2026 October 05 PAC Mtg Unredacted_001

Rothesay Planning Advisory Committee
Regular Meeting - Monday, October 5, 2026
Rothesay Town Hall Common Room
5:30 p.m.

1. **Approval of the Agenda**

2. **Approval of Minutes**
   2.1. Regular Meeting of September 8, 2026

3. **Declaration of Conflict of Interest**

4. **New Business**

   4.1 2 Sunset Lane (PID 00235572) – Side Yard Variance
   1 October 2026 Report prepared by DPDS Reade

   4.2 50 Chatwin Street (PID 00230433) – Lot Subdivision
   29 September 2026 Report prepared by DPDS Reade

   4.3 9 Clark Road (PIDs 30130454 & 00241778) – Rezoning
   29 September 2026 Report prepared by DPDS Reade

   4.4 Cameron Road (Lands South of #5, 7, 9, and 11) – Rezoning to R3
   29 September 2026 Report prepared by DPDS Reade
   Various Polling responses (10)

   4.5 Chapel Road (PIDs 00173443 & 00479212) – Rezoning
   29 September 2026 Report prepared by DPDS Reade
   Various Polling responses (7)

5. **Old Business**

TABLED ITEMS

5.1 4 Grove Avenue (PID 00258376) – Setback Variance
No action at this time

5.2 251 Gondola Point Road (PID 00243733) – Temporary Suite
No action at this time

5.3 57 Iona Avenue (PID 00245555) – Accessory Structure Variance
No action at this time

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6. **Correspondence for Information**
   N/A

7. Date of Next Meeting

PAC Meeting Date	Submission Deadline	Location
Monday, December 7, 2026	November 1, 2026	Town Hall

8. Adjournment

2026 October 05 PAC Kit Unredacted 003

ROTHESAY

PLANNING ADVISORY COMMITTEE MEETING
Rothesay Town Hall Common Room
Tuesday, September 8, 2026 at 5:30 p.m.

PRESENT: COUNCILLOR PETER LEWIS
COUNCILLOR DON SHEA
RALPH FORTE, CHAIRPERSON
KELLY ADAMS, VICE-CHAIRPERSON
MATTHEW GRAHAM
TED HARLEY
RHEAL GUIMOND
COLLEEN LANG

CHIEF ADMINISTRATIVE OFFICER (CAO) BRETT McLEAN
DIRECTOR OF PLANNING/DEVELOPMENT SERVICES (DPDS) MARK READE
TOWN CLERK NEIL McKENNA

The meeting was called to order at 5:30 p.m.

1. APPROVAL OF THE AGENDA

MOVED by Counc. Shea and seconded by Counc. Lewis the agenda be approved as circulated.

CARRIED.

2. ADOPTION OF MINUTES

2.1 Regular Meeting of August 4, 2026

MOVED by C. Lang and seconded by T. Harley the Planning Advisory Committee meeting minutes of August 4, 2026 be adopted as circulated.

CARRIED.

3. DECLARATION OF CONFLICT OF INTEREST

Counc. Shea and T. Harley declared a conflict of interest on item 5.5 Sagamore Heights.

4. NEW BUSINESS

4.1 8 River Road — **Jessica Smith**

OWNER:	KV Royal Canadian Legion
PID:	30131064, 30131056, 00240846, & 30131049
PROPOSAL:	Conditional Use

The applicant, Jessica Smith advised Town staff shortly before the meeting that the food trucks she had been planning to book for the KV Royal Canadian Legion's 80th birthday celebrations were no longer available, and as such, she would no longer be seeking a permit for conditional use.

Committee members agreed to withdraw the item from the agenda.

4.2 1 Gondola Point Road — **779038 NB Inc. (Eugene DeRocco)**

OWNER:	Rothesay Heritage Centre Ltd.
PID:	30352561
PROPOSAL:	Conditional Use and Similar / Compatible Use – Licensed Premises

The applicant was in attendance. DPDS Reade summarized the report, noting that the applicant was seeking approval of a conditional use and similar / compatible use for a portion of the ground floor space at 1 Gondola Point Road, to establish a wine bar.

Counc. Shea inquired about the number of parking spaces that would be available, which was confirmed as 24. The Chair asked staff to clarify if provincial licensure for a facility like the one being proposed by the applicant would limit what types of alcohol could be served, with the applicant clarifying that he planned to serve mainly wine and some wine cocktails, along with a limited selection of beer.

The Chair invited comments from the public. No one came forward.

MOVED by Counc. Lewis and seconded by C. Lang that:

1. Rothesay PAC hereby considers the applicant's proposal for a wine bar (licensed establishment) as a similar or compatible use to a Retail Use within the Special Area zone at 1 Gondola Point Road (PID 30352561).

CARRIED.

