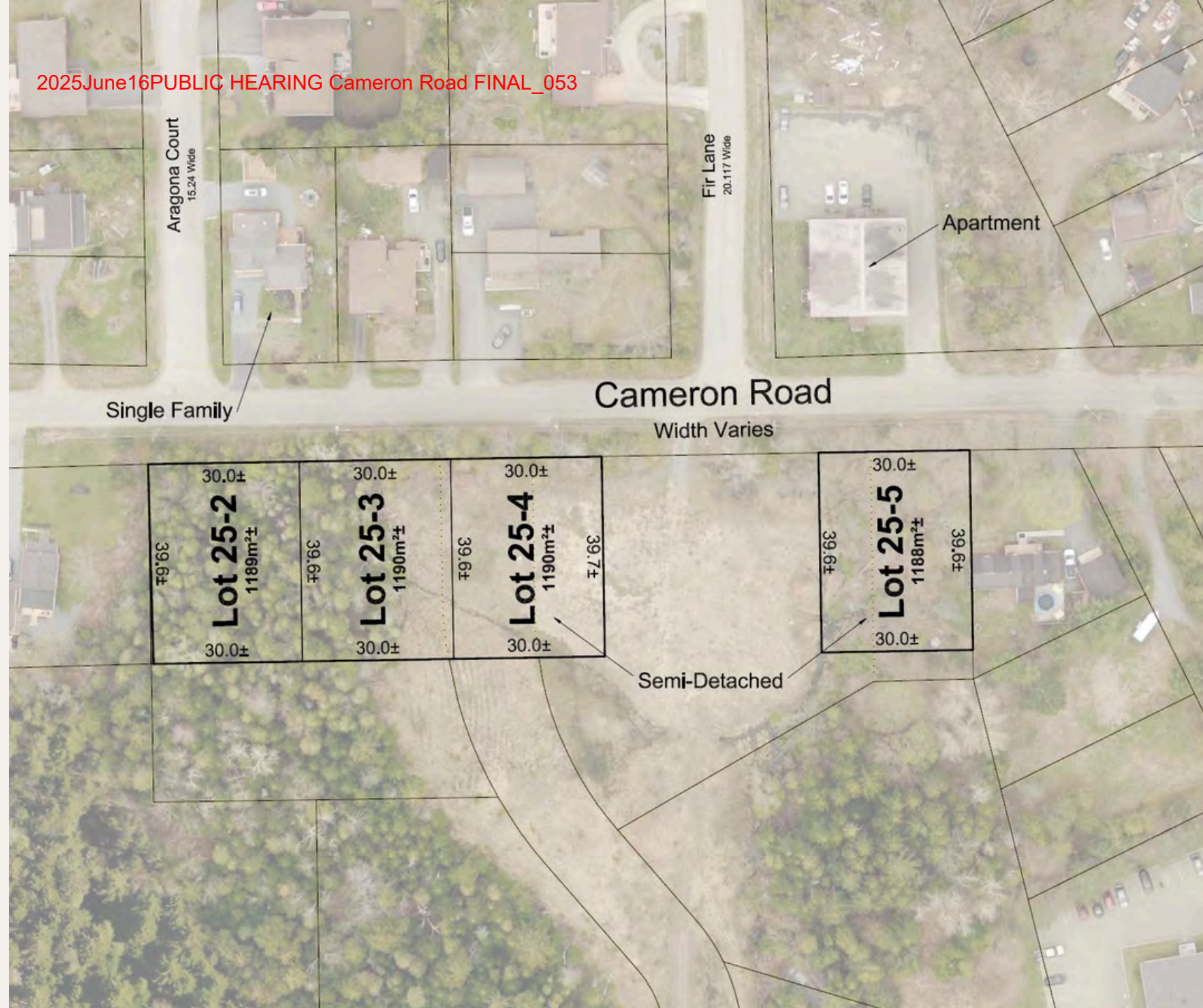
±9'63	30.0±	30.0±	30.0±	±9'63
Lot 25-4	1190m ² ±			
30.0±				30.0±

±9'63	30.0±	30.0±	30.0±	±9'63
Lot 25-5	1188m ² ±			
30.0±				30.0±

Development Area
Map

Seamless Transition

- Apartment
- Semi-Detached
- Single Family Homes



Seamless Transition

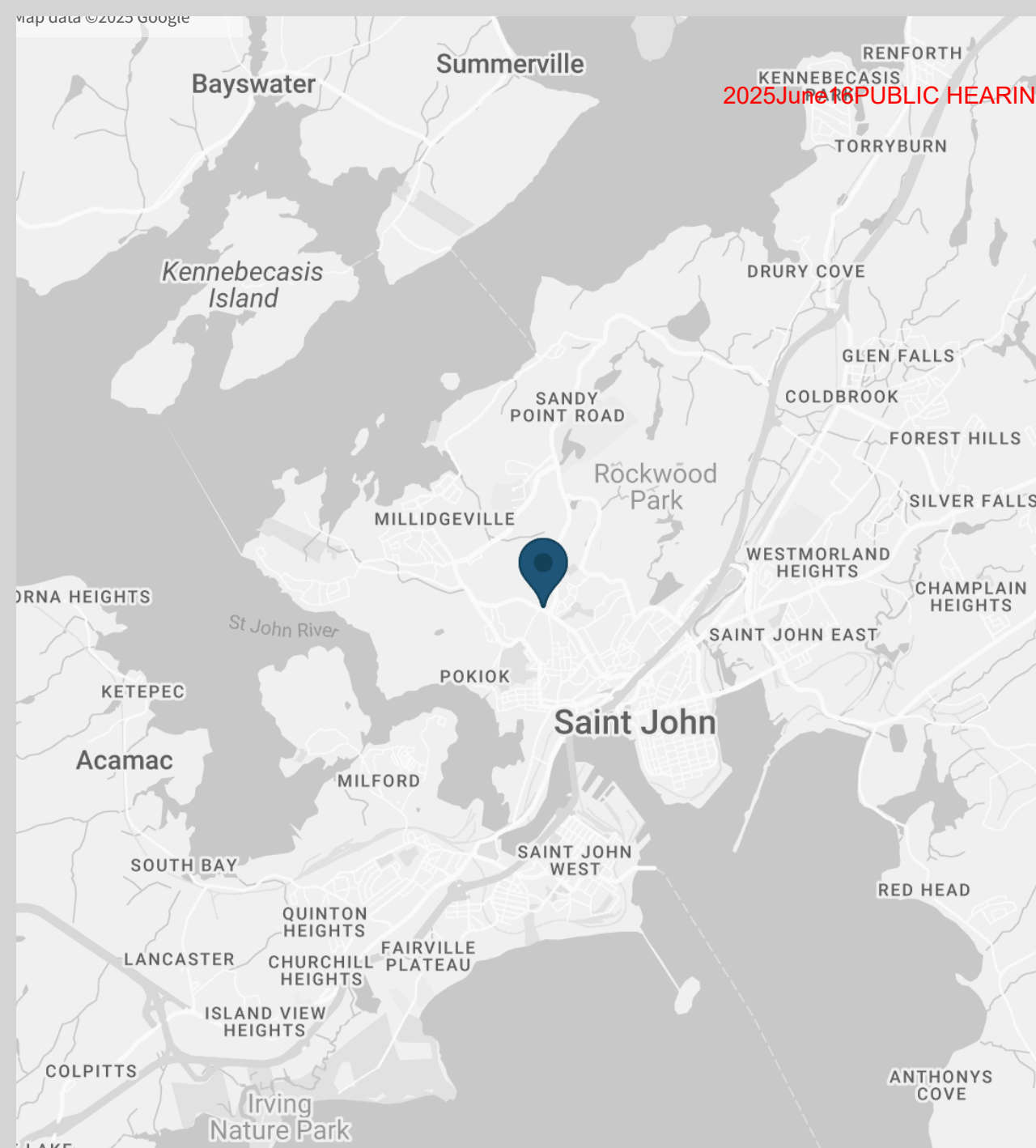
- Senior living
- Low traffic impact
- LTS maintained development



Miller Park

Miller Park is a great example of how the developers maintain and upkeep high quality properties.





Contact Us

520 Somerset st, Saint John NB



506-850-8167



isaiah.reid@dmse.ca



Public Hearing Rezoning - Portions of 7, 9, 11 Cameron Road R-1B to R2

2025 June 16

Cameron Road

Rezoning to R2

Public Hearing to consider rezoning a portion of 7, 9, and 11 Cameron Road (portions of PIDs 00064402, 00064337, 00246868, 30019590)

Rezoning from Single Family Residential – Standard [R1B] to Two Family Residential [R2]

Allow for the development of four, two-unit dwellings along Cameron Road

Larger cluster development is a separate application with a separate Public Hearing

2025 June 16 PUBLIC HEARING Cameron Road FINAL_059

 Subject Properties



0 30 60 120 180 240
Metres

Cameron Road

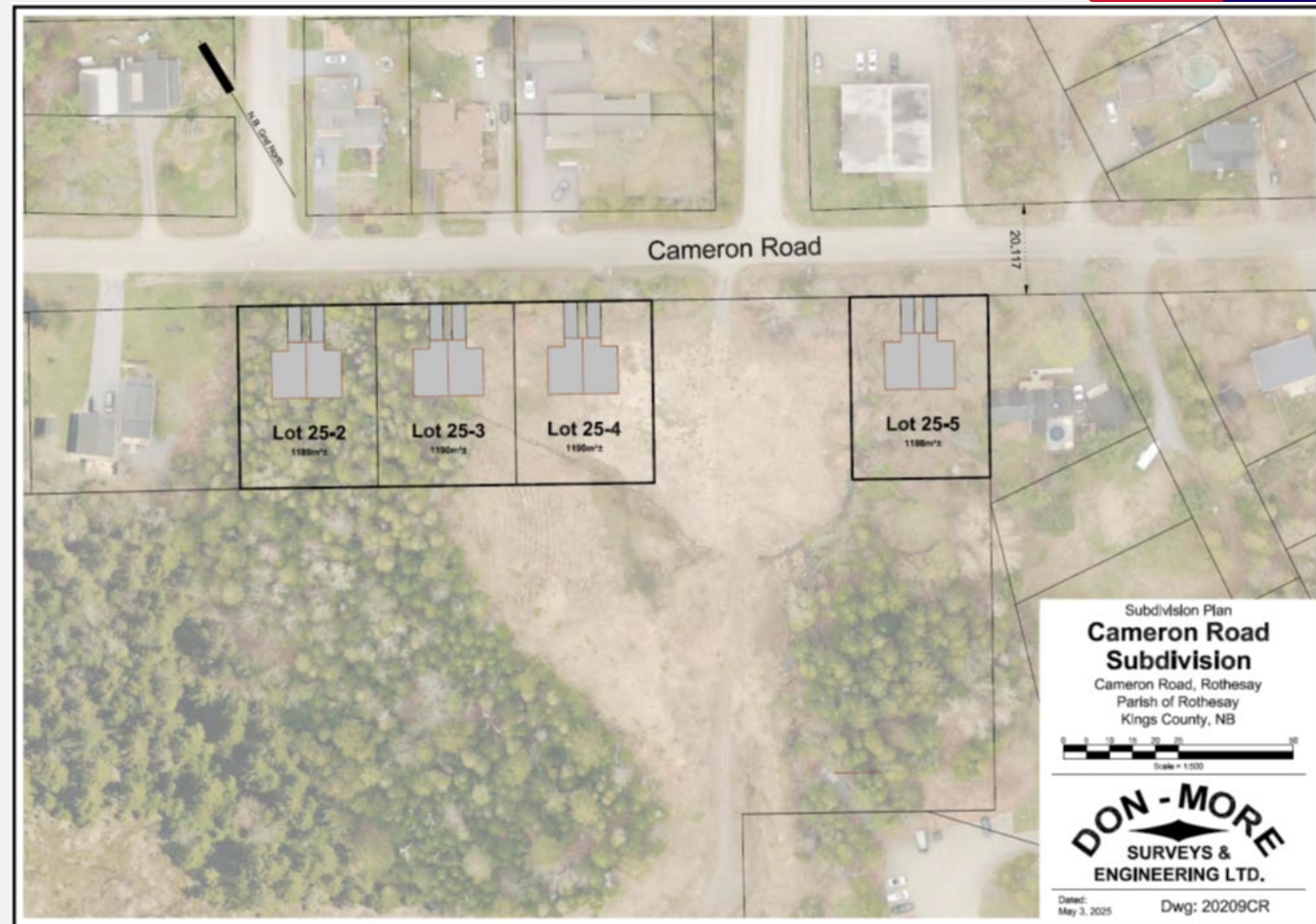
Proposed Development

Four Lots for Two-unit dwellings

Lot Areas range from 1188 m² to 1190 m²

Lot Width: 30 metres

Lot Depth: 39.7 metres



Cameron Road

Proposed Development

Single story buildings

Two-Bedroom Units

Floor Areas 971 ft² / 1059 ft²



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	14'-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.

