

ROTHESAY

PUBLIC HEARING

7, 9, 11 Cameron Road – Rezoning [R2]

Portions of PIDs 00064402, 00064337, 00246868, 30019590

Rothsay Town Hall Common Room

Monday, June 16, 2025

7:00 p.m.



PRESENT: MAYOR NANCY GRANT
DEPUTY MAYOR MATT ALEXANDER
COUNCILLOR HELEN BOYLE
COUNCILLOR DAVE BROWN
COUNCILLOR PETER J. LEWIS
COUNCILLOR DON SHEA

CHIEF ADMINISTRATIVE OFFICER (CAO) BRETT McLEAN
TOWN CLERK MARY JANE BANKS
TREASURER DOUG MacDONALD
ASSISTANT CLERK LIZ HAZLETT
DIRECTOR OF DEVELOPMENT/PLANNING SERVICES (DPDS) MARK READE

ABSENT: COUNCILLOR TIFFANY MACKAY FRENCH
COUNCILLOR BILL McGUIRE

DIRECTOR OF OPERATIONS (DO) TIM COLWELL
DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN

PUBLIC HEARING **4 x 2-unit dwellings – 7, 9, 11 Cameron Road – Rezoning [R2]**

1. Call to Order Instructions

Mayor Grant called the public hearing to order at 7:00 p.m. and explained the Public Hearing is to consider an amendment to By-law 2-10, “Rothesay Zoning By-law” to consider a rezoning for the property located at 7, 9, 11 Cameron Road (portions of PIDs 00064402, 00064337, 00246868, 30019590), from Single-Family Residential [R1B] to Two Family Residential [R2] to allow for the development of four, two-unit dwellings. She noted there is another separate application for adjacent lands but cautioned that this is not the subject matter of tonight’s discussion.

Mayor Grant briefly reviewed the procedure for the meeting, and explained a decision of Council will not be made this evening. Mayor Grant noted that disrespectful behaviour or language would result in a warning, followed by a request to leave the meeting. She listed the documentation and the dates the notice was posted to the website.

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
11 June 2025	Notice revised to reflect livestream not available
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

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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

Mayor Grant invited Mr. Reid to give a presentation. Mr. Reid introduced himself and mentioned that Mrs. Brown Kirk had circulated a document to Council before the meeting and asked if he could do the same. Permission was granted. He handed out a section of the Future Land Use map from the Rothesay Municipal Plan 1-20 which designates the subject land as medium density. He noted this demonstrates that the request aligns with the Town's vision. He explained that the intent is to blend the project seamlessly into the neighbourhood which will be done by maintaining natural tree lines, continuing consultation with neighbours, and offering high quality duplexes that create a smooth density transition reflective of good urban planning. He added that the construction timeline will be twelve months, the project is suitable for the location, and it will provide an alternative housing option to allow seniors to downsize and remain in the community.

Mr. Reid spoke about his visits to the property where he spoke with neighbouring residents. He addressed public concerns about the proposal, such as:

Traffic congestion/access – the addition of four duplexes is expected to have a negligible impact on traffic. If the land was to remain as single family [R1B] lots, there is sufficient space to accommodate six single-family homes, which would likely have a greater impact on traffic. The developer is amenable to exploring an additional access point through Miller Park to further mitigate concerns.

Density increase – the project conforms with the vision outlined in the Rothesay Municipal Plan, and creates a respectful density transition in the neighbourhood, between the apartment building and the single-family homes.

Rentals/demand – the developer has already received interest from potential tenants. The project meets a demand for alternative housing options that allows seniors wishing to downsize to remain in the community. In turn, this will free up single-family houses for other generations once these seniors have relocated. Additionally, the developer's intent is to retain ownership of the properties, and maintain a pristine cleanliness similar to Miller Park, which he also owns.

Watercourse/stormwater management – he has walked the property and assured community members that the project is subject to a net-zero stormwater management plan which ensures preventative measures to properly manage and dispose of rainfall on the property. He conveyed the developer's openness to sharing the plan with interested community members.

Mayor Grant thanked Mr. Reid for his presentation and invited questions from Council.

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Deputy Mayor Alexander appreciated the public consultation conducted by the applicants, noting this is not an action taken by all developers. In response to inquiries from the Deputy Mayor, Mr. Reid advised: the duplexes will be on slabs and will not have basements; maximum occupancy is likely three people per unit (2 bedrooms) with a target audience of ages 55+; and hypothetically if the land was not to be rezoned there would be sufficient space for six single-family homes. Deputy Mayor Alexander reiterated that the Land Use map designates the land for medium density.

Counc. Brown asked if the units are wheelchair accessible. Mr. Reid noted this is something the developer would consider, however they have not reached the interior design phase yet. Counc. Brown asked how many units are in the nearby apartment building. Mr. Reid estimated twelve units but would need to confirm.

Mayor Grant invited DPDS Reade to give a presentation.