MOVED by Counc. Lewis and seconded by T. Harley that:

2. Rothesay PAC hereby approves the Conditional Use application for a wine bar (licensed establishment) at 1 Gondola Point Road (PID 30352561) subject to the following terms and conditions:

a) That a minimum of 24 parking spaces be maintained on the site in general accordance with the existing layout of the site at the time of the application.

b) That a patio or outdoor deck is not permitted and that liquor service, consumption and entertainment be restricted to the interior of the building.

CARRIED.

The Committee thanked Mr. DeRocco and he left the meeting.

4.3 13 Victoria Crescent **Hughes Surveys and Consultants Ltd.**

OWNER:	Sarah Graves
PID:	30243232
PROPOSAL:	Variances for Lot Area, Lot Depth, Lot Frontage, Front Yard Setback, Rear Yard Setback and Side Yard Setback

Rick Turner appeared on behalf of the applicant. The applicant is seeking variances associated with the subdivision of the site into two lots. One lot, Lot 26-01 is proposed as the location of a single-unit dwelling. The second lot, Lot 26-02, will accommodate an existing stormwater pond to be transferred to Rothesay.

DPDS Reade provided an overview of the application. Polling letters were sent to nearby residents to inform them of the application and solicit their comments or feedback – one email was received opposing the variances, stating concern that construction and tree removal could lead to an increase in the risk of flooding on her property. Mr. Turner spoke to those concerns, noting the property contains a natural drainage course, and in instances such as this it is their practice to apply for a

Provincial WAWA permit and that construction work would not change the way in which stormwater flowed.

Discussion ensued between committee members and the applicant regarding whether the stream located on the property was recognized as a stream by the provincial government. DPDS Reade indicated he would seek an answer, with CAO McLean noting that the exact definition of a stream in the eyes of the province require that the "features" of a stream be present.

M. Graham asked if approving the variances would set a negative precedent. DPDS Reade replied that each application is considered on a case-by-case basis. Counc. Shea sought clarification on if any retention ponds on the property could be fenced in. CAO McLean replied that they cannot be fenced in, for safety purposes.

K. Adams asked if Town staff would be able to relay the applicant's answer about stormwater to the concerned resident. The applicant replied that he would be willing to speak with the resident himself.

The Chair invited comments from the public. No one came forward.

MOVED by R. Guimond and seconded by T. Harley that the Planning Advisory Committee:

A. Approve the following variances for Lot 26-01 as shown on the Tentative Subdivision Plan Victorian Gardens Subdivision-Phase 3, Victoria Crescent, dated August 14, 2026, prepared by Hughes Surveys and Consultants:

a) A variance to reduce the minimum lot area from 700 square metres to approximately 576 square metres.
b) A variance to reduce the required front yard from 7.5 metres to between 7.5 metres and 5.69 metres.
c) A variance to reduce the major side yard from 5 metres to between 5 metres and 4.45 metres.
d) A variance to allow for the front covered porch to be located between approximately 3.96 metres and 4 metres from the side property line.
e) A variance to allow for rear deck to extend between 0.14 metres and 1.99 metres into the required rear yard.
f) A variance to reduce the lot frontage from 20 metres to 16 metres.

CARRIED.

MOVED by R. Guimond and seconded by Counc. Lewis that the Planning Advisory Committee:

B. Approve the following variances for Lot 26-02 as shown on the Tentative Subdivision Plan Victorian Gardens Subdivision-Phase 3, Victoria Crescent, dated August 14, 2026, prepared by Hughes Surveys and Consultants:

a) A variance to reduce the lot area from 700 square metres to 634 square metres.
b) A variance to reduce the lot depth from 30 metres to between 18 metres and 8 metres.

CARRIED.

MOVED by R. Guimond and seconded by M. Graham that the Planning Advisory Committee:

C. That the variances for Lot 26-01 and 26-02 be subject to the following conditions:

a) That the access easement within Lot 26-01 be landscaped with grass within the required front yard.
b) That the existing curb cut be widened, subject to the approval of the Director of Operations, to provide access to the maintenance easement for the adjacent stormwater pond.

CARRIED.

5. OLD BUSINESS

TABLED ITEMS

5.1 4 Grove Avenue (PID 00258376) – Setback Variance
No action at this time

5.2 251 Gondola Point Road (PID 00243733) – Temporary Suite
No action at this time

5.3 57 Iona Avenue (PID 00245555) – Accessory Structure Variance
No action at this time

5.4	**88 Hampton Road**	**Charles Abbate**
	OWNER:	ENGS Holdings Inc.
	PID:	00245928
	PROPOSAL:	Rezoning from Single Family Residential – Standard R1B to Central Commercial (CC)

DPDS Reade summarized the report. The applicant is seeking a rezoning to utilize the existing garage, located adjacent to the single unit dwelling at 88 Hampton Road, in conjunction with the existing veterinary clinic at 90 Hampton Road. Initially, the applicant was considering utilizing the garage for clinic activities including diagnosis and treatment of animals. Staff have reviewed the condition of the existing garage with the applicant and use of the garage as clinic space will require extensive renovations and upgrades to the structure. Given this, the applicant is still considering use of the garage but potentially for less intensive uses such as storage. Portions of the site in front of the garage, adjacent to the dwelling unit, could also provide parking for clinic staff.