Cameron Road

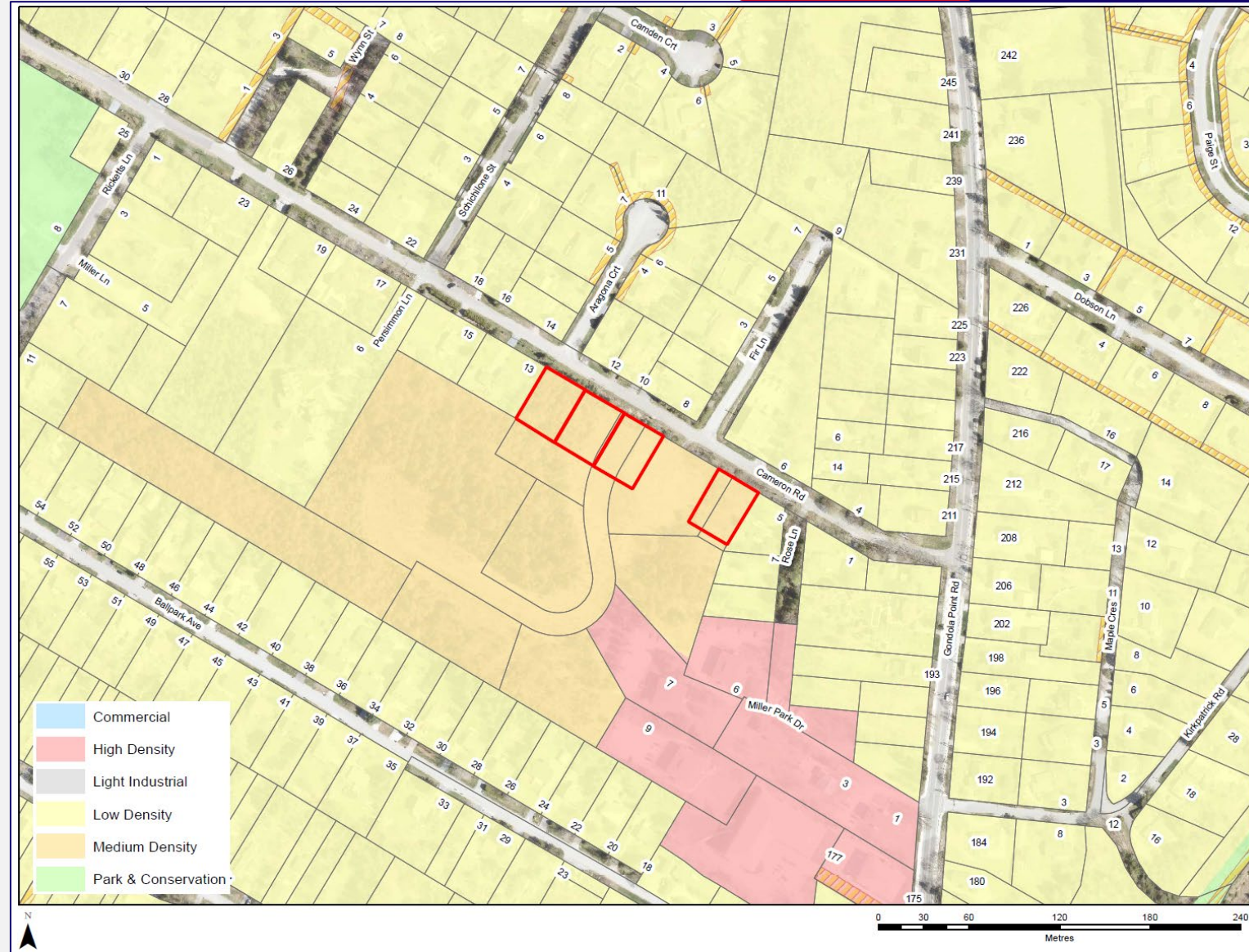
Development Site



Cameron Road

Municipal Plan

- Site is designated Medium Density in the Municipal Plan
- Policy MDR-2 guides development in these areas



Cameron Road

Municipal Plan

- Policy MDR-2 Medium Density Residential Uses

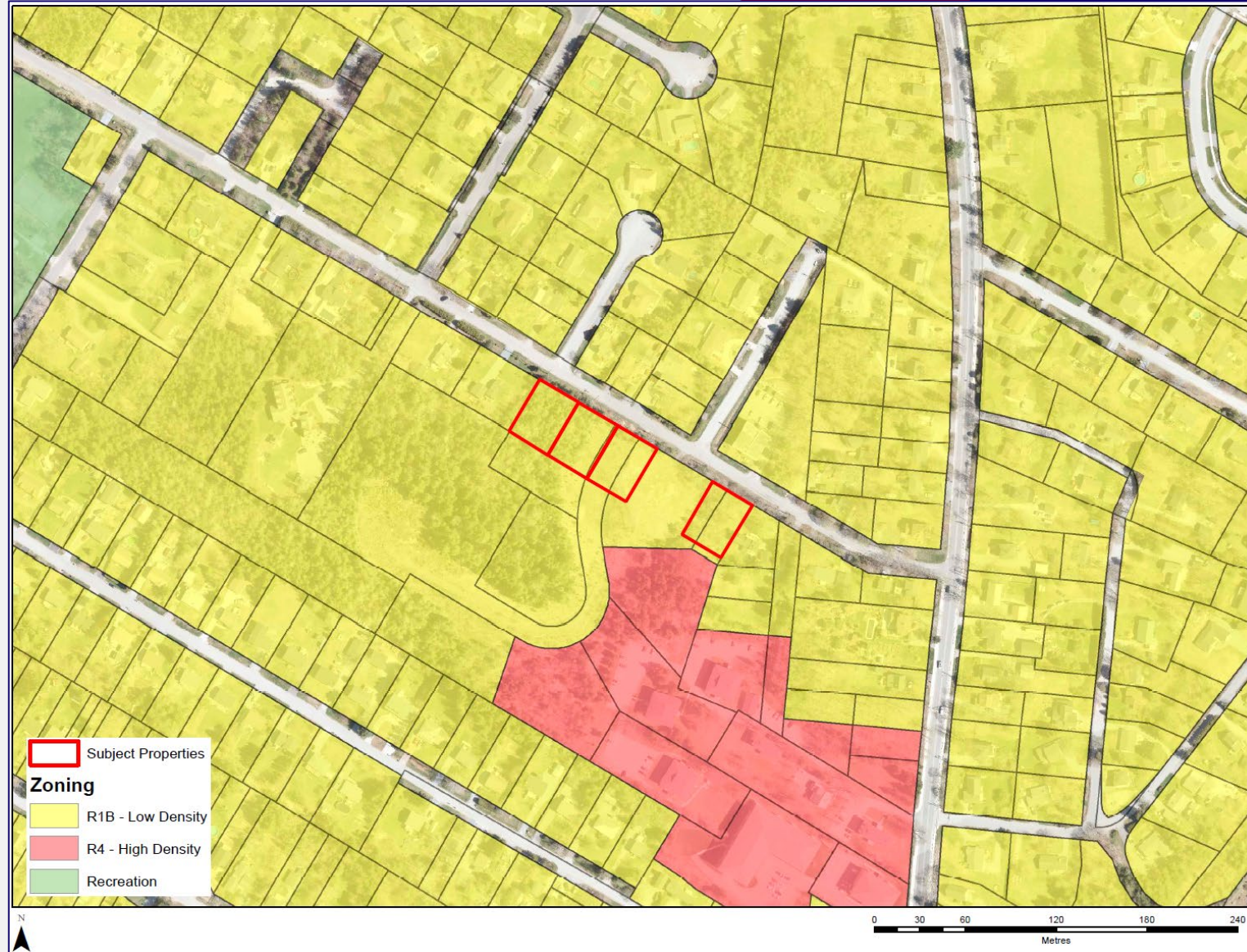
Allow within the Medium Density Residential designation, a range of housing types where the dominant form of housing is two unit, semi-detached, duplex dwellings, triplex-dwellings, fourplex dwellings, row houses, garden homes, or clustered housing. Other compatible uses may be permitted in the Medium 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 conform to the Municipal Plan

Cameron Road

Zoning

- Site is currently zoned Single Family Residential – Standard [R1B]
- Rezoning to Two Family Residential [R2] is required



Cameron Road

Zoning

Conformance with R2 Zone Standards			
	Required	Proposed	Comments
Lot Size	1200 m ²	1188 m ² – 1190 m ²	A Development Officer variance (1% variance) is required should the rezoning be approved by Council.
Front / Rear Yard Setbacks	Front: 7.5 m Rear: 7.5 m	Front: 7.5 m Rear: 15 m	Standard met. Rear Yard setback greater than required.
Side Yard Setbacks	Major: 5 m Minor: 5 m	Major: 6.5 m Minor: 6.5 m	Standard met. Side Yard setback greater than required.
Minimum Building Area	185 m ²	189 m ²	Standard met. Building floor area larger than required.
Maximum Lot Coverage	35%	25%	Standard met. Lot coverage below maximum requirement.

Cameron Road



BY-LAW 2-10-41
A BY-LAW TO AMEND THE ZONING BY-LAW
(No.2-10 Rothesay)

The Council of the town of Rothesay, under authority vested in it by the Community Planning Act, SNB 2017, c. 19, and amendments thereto, hereby amends By-Law 2-10 "Rothesay Zoning By-Law" and enacts as follows:

That Schedule A, entitled "Zoning" as attached to By-Law 2-10 "ROTHESAY ZONING BY-LAW" is hereby amended, as identified on the attached sketch, identified as Attachment "2-10-41".

The purpose of the amendment is to rezone a portion of lands located at 7,9 and 11 Cameron Road (portions of PIDs 00064402, 00064337, 00246868, 30019590) from Single Family Residential – Standard (R1B) to Two Family Residential (R2) to allow for the development of four, two-unit dwellings.

FIRST READING BY TITLE :
SECOND READING BY TITLE :
READ IN ENTIRETY :
THIRD READING BY TITLE
AND ENACTED :

MAYOR _____

CLERK _____

Attachment A - Bylaw 2-10-41
PIDs 64337, 64402, 246868, 30019590



The Town of Rothesay does not warrant the accuracy or completeness of the information, text, graphics, links or other items contained within this material.

Cameron Road

Staff and Planning Advisory Committee Recommendation

Recommendation to Rothesay Council

1. PAC HEREBY recommends that Council enact BY-LAW 2-10-41 to rezone land at 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].
2. PAC HEREBY recommends that Council assent to any Local Government Services Easements that may be required for the proposed subdivision.

Beth Brown Kirk

DATE: May 29, 2025

TO: Mary Jane E. Banks, Town Clerk, Town of Rothesay, 70 Hampton Road, Rothesay, NB

EMAIL: Rothesay@rothesay.ca

RE: REGISTRATION TO SPEAK AT PUBLIC HEARING, June 16, 2025

Dear Ms Banks,

This email is to register to speak for 10 minutes at the June 16, 2025 Public Hearing.

