

**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.

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

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**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

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**From:**  
**Sent:** May 1, 2025 9:11 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.

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

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**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

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**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

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

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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 Renforth .....encouraging 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