The Chair invited comments from the public. No one came forward.

MOVED by M. Graham and seconded by C. Lang that:

A. PAC hereby recommends that Council enact **BY-LAW 2-10-43** to rezone land located at 88 Hampton Road being an approximately 0.70-hectare portion of PID 00245928 from Single Family Residential – Standard Zone [R1B] to Central Commercial (CC) to utilize the property in conjunction with the existing veterinary clinic at 90 Hampton Road.

CARRIED.

MOVED by M. Graham and seconded by C. Lang that:

B. PAC hereby recommends that Council pursuant to the provisions of Section 59 of the *Community*

Planning Act, impose the following conditions on the parcel of land having an area of approximately 0.70 hectares, located at 88 Hampton Road, also identified as a portion of PID 00245928:

a) That the use of the 0.70-hectare rezoned area be limited to the following land uses:
   i. Those uses permitted in the Single Family Residential – Standard Zone [R1B]
   ii. A veterinary clinic.

CARRIED.

Counc. Shea and T. Harley declared a conflict of interest and left the meeting.

5.5	**Sagamore Heights**	**Patrick Shea**
	OWNER:	619699 N.B. Inc. (Directors – Patrick Shea and Edward Harley)
	PID:	00241240 (portion)
	PROPOSAL:	Rezoning – Single Family Residential [R1B] to Two Family Residential [R2]

The applicant was in attendance. DPDS Reade summarized the report, noting that the applicant is seeking to have the property rezoned from Single Family Residential [R1B] to Two Family Residential [R2]. At their meeting of August 4, 2026, PAC recommended that Rothesay Council set a Public Hearing for the proposed rezoning. Rothesay Council, at their meeting of August 10, 2026, subsequently set a Public Hearing date of Monday September 28, 2026, for the application.

R. Guimond asked if committee members should vote on the motions related to this item before the public hearing occurred. DPDS Reade confirmed that it was standard procedure for PAC to vote at this juncture. CAO McLean reiterating that a vote in support or against was not a declaration of whether committee members thought the application was "good" or bad", but that their votes simply reflected whether they thought the application aligned with Town requirements.

R. Guimond asked the applicant if his desire to rezone the land was based on a desire to increase his profit. Mr. Shea responded that market conditions had changed since the COVID-19 pandemic, and that demand for single unit homes was lesser than it had been previously.

The Chair called three times for those wishing to speak in favour or against the proposal. The following individuals spoke against:

Heather Craig – 69 Maliseet Drive
Mary Goodfellow – 45 Maliseet Drive
Claudia Hughes – 48 Maliseet Drive

Residents indicated their opposition to the number of new homes that would be added to the neighbourhood and requested that the land remain zoned as R1B. They also expressed frustration with the developer.

Committee members asked Town staff about the process if they voted in support or against the motions. Questions were also raised regarding what whether if the lands were to be purchased by a new owner if they would be subject to the same development agreement. Staff confirmed that the agreement would follow the property.

MOVED by Counc. Lewis and seconded by Vice Chairperson Adams that:

A. PAC HEREBY recommends that Council enact **BY-LAW 2-10-44** to rezone a parcel of land located off Greenbrier Drive, approximately 8.3 hectares in area (portion of PID 00241240) from Single Family Residential – Standard Zone [R1B] to Two Family Residential Zone (R2) to allow for the development of two-unit dwellings subject to the execution of a Development Agreement, in accordance with the Section 59 of the *Community Planning Act.*

YEA vote recorded from: Counc. Lewis
NAY vote recorded from: Vice Chairperson Adams, M. Graham, C. Lang, R. Guimond, M. Graham

DEFEATED.

MOVED by Counc. Lewis and seconded by R. Guimond that:

B. PAC HEREBY recommends that Council authorize the Mayor and Clerk to enter into an agreement, to allow for the development of two-unit dwellings on land located off Greenbrier Drive, approximately 8.3 hectares in area (portion of PID 00241240).

YEA vote recorded from: Counc. Lewis
NAY vote recorded from: Vice Chairperson Adams, M. Graham, C. Lang, R. Guimond, M. Graham

DEFEATED.

Counc. Shea and T. Harley returned to the meeting.

5.6 Cameron Road (Lands South of #5, 7, 9, and 11) **Don-More Surveys and Engineering Ltd.**

OWNER:	L T S Investments Inc
PID:	00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion), 00064378 (portion)
PROPOSAL:	Rezoning to Attached Residential [R3]

MOVED by Counc. Shea and seconded by M. Graham that Item 5.6 be removed from the table.
CARRIED.