My intention is to present:

1. Results of a petition signed by Cameron Road area residents opposed to the amendment of zoning by-law 2-10 which would allow the four (4) SINGLE FAMILY RESIDENTIAL lots on Cameron Road to be rezoned to four (4) TWO FAMILY RESIDENTIAL lots
2. A high-level summary of comments made by residents

The petition results presented may be broken into two parts including residents from:

1. Cameron Road, Rose Lane, Fir Lane, Aragona Lane, Persimmon Lane, Wynn Street, Mulberry Lane, and Gondola Point Road homes bordering on Cameron Road
2. West Beach Estates, Rickets Lane, Ball Park Road, and other outlying areas

Please let me know if you have any question concerning this registration request, or if I need to submit in a different format.

Thank you in advance,

Beth E Brown Kirk

Cameron Road Residents and Adjacent Neighbourhoods

TO: Town Council, Town of Rothesay, 70 Hampton Road, Rothesay, NB
FROM: Beth Brown Kirk on Behalf of Cameron Road Residents and Area
RE: OPPOSITION to Amendment of By-Law 2-10 to rezone Cameron Road
DATE: June 11, 2025

Dear Rothesay Council Members,

My name is Beth Brown Kirk and Cameron Road's land use is very dear to my heart. I come from six (6) generations of Brown's who lived here since the 1800's.

- 1) My great-grandparents built Fairvale's first summer cottage, Puddington's Garden, in 1898 behind the Henderson house at 255 Gondola Point Road.



- 2) My paternal grandparents lived at 192 Gondola Point Road; my maternal grandparents lived at 273 Gondola Point Road.
- 3) My parents built our family home at 12 Cameron Road; the home I was born into.
 - My Dad inherited Puddington's Garden, so we spent summers and weekends there, from April to October, after we moved into Saint John.
 - Nature became my dearest friend. I climbed apple trees, laid under cedar trees, did trapeze tricks, used a two-hole outhouse, hand pumped water from an outdoor well, ran through the meadow to my grandmother's with "hundreds of birds" singing, and marveled at the night stars.
 - I hiked the woods to Cameron beach, stopped at a frog pond, played on the BIG ROCK and ran through the witch's cave. I miss the BIG ROCK!
- 4) My husband and I moved to 12 Cameron Road in 2014; we returned "home".
- 5) Two of my three children moved to Rothesay in 2014 and 2015, and better yet..
- 6) Three of our grandchildren live here experiencing the charisma.

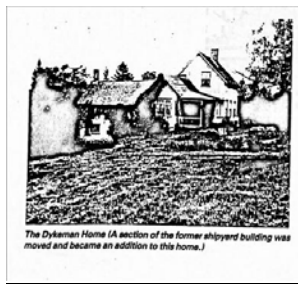
Cameron Road is charming and enchanting. Many never left this area, some returned, and others found this hidden gem; Rothesay's "cottage county", beach road.

Advocating for Rothesay's gem, and those who signed the petition, is a collaborated effort by Star Mott, Paul LeBlanc, Dan Kirk and myself; those living adjacent to the lots.

Psst...Paul and Dan have been mowing the right of way of those lots for years.



Ironically, Star Mott, returned to her roots here, too. Her history dates back to her great great uncle Orland Dykeman whose home was “The Ivey Nook” on Shipyard Road.



PURPOSE

To provide Town Council this written objection and petition results by the Cameron Road, adjacent cul-de-sacs, and adjoining neighbourhood residents that **STRONGLY OBJECT** to the proposed amendment to By-law 2-10 to rezone a portion of 7, 9, and 11 Cameron Road from Single Family Residential – Standard [R1B] to Two Family Residential [R2] to allow for development of four, two-unit dwellings.

SUMMARY

A petition was circulated among 98 homes in close proximity to the land proposed for rezoning. Included are 50 homes directly on Cameron Road and adjacent cul-de-sacs.

No one polled was opposed to the development of an appropriate subdivision on the land below Miller Park and behind Cameron Road.

The objection is to rezoning 4 lots on Cameron Road for multi-unit rentals AND the entrance to the proposed being on Cameron Road instead of Miller Park Drive.

The Petition circulated objecting to amending By-Law 2-10 for rezoning resulted in:

- **154 people** signing representing 93/98 (**95%**) of the **households** polled

Based on the results of this substantial poll, we **RESPECTFULLY REQUEST** Town Council to **VOTE AGAINST the AMENDMENT.**

BACKGROUND

After Signage was placed on Cameron Road announcing a REZONING APPLICATION, several Cameron Road residents expressed grave concerns.

People seemed to be at loss how to respond.

Star Mott, Paul LeBlanc, Dan Kirk and I committed to quickly organizing a petition to find out how widespread the opposition was and what concerns the residents had.

THE PETITION

Ninety-eight (**98**) homes were polled with one hundred and fifty-four (**154**) people signing the petition to express their objection to the proposed rezoning amendment.

PETITIONS SIGNED			
AREA	TOTAL SIGNED	HOMES	%
Area 1	76	50	152%
Area 2	78	48	163%
	154	98	

Below are the two sample polling areas for a total of 98 homes:

- Area 1 – Cameron Road and adjoining cul-de-Sacs (50)*
- Area 2 – Adjoining neighbourhoods who initiated participation (48)

*4 homes excluded from 54 homes – 1-vacant, 1-conflict of interest, 2-overlooked

RESULTS BY HOME ADDRESS

- Ninety-five percent (**95%**) of homes polled are opposed to rezoning lots
- Five percent (**5%**) of homes were either undecided, not at home, or declined

RESULTS BY ADDRESS			
HOMES SIGNED	PENDING	No	TOTAL
45	4	1	50
48	na	0	48
93	4	1	98
95%	4%	1%	100%

CONCLUSION

The Cameron Road and adjoining area residents are **STRONGLY OPPOSED** to amendment of **By-Law 2-10** to allow for 4 – single family residential lots (R1B) to be rezoned for 8 – two family residential lots (R2).

This objection notes the proposed subdivision's home density increases the impact of rezoning the lots on Cameron Road which is captured by the below two maps:

- the **red** circle represents 72 homes; the **green** circle represents 150 homes
- the **red** circle's density is ~10 times greater than ½ of the **green's** circle's

We, the residents, **RESPECTFULLY REQUEST** Rothesay Town Council, under authority vested in it by the Community Planning Act, to **NOT AMEND By-Law 2-10** "Rothesay Zoning By-Law" for rezoning a portion of lands located at 7, 9, and 11 Cameron Road from Single Family (R1B) to Two Family Residential (R2).

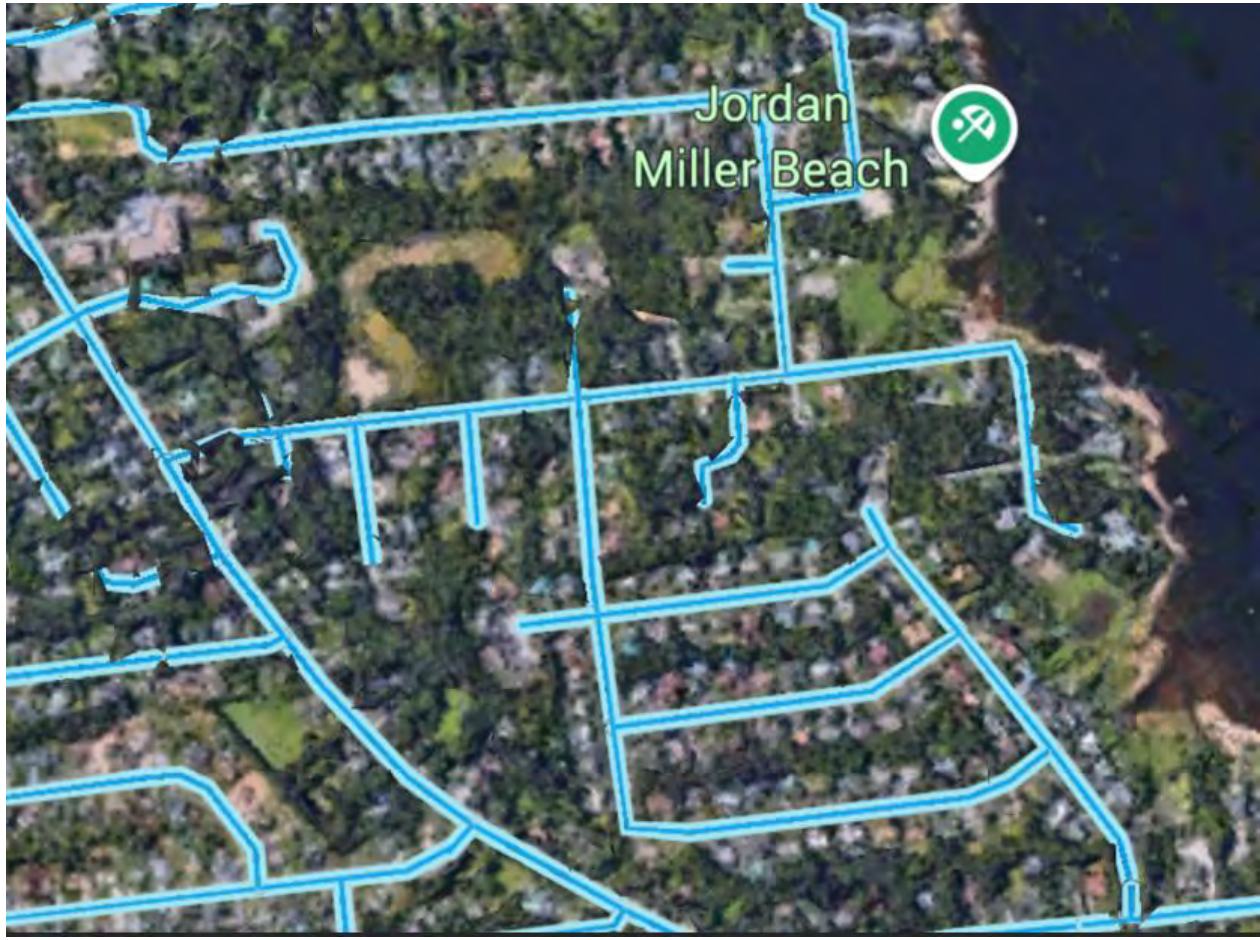
MAP 1



MAP 2

This google map screenshot, with **blue** roadways, captures:

1. the land-use scaling for the proposed subdivision
2. an existing entrance option off Miller Park Drive for the proposed subdivision
3. the owner / developer's land from Gondola Point Road on both sides of Miller Park Drive to the vacant land for the proposed subdivision which would be an extension of the owner / developer's existing multi-unit rental properties off Gondola Point Road.



OBJECTIONS - CONCERNS

- Duplex Rental Units being built on Cameron Road instead of Single Family homes disrupts the aesthetics and logistics of existing neighbourhood.
- Too many units in proposed Subdivision exiting on Cameron Rd would result in 150% increase in feeder traffic from existing 54 homes - Cameron Rd / cul-de-sacs
- Congested traffic on Cameron Road impacting all adjoining neighbourhoods
- Pedestrian and Children Safety
- Environmental Impact
- Water runoffs
- Basement Flooding in Existing Homes
- Need for Buffer Zone on Cameron Road; protection of trees; no clear cutting
- Properties fronting on Cameron Road were purchased on the basis of being a single family home neighbourhood with no anticipation of that changing
- The developer purchased land package of buildings and single family residential lots
- Changing zoning on Cameron Road is an over extension of the developer's proposal for Miller Park Dr Subdivision; negatively impacting our seasoned neighbourhood.
- The designation of 4 Cameron Road lots as medium density does not fit with neighbourhood. All other areas bordering the Kennebecasis River below Gondola Point and Rothesay Roads are low density. See Schedule F
- A change of zoning on Cameron Road would disrupt the ambience of this historical "cottage country" beach road that residents and others enjoy for its unique beauty.
- Rezoning for 8 high end rental units is not compatible with the surrounding neighborhood context nor the road's single family housing for the life cycle of families; the essence of our Cameron Road neighbourhood
- The proposal disrupts both the aesthetics and logistics of our neighbourhood valued for single family homes on mature treed lots set back from the road; the type of setting Rothesay preserves as single family.
- Residents expressed concern that 4 single family lots on Cameron Road have already received municipal services, in 2024, as if they were two family lots.