DPDS Reade reviewed the application, highlighting the following:

- A request to rezone a portion of 7, 9, and 11 Cameron Road from Single Family Residential – Standard [R1B] to Two Family Residential [R2]
- development of four, two-unit dwellings along Cameron Road
 - o single storey buildings with two-bedroom units
- gap between properties intended for larger cluster development
 - o separate application which would involve a separate public hearing
- lot areas range from 1188m² to 1190m²
- lot width: 30 metres
- lot depth: 39.7 metres
- floor area 971 sq. ft./1059 sq. ft.
- land is currently treed
- water connections were installed while Cameron Road was repaved last year
- the site is designated Medium Density in the Municipal Plan 1-20, and 1-10 (2010)
 - o Policy MDR-2 guides development in these areas
 - o A range of housing types are permitted such as semi-detached, duplex, triplex, fourplex, garden homes, and cluster housing
- Rezoning to Two-Family Residential [R2] is required
 - o Lots conform with R2 zone standards for front/rear yard setbacks, side yard setbacks, minimum building area, and maximum lot coverage
 - o Lot size requires a 1% variance (1200m² required and 1188m²-1190m² proposed) which can be approved by the Development Officer if the rezoning is approved
 - o Overall request is reasonable
- Staff and the Planning Advisory Committee recommend enactment of By-law 2-10-41 to rezone the land, and Council assent to any Local Government Services easements that may be required

Mayor Grant thanked DPDS Reade and invited questions from Council.

Counc. Shea asked if there could be a condition that the buildings are accessible for the mobility impaired, noting there are not many ground-level options available. He also inquired about sidewalk on Cameron Road, and if the floor area includes the garage. DPDS Reade advised accessibility relates to compliance with the Building Code, not rezoning. He noted that the developer may choose to include this in the design. With respect to sidewalk, he mentioned that this could be discussed during the application for the larger cluster development. He added that the floor area may include the garage, but this question is better suited for the applicant.

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Deputy Mayor Alexander spoke of public comments citing the challenge of separating the two applications. He commented that the Town's interest in the project relates to conformance with the Municipal Plan. With respect to communication issues, he noted Community Planning Act guidelines were followed but there is always room for improvement. He added the proposal meets requirements for the R2 Zone setbacks. DPDS Reade expanded by noting staff believe the 1% variance is reasonable considering that all other requirements are well within the standards of the R2 Zone. Following a comment by the Deputy Mayor, he agreed that the buildings would not be out of context for the neighbourhood. In response to an inquiry from Counc. Brown, he confirmed that the Community Planning Act was amended to allow staff to approve variances less than 25%. He added that staff would be comfortable approving the 1% variance. There was a brief discussion about existing houses in the neighbourhood that would have required variances by today's standards.

Counc. Boyle asked if a traffic study was completed to determine if the road can handle more traffic. DPDS Reade advised that traffic impacts are typically negligible if less than 100 trips are generated per hour. Since roughly one trip per dwelling unit is estimated during peak morning hours, the eight trips would be well below the threshold.

Mayor Grant invited registered participants to speak. The following people spoke:

Beth Brown Kirk raised a concern that rezoning the property would not be compatible with the heritage, nature, and aesthetics of neighbouring properties, or the interests of property owners. She explained the longstanding history of the area, and residents, dating back to the 1800s, highlighting that it is, and should remain, a family community. She spoke of the petition and process, noting the majority of residents are opposed to the rezoning citing concerns related to density, incompatibility with the neighbourhood, and lack of communication. She clarified that this is not about "anti-growth" but more about preserving the quality of life by opposing cookie-cutter houses/duplexes that do not fit in the neighbourhood, and ensuring existing traffic on Gondola Point Road is not worsened. She concluded by noting 167 individuals signed the petition opposing the project, three individuals did not respond, and one declined. She noted that Council has a duty to listen to its constituents, especially about what is in the best interests of the neighbourhood.

Deputy Mayor Alexander, Counc. Shea, and Counc. Brown asked Mrs. Brown Kirk to elaborate on whether the opposition is related to the type of building (duplexes), use (rentals), density, or preference for single-family homes. They offered that single-family homes with 3-4 bedrooms could increase density more than the 2-bedroom duplexes. Furthermore, there must be balance as development is required for growth, and sometimes concerns are unsubstantiated. Mrs. Brown Kirk noted that single-family homes can also be rentals but are preferred; it is the duplexes themselves as they would not fit in with the unique homes in the neighbourhood. She added that residents were surprised by the changes in the Municipal Plan and a lack of communication surrounding them. Mayor Grant noted there were opportunities for public input during the Municipal Plan process, including a public hearing. Mrs. Brown Kirk offered that: it appears the messages are not getting to Cameron Road; social media does not reach all residents; and many residents did not receive polling letters and were only informed by the petition booth. She added that the Municipal Plan is a fluid document. Deputy Mayor Alexander mentioned that communication can be improved, noting the signs were a new approach for the Town; however, sometimes the efforts made are simply ignored.