Isaiah Reid and Danny Dobson appeared on behalf of the applicant. DPDS Reade summarized the application, noting that on May 5, 2025, the Planning Advisory Committee tabled the rezoning application for the proposed cluster development to allow staff to prepare a draft Development Agreement prior to referring the application to Council for a Public Hearing. A revised proposal was considered at the Committee's May 2026 meeting, however the item remained tabled to provide the developer with additional time to meet with area residents.

Following the May 2, 2026, meeting, the developer met with area residents and subsequently prepared a revised concept providing 34 units in a mix of two-unit (9 buildings) and four-unit buildings (4 buildings) on a 4.37-hectare site. The property is designated Medium Density Residential and High Density Residential in the Municipal Plan and zoned Single Family Residential – Standard [R1B] and Multi-Unit Residential [R4]. The adjacent section of Cameron

Road is serviced with both sanitary sewer and water.

A rezoning to Attached Residential [R3] has been requested. This zone provides for two-unit, and townhouse dwellings such as the ones proposed for the site. It also allows for multiple buildings on a lot, as proposed by the developer, subject to the approval of the committee and provision of appropriate access. Polling letters were sent to nearby residents to inform them of the application and soliciting their comments or feedback.

Mr. Reid indicated that the revised concept was a 47.9% reduction in the number of proposed units from the original concept, and that a tree buffer would be included. Mr. Dobson noted that his company planned to rent the new units out, rather than sell them.

Discussion ensued between committee members, Town staff, and the applicant on the possibility of the inclusion of sidewalks, with the applicant noting that the reduction in proposed units would make it prohibitively expensive for them to install sidewalks in the new development. Mr. Reid also indicated that current residents in the area had told Mr. Dobson that they would prefer less density than new sidewalks. CAO McLean cautioned that new residents to the area would likely demand sidewalks be installed.

The Chair called three times for those wishing to speak in favour or against the proposal. The following individuals spoke:

Jacquelin Clark – 15 Cameron Road
Beth Brown Kirk – 12 Cameron Road
Dan Kirk – 12 Cameron Road
Sherry MacInnes – 10 Cook Crescent
Nicole Babineau – 15 Cameron Road

Supporters of the proposal highlighted Mr. Dobson's willingness to compromise on his original plan and indicated their support for the reduced number of units in the revised proposal. Several comments were made praising Mr. Dobson's willingness to work with the community.

Opponents of the proposal expressed concern about increased road traffic, the mix of pedestrian and vehicle traffic on Cameron Road, potential impacts to wetlands and the surrounding environment, and suggested that the proposal be redesigned to build an exit near the area of Jordan Miller Park. Questions were raised to Town staff regarding the possibility of conducting traffic studies and implementing traffic calming measures.

Both supporters and opponents of the proposal highlighted the unique character of Cameron Road and the surrounding area.

Committee members asked further questions to Town staff to clarify the procedure around public hearings, and sought clarification on the number of units that would be allowed to be built.

MOVED by T. Harley and seconded by R. Guimond the Planning Advisory Committee:

A. Recommend that Rothesay Council schedule a public hearing to consider the rezoning of an approximate 4.02-hectare portion of the property to the south of 5,7,9, and 11 Cameron Road (PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352

(portion), 00064378 (portion)) from Single Family Residential – Standard [R1B] to and Multi-Unit Residential [R4] to Attached Residential [R3].

CARRIED.

6. CORRESPONDENCE FOR INFORMATION

N/A

7. DATE OF NEXT MEETING(S)

The next meeting will be held on:

Regular Meeting **MONDAY**, October 5, 2026 at 5:30 p.m.

8. ADJOURNMENT

MOVED by M. Graham and seconded by C. Lang the meeting be adjourned.

CARRIED.

The meeting adjourned at 8:04 p.m.

_____ _____

CHAIRPERSON TOWN CLERK

Planning Advisory Committee
October 5, 2026

To: **Chair and Members of the Rothesay Planning Advisory Committee**

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

Date: **October 1, 2026**

Subject: **2 Sunset Lane (PID 00235572) – Side yard Variance**

Applicant:	Wallace Floyd	**Property Owner:**	Christopher and Jess Elias
Mailing Address:	PO Box 4753 Rothesay Rd E2H 1E8	**Mailing Address:**	2 Sunset Ln Rothesay, NB E2H 1C9
Property Location:	2 Sunset Lane	**PID:**	00235572
Plan Designation:	Low Density Residential	**Zone:**	Single Family Residential – Standard [R1B]
Application For:	A side yard setback variance to reduce the minor side setback from 4 metres to approximately 0.95 metres		
Input from Other Sources:	Polling, Building Inspection		

Origin:

Rothesay's Planning Advisory Committee (PAC) has received an application from Mr. Wallace Floyd requesting that the Planning Advisory Committee grant a variance for the side yard setback for a proposed attached garage to an existing residential dwelling at 2 Sunset Lane (PID 00235572).