COMMENTS

- Most signing the petition were not against an appropriate subdivision
- The change of land designation for Cameron Road was implemented without input from the land owners; therefore this rezoning amendment request for the Cameron Road lots came as a shock. See Schedule E
- The entire Cameron Road, from Gondola Point Road down to Cameron Beach (previously River Road on 1912 Fairvale Park map - Schedule C), is comparable to all low-density designations in Rothesay sharing history dating back to 1782.
- Cameron Road (then River Road) was home to flourishing wooden shipbuilding between 1850-1890. Fairvale's CNR stone pier railway overpass was built in 1860 with a train station adjacent, at the bottom of Gondola Point Road and Clark Road.
- A resident was advised the town asked the developer if "installation of the services at this time was desirable from their perspective" which would give the owner an implied message the rezoning application would be approved by Council; the optics are concerning.
- Communication was not reaching homeowners to be apprised of what changes were impacting our neighbourhood from 2020 to 2025.
 - a. No communication was received by any homeowners for the Municipal Land Use Proposal and implementation in 2020-2021
 - b. April 23, 2025 was the first notification seen of a rezoning application;
 - c. May 2nd and May 5th was the date a few land owners received the April 23rd notification; too late to respond by April 30th and to attend the May 5th meeting
 - d. At May 5th meeting, those land owners who did attend were told the neighbourhood had been polled.
 - i. Of 93 homes petitioned, there were zero (0) homes polled by the Town
 - ii. A request for information of the Town's polling was sent June 4, 2025
- Land owner's just became aware, through the petition process, the Municipal Land Use Plan changed Cameron Rd lots from low density to medium eff Feb 17, 2021
- The overarching concern home owners expressed was feeling betrayed that the Cameron Road neighbourhood they chose to live and invest in may be disrupted without having had the opportunity for appropriate input in 2020 / 2021 for the Municipal Land Use Project and the current rezoning application before Council.
- Residents have been living in the Cameron Road neighbourhood ranging from less than one year to over 80 years, not counting the related prior generations who lived here. The common thread amongst neighbors is that everyone chose Cameron Road for the quality of life a low density road provided.

BACKUP DOCUMENTS

- Schedule A – Petition Against Rezoning – June 2025
- Schedule B – Petition Letter – May 2025
- Schedule C – Fairvale Park Plan Map – July 19, 1912
- Schedule D – Consolidated Zoning Map – October 20, 2021
- Schedule E – Future Land Use Map – February 17, 2021
- Schedule F – Zone Map versus Land Use Map (Along Kennebecasis River)
- Schedule G – Community Feedback - Land Use Proposal – Feb 17, 2021
- Schedule H – Fairvale Historical Pictures

SCHEDULE A

PETITION AGAINST REZONING June 2025

Petition Signatures send in separate file

PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

We, the undersigned Cameron Road and adjacent area homeowners, OBJECT to the proposed amendment of By-law 2-10 to re-zone four front facing lots on Cameron Road from **SINGLE FAMILY RESIDENTIAL to TWO FAMILY RESIDENTIAL** permitting 4 double-units (8) instead of 4 single units.

We are OPPOSED to re-zoning the front facing lots on Cameron Road for several reasons.

- Re-zoning, for **8 rental units on land intended for 4 single family homes**, would double the density of the lots, disrupt the ambience of historical "cottage country" beach road, and both aesthetically and logistically disrupt the neighborhood.
- The residents of this area value our neighbourhood having single family, mature treed lots, including setbacks from the road with a view of the Kennebecasis River and mountains.
- During the Rothesay PAC meeting on May 5th, 2025, officials stated a polling had taken place.
- **None of the homeowners** in direct proximity to the proposed four-double units **were polled**.
- In 2024, the residential **water connections for double-units were installed on lots zoned for single-family residences**. This action was justified as being at the developer's risk.
- There was **no prior consultation** with neighborhood homeowners.
- These actions undermined home-owners' ability to be apprised of potential changes and to provide timely input to proposed plans directly impacting our neighbourhood.

We, the undersigned, PETITION the Planning Advisory Committee (PAC) and the Town of Rothesay to PRESERVE the remaining historical **SINGLE FAMILY RESIDENTIAL** Zoning on Cameron Road

Name	Address	Phone #	Signature

SCHEDULE B

PETITION LETTER May 2025

PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

Dear Cameron Road and Adjacent Area Neighbours,

As you are aware, there is a proposed Cameron Road Subdivision off Cameron Road, as well as construction of four (4) double ~~rental~~ units (8 total units) front facing on Cameron Road.

The Town circulated a Public Hearing Notice for Monday, June 16, 2025 advising of their intention to consider rezoning the four front facing lots on Cameron Road from SINGLE FAMILY RESIDENTIAL lots to TWO FAMILY RESIDENTIAL lots. Rezoning will allow for construction of 8 rental units on the left side of Cameron Road when facing the river, across from Fir Lane down to Aragona Court.

The attached Petition only addresses the neighbourhood's request to keep the lots zoned SINGLE FAMILY RESIDENTIAL and **NOT REZONE** to TWO FAMILY RESIDENTIAL.

This Petition is not to express opposition to progress or to address how traffic and other logistics of the proposed subdivision will be mitigated. The 16th Public Hearing is only for lots on Cameron Road.

Even though the Public Hearing for the proposed subdivision has not been announced, we can send our questions and concerns to Town Planning in preparation for another Public Hearing.

Attached is a copy of the Petition we are seeking signatures for in support of preserving the Single Family Residential zone status for the Cameron Road lots.

We will present our Petition to the Town of Rothesay by 12 noon, June 11, 2025 and we will register with the Clerk's office to speak at the Public Hearing on June 16, 2025 to read this Petition publicly.

We will canvass door to door AND set up a table close to Aragona Court entrance to provide opportunity for neighbourhood residents to sign this Petition.

Thank you for taking the time to read this letter and to consider signing.

Please contact one of us with any questions or concerns.

Dan Kirk
Beth Brown Kirk
Paul Leblanc
Star Mott

SCHEDULE C

FAIRVALE PARK PLAN MAP July 19, 1912

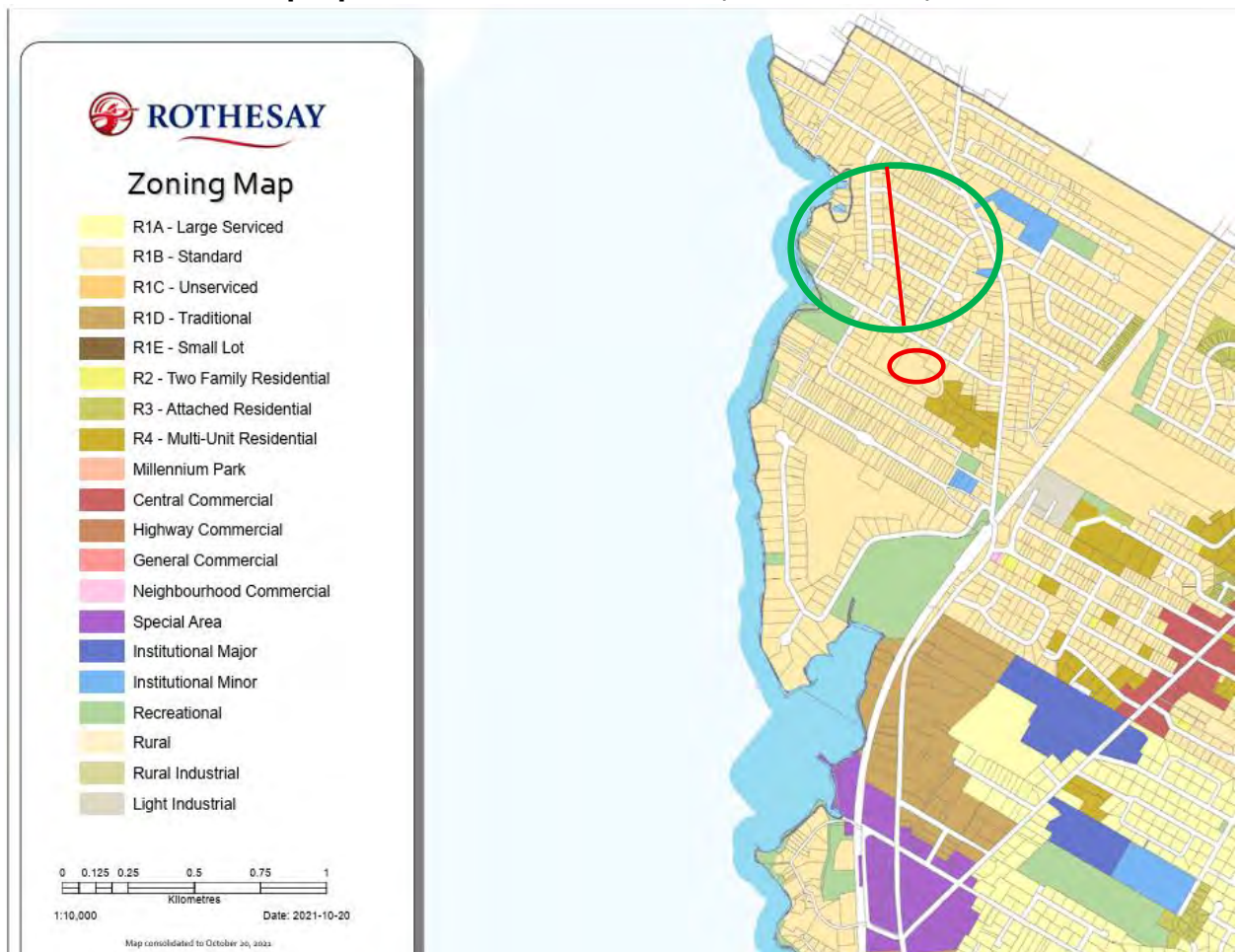


SCHEDULE D

CONSOLIDATED ZONING MAP October 20, 2021

NOTE: Housing Density

- **Green Circle** has ~150 Homes
 - **Cameron Road, Cul-de-Sac** = 54
 - **West Beach Estates** = 100
- **Red Circle** 72 proposed new rental Homes (10x more dense)



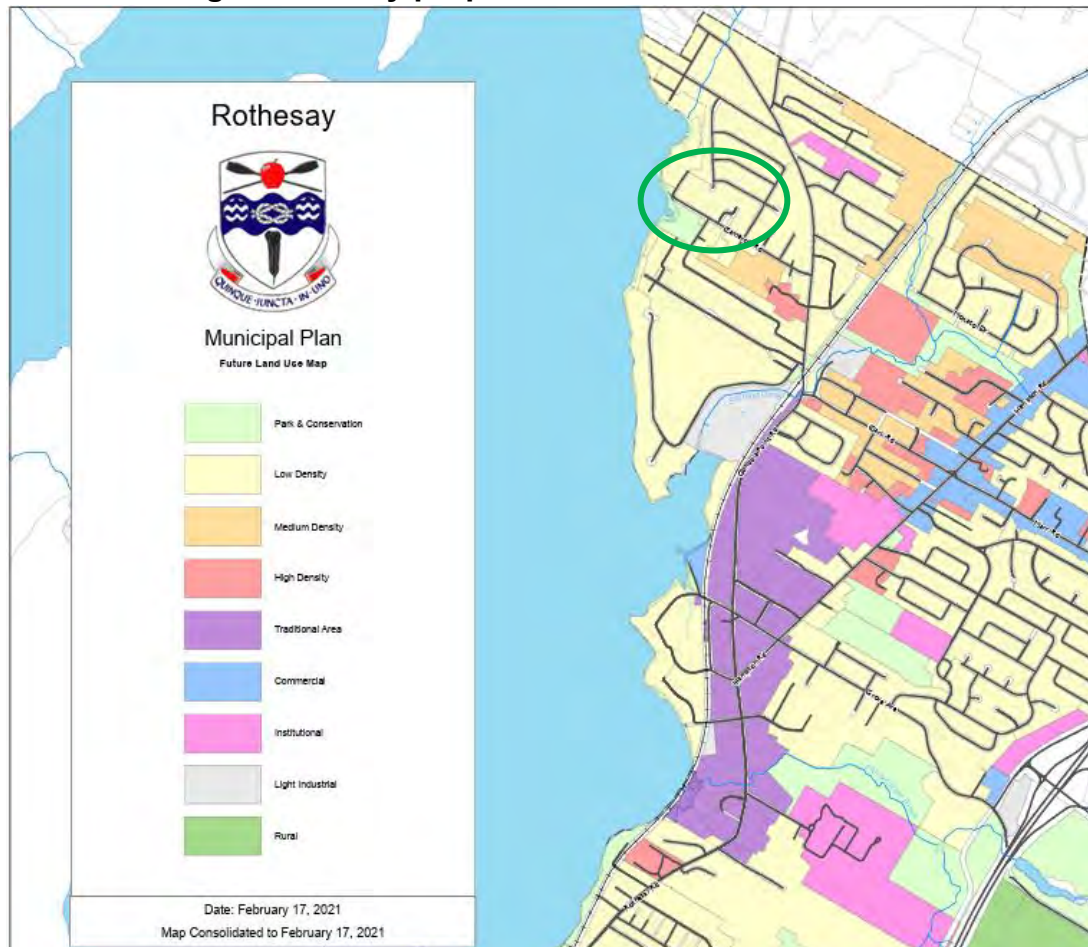
SCHEDULE E

FUTURE LAND USE MAP

February 17, 2021

NOTE Green Circle:

- Miller Park Rd, a public road off Gondola Point Rd in High Density area
- Redirecting traffic to Miller Park negates increased traffic issues on Cameron Rd generated by proposed subdivision



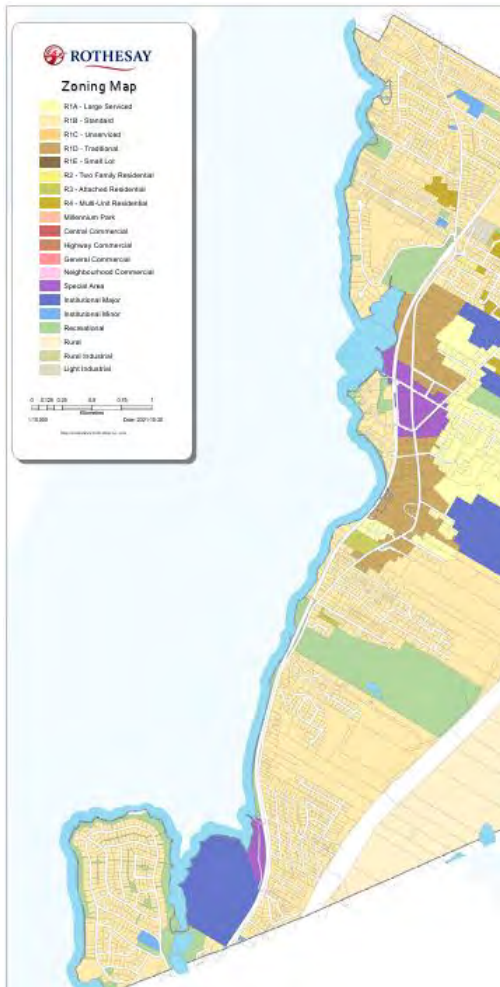
SCHEDULE F

ZONE MAP versus LAND USE MAP KENNEBECASIS RIVER AREA

NOTE:

Red Circle highlights area behind Cameron Road, bordering on Cameron Road, that is the **only** designated Medium Density area in Rothesay on river side of Gondola Point and Rothesay Roads.

ZONING MAP



LAND USE MAP



SCHEDULE G

COMMUNITY FEEDBACK Land Use Proposal February 17, 2021

ISSUE:

A search of recent Public Hearing Notices of significant impact to Cameron Road Residents visibility lacks feedback from the Cameron Road impacted Residents.

This is not because of lack of interest. This resulted from inadequate communication with Cameron Road residents to solicit the appropriate involvement to such weighty matters.

The feedback from participants of the recent Cameron Road Area Petition about their lack of involvement is that they did not receive a letter or poll to make them aware of such significant changes to our community eg. change in land use designation which opens the door for rezoning.

EXAMPLE: Public Hearing Notice: January 12, 2021

Comments to be Submitted by: January 27, 2021

12 January 2021 Website Hearing NOTICE posted with News Story

Facebook and Twitter messages posted for:

Submission of Comments:

January 15, 18, 21, 24, 26

Hearing Participation:

January 16, 19, 22, 25

Live Stream Reminders for Hearing (Facebook and Twitter):

January 29, February 1, 2

Comments made:

47. The process for approval has been compromised by the pandemic – hosting virtual presentations /meetings may put some residents at a disadvantage, and there is a strong moral case that such a significant decision should not be made until a new council is elected.	Rothesay Council has taken measures to protect the health and wellbeing of residents during the COVID-19 pandemic. Council has adopted creative strategies that protect public health and ensure meaningful public participation is part of the municipal plan approval process.
63. What is the rationale behind prioritizing a dense development pattern? Rothesay is known as a low-density suburb with high resident satisfaction (2018 survey).	Under the proposed plan, the vast majority of Rothesay's land will continue to low density residential. The DRAFT municipal plan intends to regulate future residential development to ensure that future growth prioritizes a dense development pattern and reduces sprawl. Reducing sprawl is a method whereby Rothesay can manage and protect existing neighbourhoods.

SCHEDULE G – Cont'd

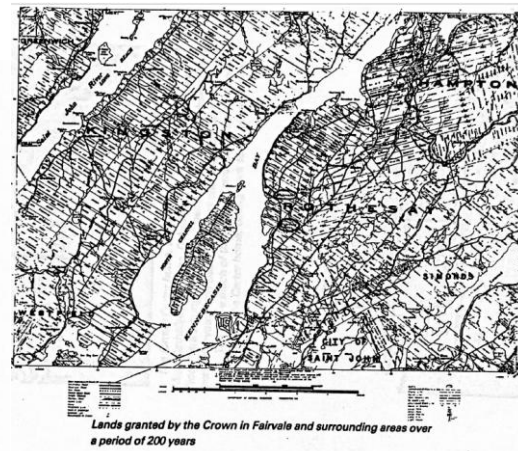
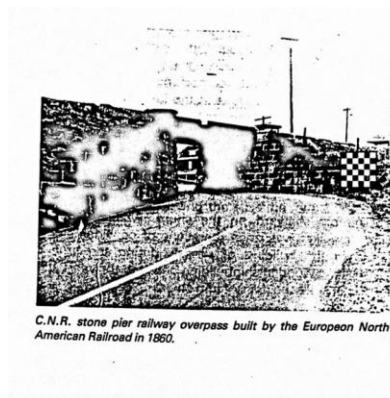
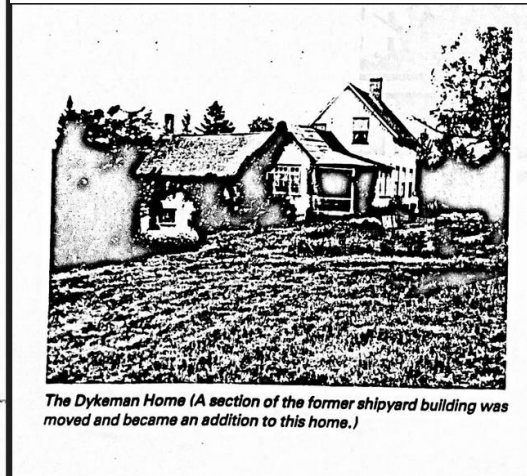
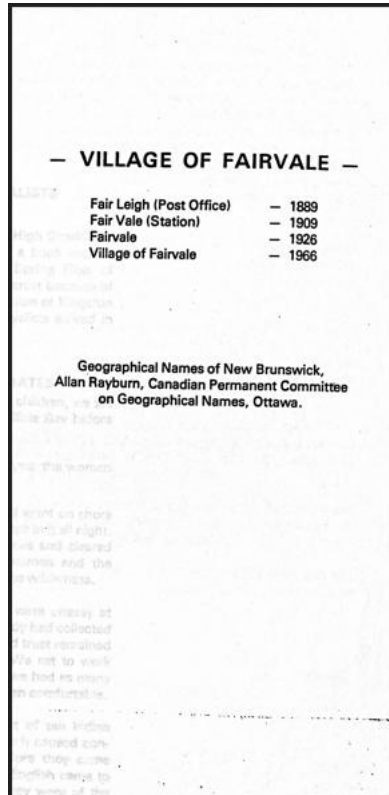
COMMUNITY FEEDBACK FUTURE LAND USE MAP February 17, 2021

<p>74. Do Policies R-4 through R-7 follow the spirit of protecting the character of our neighbourhoods? Encouraging garden houses and businesses in residential neighbourhoods contradicts this.</p>	<p>All of the policies mentioned are presented as a method of supporting the needs of Rothesay residents. Policies R-4 (Secondary Suites); R-5 (Secondary Units & Garden Units); R-6 (Home Occupations), and R-7 (In-Home Daycares) all include clauses that state the residential character of the property and the surrounding neighbourhood cannot be adversely effected by the proposed use. Creating policies that allow Council to regulate and supports homeowners is very important.</p>
<p>66. Rothesay needs more, regular, promotion as a destination for retirees.</p>	<p>Rothesay's Hampton Road commercial corridor should be seen and promoted as the regular destination for all residents including retirees. As a residential district located on the outskirts of Saint John, most residents probably travel to the city for work. The Municipal Plan identifies the opportunity to improve Rothesay's main street to accommodate further commercial and residential development, to establish the</p>
Public Comment	Staff Comment/Reply
	<p>Hampton Road and Marr Road areas as commercial main streets.</p>
<p>78. Traditional Area Designation - It is elitist to state that residents of traditional areas have a strong connection to their properties, other residents do as well.</p>	<p>The Traditional Area Designation is home to many of the oldest properties in the community the statement was meant to reflect the age, history and legacy and not to offend any other residents.</p>
<p>83. Will there be a public forum on the Plan before Council votes? If so, how will it be advertised? How can residents take part in meetings for the second and third readings?</p>	<p>Under the Community Planning Act, Council must hold a PUBLIC HEARING for consideration of objections to the proposed Municipal Plan By-law No. 1-20. That hearing will be held on Tuesday February 2, 2021.</p>
<p>84. It is unfair to redefine existing neighbourhoods as properties were purchased on the basis of current density.</p>	<p>Under the proposed Municipal Plan, most low-density residential neighbourhoods will continue to be low density.</p>

How advertised?