Liz Kramer spoke of the history of the apartment building and a subdivision plan registered in 1918 depicting several lots. She mentioned that many property owners may be unaware that their deeds offer them rights to the common beach area. She said that the Town should not be going forward with a rezoning when the issues she raised in 2019 are unresolved. She stated the Town has no right to the common beach area.

Mayor Grant called a point of order asking Ms. Kramer to discuss the matter at hand.

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Ms. Kramer continued by mentioning that she filed a Right to Information and Protection of Privacy (RTIPPA) request with the Town and contacted the Department of Environment to investigate how a resident was permitted to build a wall protecting their home when there are shared rights to the common beach area.

Mayor Grant called another point of order, warning Ms. Kramer that she will be asked to leave. Ms. Kramer stated she does not feel there is any reason to proceed with offending the neighbourhood further. She noted she will bring the matter to court if the Town does not recognize the true property rights of the area.

Ms. Kramer was asked to leave and escorted out of the building at 7:54 p.m.

Mayor Grant invited Drew Schedler to speak.

Drew Schedler raised three objections: 1. Density/existing saturation; 2. Poor communication – ex. the sign was folded over for two weeks, propped up by a resident, then fixed by staff; and 3. Lack of transparency – almost sneaky to discuss rezoning four lots without consideration of the second larger application.

Counc. Shea requested clarification on what Mr. Schedler considers high density. Mr. Schedler's response was "big box apartments".

Counc. Brown noted that communication can be improved, suggesting that perhaps someone could monitor the signs. There was a brief discussion about the two separate applications.

Mayor Grant called three times for those wishing to speak against the proposal. Chris Ross, Charlotte Pierce, Dan Kirk, and Sherri Savoie raised the following concerns:

- Pump station capacity to accommodate the development (past concerns with spring freshet flooding)
- Approval will make it easier to approve the other larger application
- Preference and market demand for single-family homes, not rentals or duplexes
- Traffic generation with already existing challenges
- Communication issues – residents not notified in a timely manner, or about installed water laterals
- Occupancy of single-family homes cannot be predicted
 - o ex. a four-bedroom house can be occupied by one individual
- Significant public opposition demonstrated in the petition

CAO McLean advised the pump station is oversized and can handle the development in normal conditions. He mentioned that it was out of service during the flood, but precautions have been taken since the flooding events.

Mayor Grant called three times for those wishing to speak in favour of the proposal.

Elisa and George Gamble stated that despite spending a lot of time in Fredericton with their daughter and not being home as often, they saw the notification sign. Additionally, they feel traffic is not a concern and are in favour of development that is not a high-rise that provides an option for seniors to downsize.

Mayor Grant invited final comments from Mr. Reid.

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Mr. Reid responded to public concerns with the following: the water laterals were installed at the developer's expense (the risk was understood); the developer is open to discussing sidewalk but it would pertain more to the other application; tonight's objective is to discuss the four lots; there is no intent to be sneaky – they have been very open about discussing the project with residents and welcome opportunities to mitigate public concerns; for instance, mitigating traffic concerns with an access point through the Miller Park property; the project must adhere to Town standards for a net-zero stormwater management plan; there may be a need for single-family homes but there is also a need for the proposed homes, which will allow seniors to relocate and free up their single-family homes; the project will provide a gentle transition for density; the area was designated medium density in the current Municipal Plan and also the 2010 Municipal Plan; and communication can always be improved so they will plan to do better.

Counc. Shea asked if there would be above ground wiring for the lots. CAO McLean advised it is aerial for the eight lots.

Paul LeBlanc asked if there was an impact study on water for the project. Mr. Reid advised the land will be serviced by municipal water and a net-zero stormwater management plan will be developed. He added they are open to discussing the plan with residents once completed.

Mr. Schedler questioned if the developer has considered constructing six single-family homes if the application is not approved. Mr. Reid noted he does not believe the developer has at this time but there is adequate space.

Danny Dobson, the developer, made the following comments: the elephant in the room is the other larger application; the intent is for full disclosure; there is a stigma attached to duplexes/rentals but he plans to retain ownership and maintain the properties like his other businesses; the difference between the proposal and single-family homes is a matter of two extra doors; he feels the duplexes will be something the community likes – changes can be made to make them unique; there is a strong demand for this type of housing; he is a local developer and will not shy away from public consultation; two units are already spoken for (by his own family members); all the comments will be used to ensure the project is something he and the community can be proud of; and access through Miller Park will be explored in the interest of mitigating concerns, however there will also be access on Cameron Road.

There was a brief discussion about the easements following an inquiry from Mrs. Brown Kirk. Mr. Reid advised there is just a sketch; the easements need to be confirmed. Mrs. Brown Kirk noted individuals were instructed not to discuss the other application, but the density is worth mentioning as there are concerns that it will be problematic.

3. Adjournment

Mayor Grant thanked all in attendance, and the public hearing adjourned at 8:45 p.m.


MAYOR


CLERK