Figure 1 – 2 Sunset Lane

Background:

Mr. Elias' property at 2 Sunset Lane is 1,778.16m² in area, is zoned R1B and has an existing residential dwelling on the property. Mr. Elias intends on adding an attached single-storey garage to the eastern side of the dwelling that is abutting 4 Sunset Lane. Mr. Elias' request to vary the minor side yard setback is shown below in the following table:

	R1B Zone Standard	**Proposed**	**Variance**
Minor Side yard setback from eastern boundary	4 metres	0.95 metres	3.05m

As Shown above, Mr. Elias' proposal for an attached garage would reduce the minor side yard setback to 0.95 metres (3.1 feet).

Analysis:

A variance is a deviation from the specific requirements of the zoning by-law that would allow the applicant to obtain a permit even though their proposal does not comply with the by-law. Under Section 55(1)(b) of the *Community Planning Act* that are four tests a variance must meet:

Variance Test	Staff Comments
1. Is the application reasonable?	The submitted site plan has been found to be the most favorable as it makes the best use of and has the best connectivity with the existing building layout. Staff also note the proposed side yard setback is of a similar magnitude as that of the existing car port at the front of the building.
2. Is the application desirable for the appropriate development of the lands in question?	The highest and best use[1] or "appropriate development" of the land is, as per the Municipal Plan designation, a single-family residential dwelling.
3. Does the application conform to the general intent of the Zoning By-law?	Staff considers that the general residential intent of the zoning by-law is being met.
4. Does the application conform to the general intent of the Municipal Plan?	Staff considers that the general residential intent of the Municipal Plan is being met.

Staff have reviewed the applicant's submission and the general character of the neighbourhood on Sunset Lane. The Municipal Plan acknowledges that low density residential homes are the desired land use for the area and states that within the low-density designation one of the goals of the Town is to "*protect and enhance existing residential neighbourhoods.*" and to "*ensure that future residential development compliments existing neighbourhoods.*" Accordingly, the applicant's request meets the general intent of the Municipal Plan and is deemed reasonable.

Polling

As standard procedure with all variances greater than 25% polling letters were sent to nearby residents to inform them of the application and soliciting their comments or feedback. As of Thursday, October 1, 2026, no opposing comments or inquiries were received by Staff.

Recommendation:

It is recommended THAT the Planning Advisory Committee:

A. Grant a variance from the Rothesay Zoning By-Law (By-Law No. 2-10) to allow for a reduced minor side yard setback of 0.95 metres for a proposed attached single-story garage addition.

    a. Accordingly, the applicant is required to submit the following before beginning construction:

        i. a Surveyor's **Location Certificate** to confirm compliance with the building's required setbacks, the certificate shall:

            1. Be based on an actual site inspection and measurements;
            2. Verify the siting of the building foundation wall, setback from property boundary(s) for the four corners of the proposed building; and
            3. Be prepared by personnel qualified to practice Land Surveying in New Brunswick.

[1] The exact definition of highest and best use varies, but generally the use must be the following: legally allowable; physically possible; financially feasible; and the maxim productivity of the land.

Attachments:

Map 1	Air Photo
Map 2	Future Land Use
Map 3	Zoning
Attachment 1	Site / Building Plans



Report Prepared by: Darcy Hudson, Assistant Development Officer
Date: October 1, 2026