SCHEDULE H

HISTORICAL PICTURES



PETITION SIGNATURES

By Area

2025June16PUBLIC HEARING Cameron Road FINAL_087

Area 1 - Cameron Road and Cul-de-Sacs			
#	Street	Name	
1	4 Cameron Rd	Tina Martin	
2	4 Cameron Rd	Jason Martin	
3	6 Cameron Rd	Darlene Tobias	
4	6 Cameron Rd	Gail Toner	
5	8 Cameron Rd	Joe McAuliffe	
6	10 Cameron Rd	Star Mott	
7	12 Cameron Rd	Janna Brown	
8	12 Cameron Rd	Beth Brown Kirk	
9	12 Cameron Rd	J Dan Kirk	
10	13 Cameron Rd	Paul LeBlanc	
11	14 Cameron Rd	Elizabeth Kramer	
12	15 Cameron Rd	Jacqueline Clark	
13	15 Cameron Rd	Nicole Babineau	
14	16 Cameron Rd	Marion Eagles	
15	17 Cameron Rd	Stephanie Chapman	
16	17 Cameron Rd	Chris Ron	
17	18 Cameron Rd	Gillian Gilmore	
18	19 Cameron Rd	Billy Loughery	
19	22 Cameron Rd	Adam Forstner	
20	22 Cameron Rd	Courtney Sullivan	
21	24 Cameron Rd	Nathan Griepsma	
22	25 Cameron Rd	Kevin Brown	
23	25 Cameron Rd	Kelly Brown	
24	26 Cameron Rd	Courtney Adams	
25	26 Cameron Rd	Michael Adams	
26	28 Cameron Rd	Blaine McKay	
27	30 Cameron Rd	Serenity Coston	
28	30 Cameron Rd	Jennifer MacDonald	
29	30 Cameron Rd	Nick Oulton	
30	36 Cameron Rd	Carole Donovan	
31	38 Cameron Rd	Janet Devlin	
32	38 Cameron Rd	Paul Devlin	
33	4 Aragona Court	Ada MacMurrough	
34	4 Aragona Court	Dave MacMurrough	
35	5 Aragona Court	Dominic Schichilone	
36	6 Aragona Court	Kim Burns	
37	6 Aragona Court	Bill Burns	
38	7 Aragona Court	Shawn White	
39	11 Aragona Court	Joe Salamone	
40	3 Fir Lane	Andre Kamishleer	
41	3 Fir Lane	Anna Kamishleer	
42	5 Fir Lane	Iola Milutin	
43	7 Fir Lane	Peter D Morrison	
44	7 Fir Lane	John Morrison	
45	9 Fir Lane	Drew Schedler	
46	9 Fir Lane	Wendy Palmer	
47	9 Fir Lane	Kaylee Schedler	
48	10 Fir Lane	Emily Vanthorne	
49	10 Fir Lane	Nick Brewer	
50	11 Fir Lane	Josh Brown	
51	12 Fir Lane	Alex Brown	
52	205 Gondola Point Rd	Denver Dunn	
53	205 Gondola Point Rd	Athena Campbell	
54	211 Gondola Point Rd	Robyn Dryer	
55	211 Gondola Point Rd	Bradley Dryer	
56	3 Mulberry Lane	John Lawson	
57	4 Mulberry Lane	Mark McKellar	
58	4 Mulberry Lane	Harrison McKellar	
59	5 Mulberry Lane	Glenda Milne	
60	6 Mulberry Lane	Ken Collins	
61	6 Mulberry Lane	Annette Collins	
61	8 Mulberry Lane	Robert Collins	
62	8 Mulberry Lane	Joan Collins	
63	11 Mulberry Lane	Lois Moore	
64	6 Perisimmon	Tom Pierce	
65	6 Perisimmon	Charlotte Pierce	
66	6 Perisimmon	Trevor Pierce	
67	6 Rose Lane	Charles Gow	
68	6 Rose Lane	Alia Parsons	
69	6 Rose Lane	Sophie Schock	
70	14 Rose Lane	Colin Hodgkin	
71	1 Wynn Street	Jessica Hansen	
72	1 Wynn Street	Todd Hansen	
74	3 Wynn Street	Mary Lynch	
75	3 Wynn Street	Phil Lynch	
73	4 Wynn Street	Jennifer Daigle	
76	5 Wynn Street	Richard Frigautt	

Area 2 - Bordering Neighbourhoods			
#	Street	Name	
1	22 Ball Park Road	Lydia Germeshuizen	
2	23 Ball Park Road	Robert Carver	
3	29 Ball Park Road	Paul Melanson	
4	29 Ball Park Road	Gina Kramer	
5	31 Ball Park Road	Brian Howell	
6	31 Ball Park Road	Sheila Howell	
7	40 Ball Park Road	Darren Schichilone	
8	43 Ball Park Road	Tom Shipley	
9	43 Ball Park Road	Nancy Shipley	
10	44 Ball Park Road	Logan Pugh	
11	44 Ball Park Road	Amanda Mullin	
12	46 Ball Park Road	Norma Duplessis	
13	46 Ball Park Road	F Duplessis	
14	48 Ball Park Road	Marc Kennedy	
15	48 Ball Park Road	Cher Kennedy	
16	11 Beach Drive	Andre Chrevel	
17	11 Beach Drive	Danielle Nason	
18	18 Beach Drive	Douglas Webb	
19	20 Beach Drive	Mark Reid	
20	20 Beach Drive	Heather MacLean Reid	
21	3 Camden Court	Dwight Northrup	
22	3 Cove Crescent	Brian Gilliland	
23	4 Cove Crescent	Peter Turner	
24	5 Cove Crescent	Angela Bruce	
25	6 Cove Crescent	Herb Hiegler	
26	6 Cove Crescent	Pat Hiegler	
27	7 Cove Crescent	Richard Fubrizi	
28	7 Cove Crescent	Jennifer Morrill	
29	8 Cove Crescent	Alyssa McCready	
30	8 Cove Crescent	Sandra McCready	
31	9 Cove Crescent	Melissa Young	
32	9 Cove Crescent	Stuart Macdonald	
33	9 Cove Crescent	Wesley H Young	
34	12 Cove Crescent	John Moreno	
35	12 Cove Crescent	Mirella Moreno	
36	13 Cove Crescent	Marc Gallant	
37	14 Cove Crescent	Brendan Roy	
38	14 Cove Crescent	Madison Roy	
39	18 Cove Crescent	Taylor Philips	
40	18 Cove Crescent	Drake Philips	
41	23 Cove Crescent	David Savoy	
42	23 Cove Crescent	Carol Soucy	
43	25 Cove Crescent	Judy Kilpatrick	
44	25 Cove Crescent	Mike Kilpatrick	
45	33 Cove Crescent	Amanda Vidal-DiBussolo	
46	34 Cove Crescent	Eric DiBussolo	
47	36 Cove Crescent	Yangsen Li	
48	36 Cove Crescent	Yuan Yuan Sun	
49	38 Cove Crescent	Lindsay Gould	
50	38 Cove Crescent	Neil Gould	
51	40 Cove Crescent	Jeff McCue	
52	40 Cove Crescent	Mary McCue	
53	40 Cove Crescent	Matthew McCue	
54	43 Cove Crescent	Christopher Bates	
55	43 Cove Crescent	Shelly Bates	
56	45 Cove Crescent	Jonathan Andrews	
57	47 Cove Crescent	Tracy Morneau	
58	47 Cove Crescent	David Morneau	
59	3 Eydie Drive	Jennifer Fletcher	
60	14 Eydie Drive	Netanel Yoset	
61	12 Pickett Lane	Michelle Zulow	
62	3 Ricketts Lane	John Owens	
63	7 Ricketts Lane	Jason Doyle	
64	12 Ricketts Lane	Carlos Ariza	
65	12 Ricketts Lane	Lina Ortiz	
66	12 Ricketts Lane	Theo Ariza-Ortiz	
67	3 Ricketts Road	Mary Maber	
68	3 Ricketts Road	Tony Maber	
69	5 Scichilone Street	Cathy Johnston	
70	7 Scichilone Street	Anna Buckley	
71	7 Scichilone Street	Sera Buckley	
72	8 Scichilone Street	Clariza Bergeron	
73	8 Scichilone Street	Tosario Gay	
74	18 Jones Ave	Clarence Olden	
75	5 Miller Lane	Neal Quinn	
76	9 Miller Lane	Nancy Donegan	
77	21 Wesley Drive	Shirly Arbeau	
78	14 Wesley Drive	Joy Arul	

PETITION ADDRESS RESULTS

2025June16PUBLIC HEARING Cameron Road FINAL_088

Area 1 - Cameron Road and Cul-de-Sacs				
		#	Street	
Police		1	Excluded	1
Maintenance		5	Excluded	2
1		4	Cameron Rd	1
2		6	Cameron Rd	2
3		8	Cameron Rd	3
4		10	Cameron Rd	4
5		12	Cameron Rd	5
6		13	Cameron Rd	6
7		14	Cameron Rd	7
8		15	Cameron Rd	8
9		16	Cameron Rd	9
10		17	Cameron Rd	10
11		18	Cameron Rd	11
12		19	Cameron Rd	12
13		22	Cameron Rd	13
	NO	23	Cameron Rd	14
14		24	Cameron Rd	15
15		25	Cameron Rd	16
16		26	Cameron Rd	17
17		28	Cameron Rd	18
18		30	Cameron Rd	19
19		36	Cameron Rd	20
20		38	Cameron Rd	21
	MISSED	40	Excluded	3
21		4	Aragona Court	22
22		5	Aragona Court	23
23		6	Aragona Court	24
24		7	Aragona Court	25
25		11	Aragona Court	26
26		3	Fir Lane	27
27		5	Fir Lane	28
28		7	Fir Lane	29
29		9	Fir Lane	30
30		10	Fir Lane	31
31		205	Gondola Point Rd	32
32		211	Gondola Point Rd	33
33		3	Mulberry Lane	34
34		4	Mulberry Lane	35
35		5	Mulberry Lane	36
36		6	Mulberry Lane	37
	MISSED	7	Excluded	4
37		8	Mulberry Lane	38
	PENDING	9	Mulberry Lane	39
38		11	Mulberry Lane	40
39		6	Perisimmon	41
40		6	Rose Lane	42
41		14	Rose Lane	43
42		1	Wynn Street	44
43		3	Wynn Street	45
44		4	Wynn Street	46
45		5	Wynn Street	47
	PENDING	6	Wynn Street	48
	PENDING	7	Wynn Street	49
	PENDING	8	Wynn Street	50

Area 2 - Bordering Neighbourhoods		
	#	Street
1	22	Ball Park Road
2	23	Ball Park Road
3	29	Ball Park Road
4	31	Ball Park Road
5	40	Ball Park Road
6	43	Ball Park Road
7	44	Ball Park Road
8	46	Ball Park Road
9	48	Ball Park Road
10	11	Beach Drive
11	18	Beach Drive
12	20	Beach Drive
13	3	Camden Court
14	3	Cove Crescent
15	4	Cove Crescent
16	5	Cove Crescent
17	6	Cove Crescent
18	7	Cove Crescent
19	8	Cove Crescent
20	9	Cove Crescent
21	12	Cove Crescent
22	13	Cove Crescent
23	14	Cove Crescent
24	18	Cove Crescent
25	23	Cove Crescent
26	33	Cove Crescent
27	34	Cove Crescent
28	36	Cove Crescent
29	38	Cove Crescent
30	40	Cove Crescent
31	43	Cove Crescent
32	45	Cove Crescent
33	47	Cove Crescent
34	3	Eydie Drive
35	14	Eydie Drive
36	12	Pickett Lane
37	3	Ricketts Lane
38	7	Ricketts Lane
39	12	Ricketts Lane
40	3	Ricketts Road
41	4	Scichilone Street
42	7	Scichilone Street
43	8	Scichilone Street
44	18	Jones Ave
45	5	Miller Lane
46	9	Miller Lane
47	14	Wesley Drive
48	21	Wesley Drive

PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

Dear Cameron Road and Adjacent Area Neighbours,

As you are aware, there is a proposed Cameron Road Subdivision off Cameron Road, as well as construction of four (4) double **rental** units (8 total units) front facing on Cameron Road.

The Town circulated a Public Hearing Notice for Monday, June 16, 2025 advising of their intention to consider rezoning the four front facing lots on Cameron Road from **SINGLE FAMILY RESIDENTIAL** lots to **TWO FAMILY RESIDENTIAL** lots. Rezoning will allow for construction of 8 rental units on the left side of Cameron Road when facing the river, across from Fir Lane down to Aragona Court.

The attached Petition only addresses the neighbourhood's request to keep the lots zoned **SINGLE FAMILY RESIDENTIAL** and **NOT REZONE** to **TWO FAMILY RESIDENTIAL**.

This Petition is not to express opposition to progress or to address how traffic and other logistics of the proposed subdivision will be mitigated. The 16th Public Hearing is only for lots on Cameron Road.

Even though the Public Hearing for the proposed subdivision has not been announced, we can send our questions and concerns to Town Planning in preparation for another Public Hearing.

Attached is a copy of the Petition we are seeking signatures for in support of preserving the Single Family Residential zone status for the Cameron Road lots.

We will present our Petition to the Town of Rothesay by 12 noon, June 11, 2025 and we will register with the Clerk's office to speak at the Public Hearing on June 16, 2025 to read this Petition publicly.

We will canvass door to door AND set up a table close to Aragona Court entrance to provide opportunity for neighbourhood residents to sign this Petition.

Thank you for taking the time to read this letter and to consider signing.

Please contact one of us with any questions or concerns.

Dan Kirk
Beth Brown Kirk
Paul Leblanc
Star Mott

PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

We, the undersigned Cameron Road and adjacent area homeowners, **OBJECT** to the proposed amendment of By-law 2-10 to re-zone four front facing lots on Cameron Road from **SINGLE FAMILY RESIDENTIAL** to **TWO FAMILY RESIDENTIAL** permitting 4 double-units (8) instead of 4 single units.