2 Sunset Lane - Air Photo

2026 October 05 DAC Kit Unredacted - 014



2026-09-17

Subject Site

Property_Owner

CivicAddress

1:1,000

0 30 60 120 ft

0 10 20 40 m

2 Sunset Lane - Future Land Use

2026 October 05 PAC Kit Unredacted_015



2026-09-17

Subject Site

Property_Owner

CivicAddress

FutureLandUse

Low Density

Park & Conservation

Street

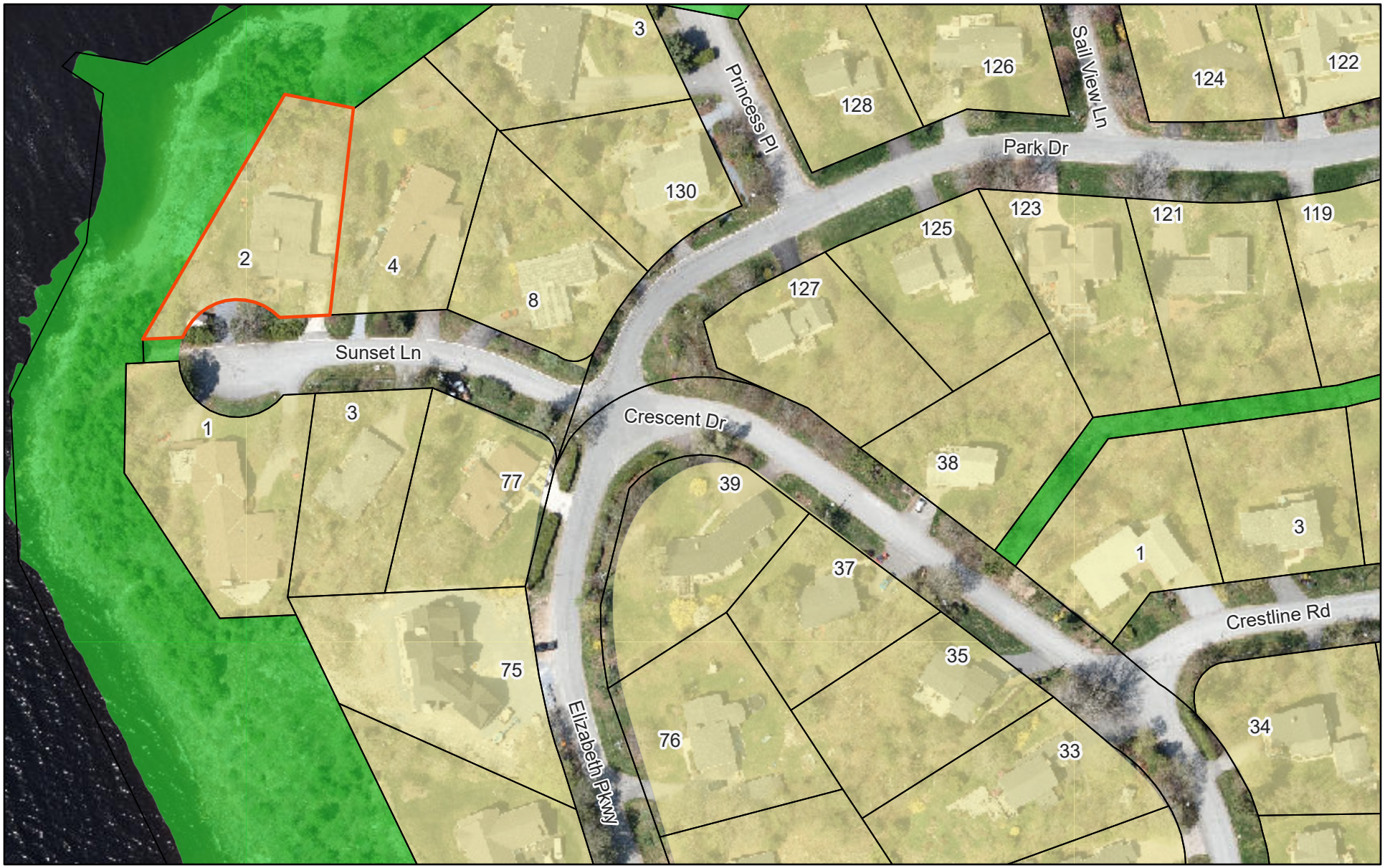
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0 65 130 260 ft