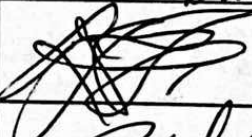
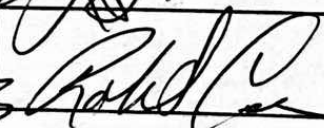
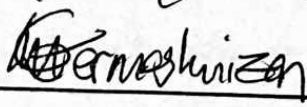

We are **OPPOSED** to re-zoning the front facing lots on Cameron Road for several reasons.

- Re-zoning, for 8 rental units on land intended for 4 single family homes, would double the density of the lots, disrupt the ambience of historical "cottage country" beach road, and both aesthetically and logistically disrupt the neighborhood.
- The residents of this area value our neighbourhood having single family, mature treed lots, including setbacks from the road with a view of the Kennebecasis River and mountains.
- During the Rothesay PAC meeting on May 5th, 2025, officials stated a polling had taken place.
- None of the homeowners in direct proximity to the proposed four-double units were polled.
- In 2024, the residential water connections for double-units were installed on lots zoned for single-family residences. This action was justified as being at the developer's risk.
- There was no prior consultation with neighborhood homeowners.
- These actions undermined home-owners' ability to be apprised of potential changes and to provide timely input to proposed plans directly impacting our neighbourhood.




We, the undersigned, **PETITION** the Planning Advisory Committee (PAC) and the Town of Rothesay to **PRESERVE** the remaining historical **SINGLE FAMILY RESIDENTIAL** Zoning on Cameron Road

Name	Address	Phone #	Signature
	14 ROSE LANE		CAHILL
	211 Gondola ^{Point} Road		7 R. D. ...
	211 Gondola Pt. Rd		...
	205 Gondola Pt. Rd		...
	205 Gondola Pt Rd		Alvin Capell
	5 Fir Lane		J. Miketun
	7 FIR LANE		Peter D. ...

PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

Name	Address	Phone #	Signature
	9 Fir Lane		
	9 Fir Lane		W. P. R. R.
	10 Fir Lane		
	10 Fir Lane		
	22 Cameron Rd		Adam Forstner
	17 Cameron Rd		S. G. Chapman
	17 Cameron Rd		Chris Bon
	24 Cameron Rd		
	19 Cameron		Billy Lauchlin
	18 Cameron		Helen Heston
	25 Cameron		KE Brown
	5 Wynn St.		
	23 Ball Park		
	22 Ball Park		
	40 Ball Park		Barbara Seibler
	46 Ball Park		

PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

Name	Address	Phone #	Signature
	48 BALL PARK		
	48 BALL PARK		Charles K. K.
	44 BALL PARK		J. D.
	44 BALL PARK		J. D.
	3 Rick's H ^g Lane		Mary Mahan
	3 Rick's H ^g Lane		Tom Mahan
	28 CAMERON		Blair M. M.
	38 Cameron Rd		Janet Devlin
	38 Cameron Rd		Janet Devlin / Paul Devlin
	36 Cameron Rd.		Carol Worham
	12 Cameron Rd.		James Brown
	4 MULBERRY LN		
	4 Mulberry Lane		

PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

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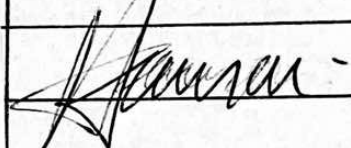
PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

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We are **OPPOSED** to re-zoning the front facing lots on Cameron Road for several reasons.

- Re-zoning, for **8 rental units on land intended for 4 single family homes**, would double the density of the lots, disrupt the ambience of historical "cottage country" beach road, and both aesthetically and logistically disrupt the neighborhood.
- The residents of this area value our neighbourhood having single family, mature treed lots, including setbacks from the road with a view of the Kennebecasis River and mountains.
- During the Rothesay PAC meeting on May 5th, 2025, officials stated a polling had taken place.
- **None of the homeowners** in direct proximity to the proposed four-double units **were polled**.
- In 2024, the residential **water connections for double-units were installed on lots zoned for single-family residences**. This action was justified as being at the developer's risk.
- There was **no prior consultation** with neighborhood homeowners.
- These actions undermined home-owners' ability to be apprised of potential changes and to provide timely input to proposed plans directly impacting our neighbourhood.

We, the undersigned, **PETITION** the Planning Advisory Committee (PAC) and the Town of Rothesay to **PRESERVE** the remaining historical **SINGLE FAMILY RESIDENTIAL** Zoning on Cameron Road

Name	Address	Phone #	Signature
	3 Muirberry		

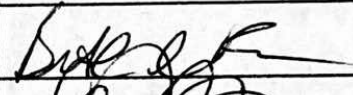
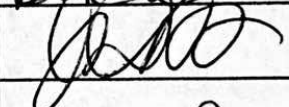
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Name	Address	Phone #	Signature
	12 Cameron Road		
	12 Cameron Road		
	13 Cameron Road		other Page
	10 Cameron Road		By Carol-Ann Mott
	8 Cameron Road		By Just - Joe McAnally

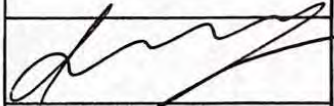

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Name	Address	Phone #	Signature
	12 Cameron Road		
	12 Cameron Road		
	13 Cameron Road		
	10 Cameron Road		
	8 Cameron Road		
	3 Fir Lane		
	3 Fir Lane		



PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

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Name	Address	Phone #	Signature
Beth Brown Kirk	12 Cameron Road		
1 Dan Kirk	12 Cameron Road		
	13 Cameron Road		
	10 Cameron Road		
	8 Cameron Road		
	6 Rose lane		
	6 rose lane		

6 rose lane


Sophie Schock


PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

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Name	Address	Phone #	Signature
	12 Cameron Road		
	12 Cameron Road		
	13 Cameron Road		
	10 Cameron Road		
	8 Cameron Road		
	7 Fir Lane		

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Name	Address	Phone #	Signature
	12 Cameron Road		
	12 Cameron Road		
	13 Cameron Road		
	10 Cameron Road		
	8 Cameron Road		
	4 Aragona		Lulu MacKinnon Dave MacKinnon
	4 Aragona		

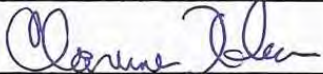
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2025June16PUBLIC HEARING Cameron Road FINAL_100

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Name	Address	Phone #	Signature
	18 Jones Ave		


PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

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	8 Cameron Road		
	7 Aragona Ct		

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Name	Address	Phone #	Signature
	31 Ball Park Rd		Brian Harold
	31 Ball Park Rd		2 John Hall

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Name	Address	Phone #	Signature
Beth Brown Kirk	12 Cameron Road		
J Dan Kirk	12 Cameron Road		
Paul LeBlanc	13 Cameron Road		
Star Mott	10 Cameron Road		
Joe McAuliffe	8 Cameron Road		
Clariza Bergeron	8 Scichilone St.		
Rosario Gay	8 Scichilone St.		

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	13 Cameron Road		
	10 Cameron Road		
	8 Cameron Road		
	16 Cameron Road		<i>Maxine Eagles</i>


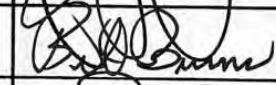


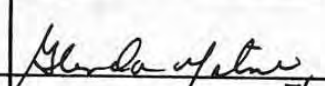

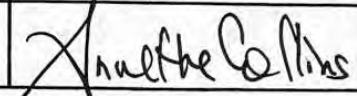
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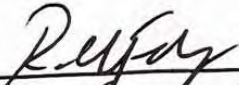
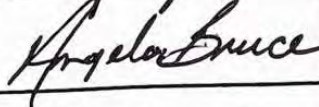
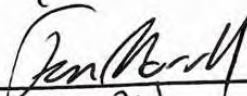
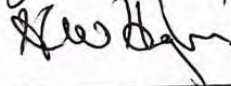

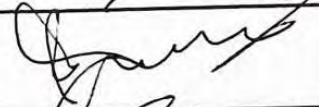
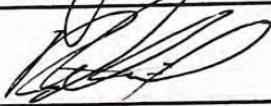
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	6 Aragona Court		
	11 ARAGONA CT.		
	3 ARAGONA ST		
	5 Mulberry Lane		
	6 Mulberry		
	6 Mulberry		

PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

Name	Address	Phone #	Signature
	8 Mulberry Lane		R Collins
Joan M Collins	8 Mulberry Lane		
	46 Bell Park		
	15 Cameron Rd		g Clark
	15 Cameron Rd		Deborah
	14 CAMERON RD		Allyson
	23 Cove Crescent		Dee C
	23 Cove Crescent		Carol Gausy
	14 Cove Cres		Blk
	14 Cove Cres		Madison Ray
	13 Cove Cres		Marj Kelly
	12 Cove Cres		Br
	12 Cove Cres		Ma
	8 Cove Cres.		April Mundy
	8 Cove Cres		Sarah McCarty
	9 Cove Cres		up

PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

Name	Address	Phone #	Signature
	9 Cove Cres		
	7 Cove Cres		
	5 Cove Cres		14 
	7 Cove Cres		
	6 COVER		
	6000 OR		
	4 Cove Cres		
	3 Cove Cres		
	3/7		

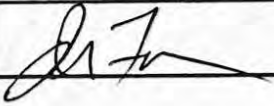
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Name	Address	Phone #	Signature
	3 EYDIE DR.		

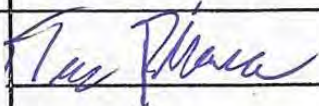
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Name	Address	Phone #	Signature
	G Pelsimmon		

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Name	Address	Phone #	Signature
	6 Cameron Rd Apt 1		Darlene Tobias

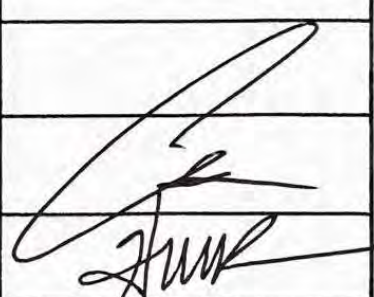
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	8 Cameron Road		
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Name	Address	Phone #	Signature
	5 Miller Lane		
	_____		
	3 Ricketts Lane		
	7 Ricketts Lane		

PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

Name	Address	Phone #	Signature
	38 Cove Cres		Ronald
	38 Cove Cres		Neil Gould
	40 Cove Cres		DJ Mcane
	40 Cove Cres		Mary McEue
	40 Cove Cres		Matthew McEue
	45 Cove Cres		[Signature]
	43 Cove Cres		[Signature]
	43 Cove Cres		[Signature]
	36 Cove		[Signature]
	36 Cove		[Signature]

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Name	Address	Phone #	Signature
	43 Bell Park Ave		Tom Shipley
	43 Bell Park Ave		Nancy Shipley

PETITION TO PRESERVE SINGLE FAMILY RESIDENTIAL ZONING

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	18 Beach Drive		4 Douglas Webb

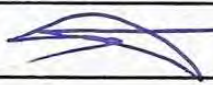
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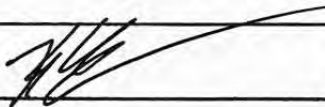
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Name	Address	Phone #	Signature
	6 Aragona crt		

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Name	Address	Phone #	Signature
	47 Cove Crescent		Jay Mo
	"		Deja



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Name	Address	Phone #	Signature
	12 Cameron Road		
	12 Cameron Road		
	13 Cameron Road		
	10 Cameron Road		
	8 Cameron Road		
	33 Cove Cres.		
	33 Cove Cres.		