0 20 40 80 m

2 Sunset Lane - Zoning

2026 October 05 PAC Kit Unredacted 016



2026-09-17

Subject Site

Property_Owner

CivicAddress

Zoning

R1B

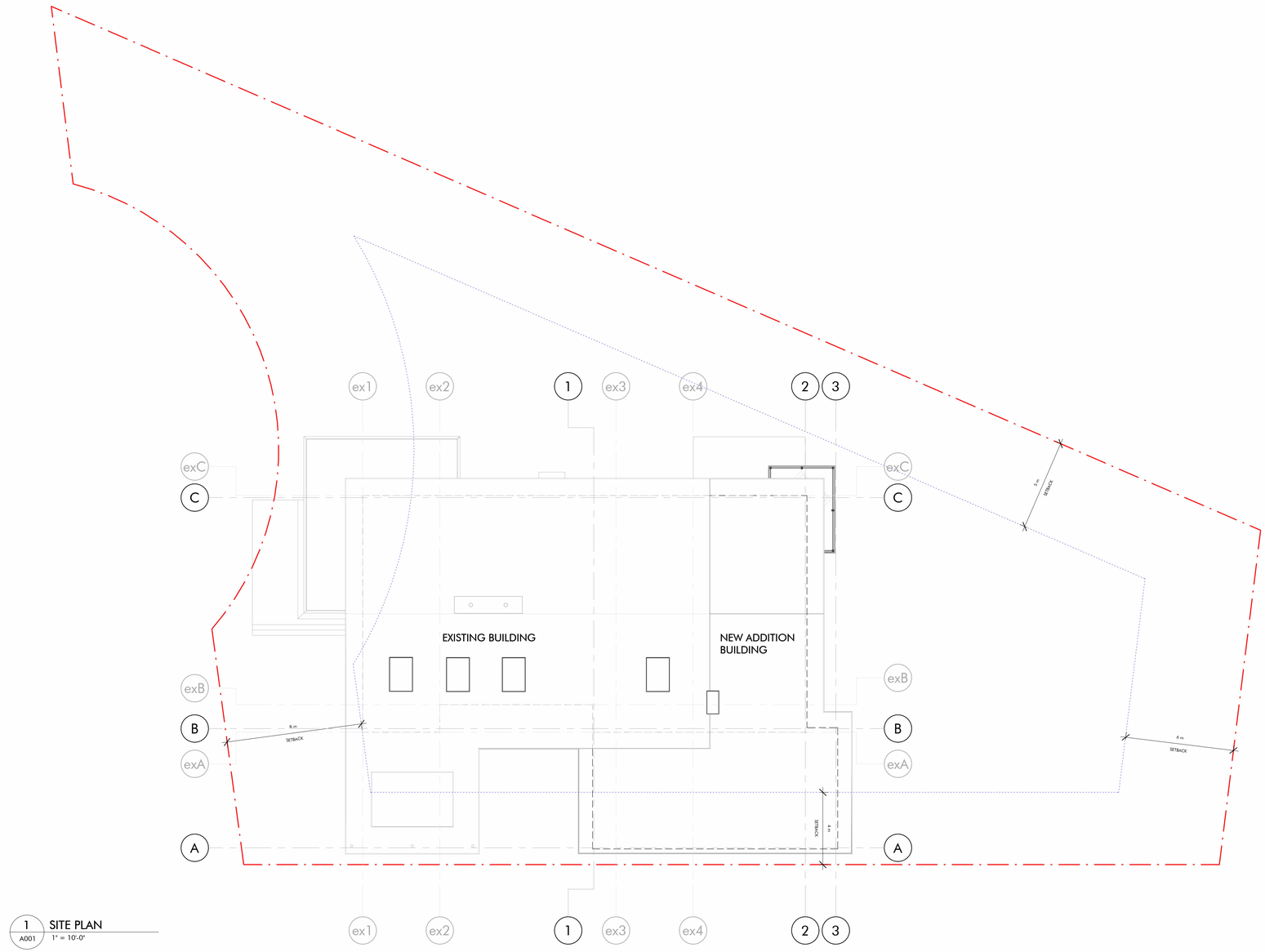
REC

Street

1:2,000

0 65 130 260 ft

0 20 40 80 m



1 / A001 SITE PLAN
1" = 10'-0"

NO:	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	26/08/26

ELIAS RENOVATION

ARCHWORK STUDIO

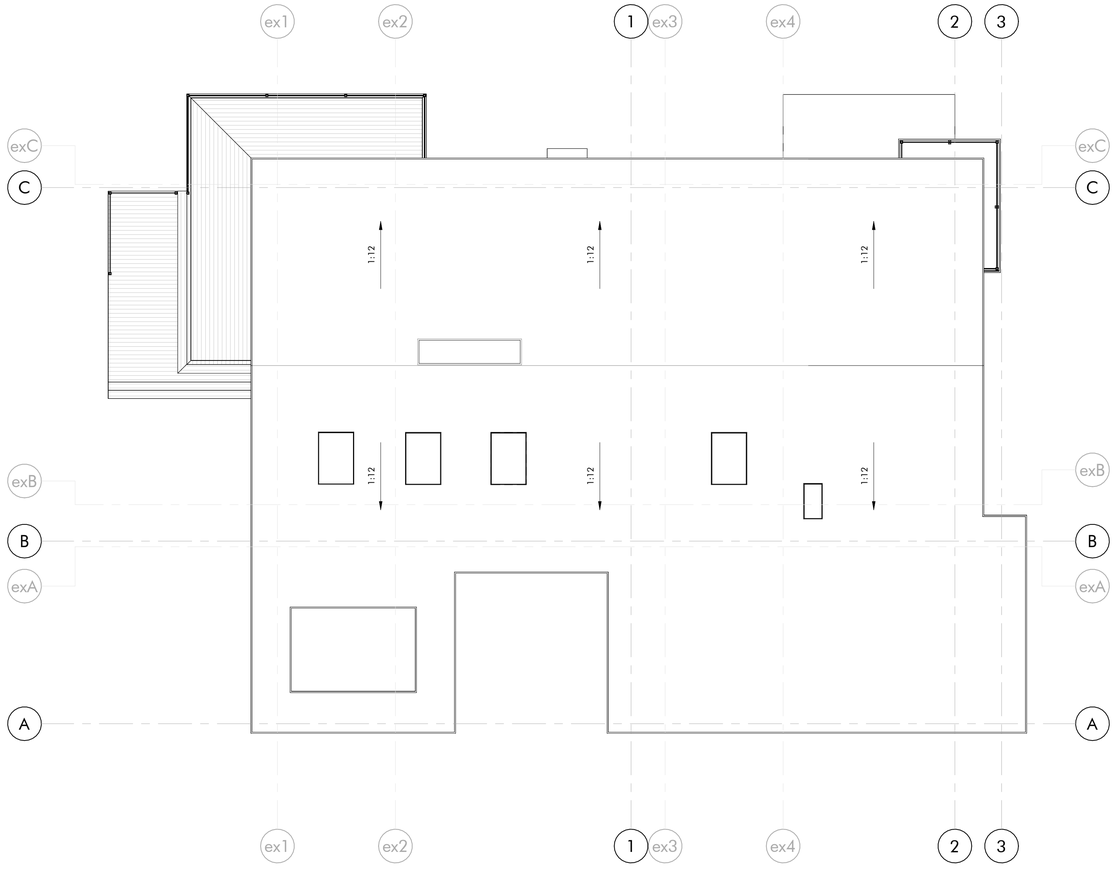
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SHEET NAME: SITE PLAN