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Name	Address	Phone #	Signature
	3 Camden Court		Dwight Hall
	3 Wynd SV		[Signature]
	3 Wynd SV		[Signature]
	11 Beach Dr		[Signature]
	11 Beach Dr		[Signature]
	6 Pers. H Mon Lane		[Signature]

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Name	Address	Phone #	Signature
	12 Cameron Road		
	12 Cameron Road		
	10 Cameron Road		
	8 Cameron Road		
	4 Cameron Rd		Lera Martin
	4 Cameron Rd		Jessie Martin

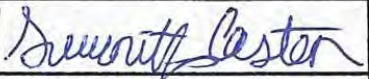


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Name	Address	Phone #	Signature
	6 PORSIMMON LANE		
	ROTHESAY, NB		
	E2E2B6		

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Name	Address	Phone #	Signature
	21 Wesley Drive		Shirley Arbeau
	14 Wesley "		25 Jay Arbeau
	6 Cameron Rd		Dan Arbeau
	12 Pickett Lane		Myelore
	6 Cameron Rd		2 3 Darlene Tobias

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	26 Cameron Rd		C Adams
	26 Cameron Rd		Helm / Adams

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	1 Wynn St		[Signature]

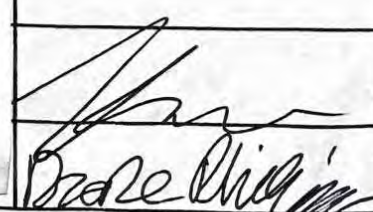
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	13 Cameron Road		
	10 Cameron Road		
	8 Cameron Road		
	18 Cove Cres		
	18 Cameron Road		

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Name	Address	Phone #	Signature
	7 Seichilone St		73 A. Buckley
	7 Seichilone St		S. B. B. B.
	25 Cove Crsr.		87 J. Kilpatrick
	25 Cove Crsr.		M. K. W.

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Name	Address	Phone #	Signature
	45 CATHY LANE St.		<i>[Signature]</i>
	11 MULBERRY LANE		<i>Louise Mone</i>

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Name	Address	Phone #	Signature
	22 Cameron Road		Courtney Sullivan
	9 Oak Cres		W. H. Young
	12 Oak St		W. H. Young
	10 Fir Lane		Josh Penny
	10 Fir Lane So		Atticus
	12 Ricketts Ln		GA
	12 Ricketts Ln		MA



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Name	Address	Phone #	Signature
	29 Ballpark Ave		2732 Pauline
	29 Ballpark Ave		0963 David Gomer

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Name	Address	Phone #	Signature
	12 Ricketts Ln		<i>Ther...-Portiz</i>
	14 Eydie Drive		<i>[Signature]</i>
	4 Wynn Street		<i>J. Daugh</i>
	9 Miller Park		<i>[Signature]</i>

2025June16PUBLIC HEARING Cameron Road FINAL_134

From: [Mary Jane Banks](#)
To:
Subject: RE: Cameron Road - development
Date: Wednesday, June 11, 2025 2:44:00 PM

Thanks for the quick response – I will add it to the agenda.

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

p (506)848-6664

f (506)848-6677

Before printing, please think about the environment. Respectez l'environnement, réfléchissez avant d'imprimer

From: Dan Kirk
Sent: Wednesday, June 11, 2025 2:43 PM
To: Mary Jane Banks <MaryJaneBanks@rothesay.ca>
Subject: Re: Cameron Road - development

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

Yes. - please include in June 16th meeting.
I assume the answers will be forth coming to my questions .

Thank you

J Dan Kirk - Sent from my iPhone

On Jun 11, 2025, at 1:54 PM, Mary Jane Banks
<MaryJaneBanks@rothesay.ca> wrote:

Good afternoon, Mr. Kirk.

Do you want this correspondence to be included on the Public Hearing agenda for Monday, June 16, 2025?

It wasn't clear to me if that was the case of if you seeking answers only.

I can add it to the agenda if that is your preference.

Please let me know at your earliest convenience.

Mary Jane

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

p (506)848-6664

f (506)848-6677

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réfléchissez avant d'imprimer

From: Dan Kirk

Sent: Wednesday, June 11, 2025 10:43 AM

To: John Jarvie <JohnJarvie@rothesay.ca>; Rothesay Info <rothesay@rothesay.ca>;
Mark Reade <markreade@rothesay.ca>

Cc: Brett McLean <BrettMcLean@rothesay.ca>

Subject: Re: Cameron Road - development

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

Hello Again,

This note is to document my August 9, 2024 note on the additional water, sewer and storm drains being added along Cameron Road.

You advised that the town preinvested in this infrastructure before the roadway was paved.

It was stated that no application for the vacant lands off Cameron Road was received by August 2024 when this roadway work was completed.

The town stated that "other than single family consistent with the current zoning , any development proposal on the lands would trigger a process of council approval"

This review is now scheduled for June 16th, 2025.

Questions:

- 1.a) Given the lands zoning is for R1 single family homes, why were double water entrances added to the roadway along Cameron Road resulting in extra construction costs when the R1 zoning in place would not allow R2 services for these lots?
- 1.b) is there a guarantee of repayment by the developer if R1 zoning stays in place?
- 2.a) Did the developer and the town of Rothesay meet prior to construction in August 2024 to review development plans to determine municipal service entrances to install for potential future R2 construction?
- 2.b) Are there minutes, emails, or documentation of this meeting to determine what was financially agreed upon by the town of Rothesay
- 2.c) what was the actual cost of the R2 hookups completed during the road construction?
- 3) Are there any other minutes of meetings and emails exchanged with the developer which committed the town actions in regard to Cameron Road?

Thank you for your reply on my questions.

Dan Kirk

J Dan Kirk - Sent from my iPhone

On Aug 15, 2024, at 9:17 AM, John Jarvie
<JohnJarvie@rothesay.ca> wrote:

Good morning, Mr. Kirk:

Brett McLean has forwarded your question to me as acting Development Officer. There has not been an application submitted for the vacant lands in the vicinity of your property. Services are being installed in anticipation of such development in future.

When the Town is resurfacing local roads such as Cameron Road, it is expected the life expectancy is in the range of twenty years. As Town staff anticipated the lands would be developed much sooner than that, the owners were asked whether installation of the services at this time was desirable from their perspective, recognizing there would be substantial incremental costs to do so at a later date. (Town standards generally require road cuts to be paved to the original standard.) With the owners confirmation, services are being installed as part of the current project.

Other than single family homes consistent with the current zoning, any development proposal on the lands would trigger a process of Council approval which would involve notice to nearby land owners and one or more public meetings/hearings.

I trust this answers your query.

Regards

John

John Jarvie, MCIP, RPP
Town Manager, Rothesay
70 Hampton Road
Rothesay, NB
E2E 5L5
Direct Phone: (506) 848-6661
Mobile: (506) 650-1176
Direct Fax: (506) 649-8518
JohnJarvie@Rothesay.ca

From: Dan Kirk

Sent: Thursday, August 15, 2024 7:42 AM

To: Brett McLean <BrettMcLean@rothesay.ca>

Cc: John Jarvie <JohnJarvie@rothesay.ca>

Subject: Re: Cameron Road - development

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Thank you Gents!

J Dan Kirk - Sent from my iPhone

On Aug 15, 2024, at 7:30 AM, Brett McLean
<BrettMcLean@rothesay.ca> wrote:

Good morning

John Jarvie will be responding to your request.

Regards
Brett

Get [Outlook for iOS](#)

From: Dan Kirk < >
Sent: Thursday, August 15, 2024 6:28 AM
To: Brett McLean <BrettMcLean@rothesay.ca>
Subject: Re: Cameron Road - development

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

Hi Brett - just checking in with you to confirm that you received my request for this info ?

Thank youdan
Ps if you are not the correct person to contact please advise ... cheers

J Dan Kirk - Sent from my iPhone

2025June16PUBLIC HEARING Cameron Road FINAL_139

> On Aug 9, 2024, at 4:16 PM, Dan Kirk

> wrote:

>

> Hello Brett , I dropped into the office and asked who would have the deveoplment

> plan submitted for the Cameron Road area by the Dobson Group.

>

> I see the sewer, water and storm drains are being added prior to road paving (which makes a lot of sense).

>

> Can you send me a copy of it electronically? Or I can pop in to pick up a copy

>

> Has the development plan been approved by council in the past ? Or there are more approvals to come ...

>

> With thanks ,

>

> Dan Kirk

>

>

> J Dan Kirk - Sent from my iPhone

2025June16PUBLIC HEARING Cameron Road FINAL_140

From: [Mary Jane Banks](#)
To:
Subject: RE: Rezoning on Cameron
Date: Tuesday, June 10, 2025 2:39:00 PM

Good afternoon, Drew.

I will add your name to the Agenda for the public hearing on June 16, 2025. You will be called upon by Mayor Grant to speak, before any others who have not registered.

If you have any written comments you wish to share, I need to receive them no later than **Wednesday, June 11, 2025 at noon** - you can find the hearing notice posted online at <https://www.rothesay.ca/town-hall/by-law-notice-hearings/>.

You can find the agenda package for the hearing online at <https://www.rothesay.ca/town-hall/agendas/>, no later than Monday, June 16 at noon but more likely by end of day on Friday.

Please feel free to contact me directly if you have any other procedural questions.

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

p (506)848-6664

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From: Drew Schedler
Sent: Tuesday, June 10, 2025 2:33 PM
To: Rothesay Info <rothesay@rothesay.ca>
Subject: Re: Rezoning on Cameron

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Thanks Bev,
I'd also like to be able to speak at the meeting. Can you help with that?
Thanks
Drew

Drew G Schedler

From: Rothesay Info <rothesay@rothesay.ca>

Sent: Monday, June 9, 2025 9:01:14 AM

To: Drew Schedler <

Subject: RE: Rezoning on Cameron

Good morning

Your emails have been forwarded on to Mark Reade, Director of Planning & Development.

Bev Côté

Receptionist

Rothesay

506-848-6600

From: Drew Schedler

Sent: June 8, 2025 3:36 PM

To: Rothesay Info <rothesay@rothesay.ca>

Cc: Brett McLean <brettmclean@rothesay.ca>

Subject: Re: Rezoning on Cameron

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

As per the email I sent earlier today and found below, I've attached a photo of the rezoning application signage here -for ease of access.

The verbiage of this notification is vague under any estimation and downright deceptive concerning a High-Density rezoning application.

I and other stakeholders are interested to know what the town can do about this misnomer?

Thanks in advance,

Drew

Drew G Schedler

From: Drew Schedler <

Sent: Sunday, June 8, 2025 2:30 PM

To: rothesay@rothesay.ca <rothesay@rothesay.ca>

2025June16PUBLIC HEARING Cameron Road FINAL_142

Cc: BrettMcLean@rothesay.ca <brettmclean@rothesay.ca>

Subject: Rezoning on Cameron

Hi Maryjane, Et Al,

The rezoning notification sign located on Cameron Road is inaccurate if not downright deceptive and misleading.

What can the town do about clarifying the language with more transparent intentions?

They're looking for a high density zoning application?

Thanks

Drew

REZONING APPLICATION

Rothsay 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
Rothsay Planning & Development Services at
(506) 848-6600 or by Email: rothesay@rothesay.ca

2025June16PUBLIC HEARING Cameron Road FINAL_144

From:
To: [Rothesay Info](#)
Subject: May 5/2025 - minutes of meeting request
Date: Monday, May 12, 2025 6:49:51 PM

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Hello Mark - can you send the minutes of RPAC Meeting as it relates to the Cameron Road zone changes from R1-B to R2 semi- detached and 2 units.

How do residents voice their inputs to the town as our concerns were not documented at the May 5th meeting. What is the process and timing to be used ...??

I see the town is gathering traffic data on Cameron Rd since Friday last week. Suggest that Gondola Point Road traffic be obtained as well as turning left is almost impossible in the am for school children delivery and right forage access from Cameron Road.

Thank you for your help. ...
Dan Kirk

J Dan Kirk - Sent from my iPhone

2025June16PUBLIC HEARING Cameron Road FINAL_145

From:
To: [Rothesay Info](#)
Subject: Re: Re-zoning application Cameron Rd
Date: Monday, May 12, 2025 4:29:13 PM

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

Hello,

I thought I would add a further comment.

Good job on making sure NO ONE in opposition could attend the 'meeting'.

I got the notification in the mail the day after the event.

Also, I didn't notice anyone made a post about it either via the normal routes.

So if your aim was to keep people from having their say about this re-zoning application, I guess it was a job well done.

what are we supposed to think about this sneaky little late meeting notification anyway?

Are there any details about future events that you could forward to me so that I DONT MISS ANY MORE meetings about this particular re-zoning application on Cameron Road or is there a privacy issue?

Liz Kramer

> On Apr 30, 2025, at 10:28 AM, Liz Kramer wrote:
>
> 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 Kramer