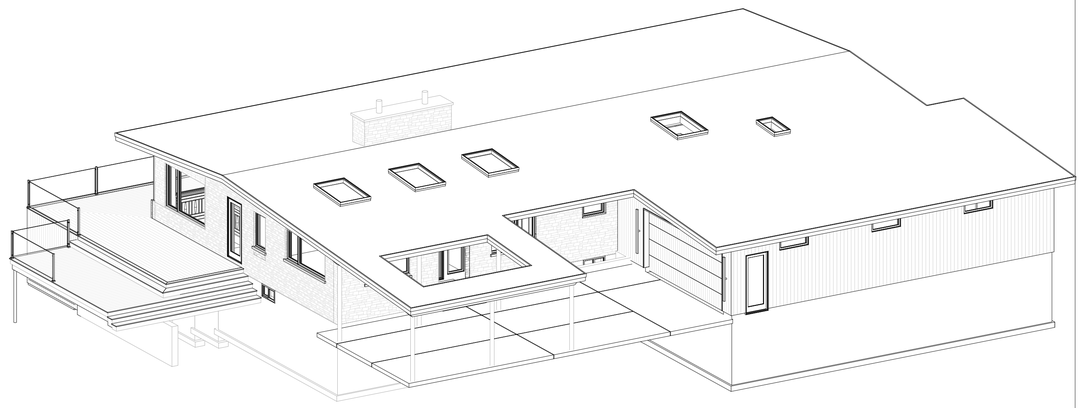
DATE: NOV 2025
DRAWN BY: RP
CHECKED BY: TP
PROJECT NUMBER: 25-189

A001

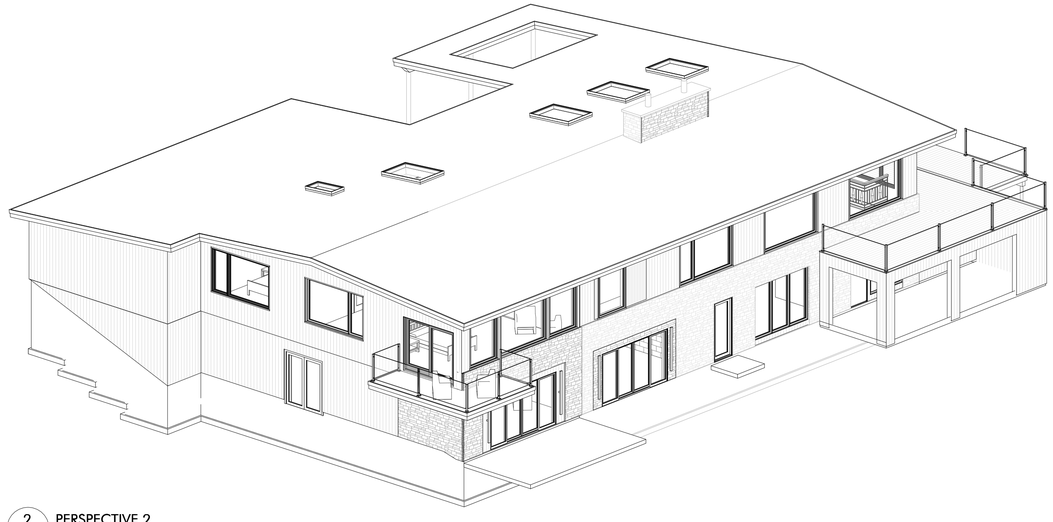
ROOF TYPE SCHEDULE		
TYPE	DESCRIPTION	Comments
R2	-30 YR ASPHALT SHINGLE (COLOUR TO MATCH EXISTING) -CONTINUOUS ROOFING MEMBRANE -1/2" PLYWOOD SHEATHING C/W "H" CLIPS -ENGINEERED ROOF TRUSS DESIGNED BY MFG AND SEALED BY A PROFESSIONAL ENGINEER LICENSED TO PRACTICE IN NB. -R50 BATT INSULATION -6 MIL VAPOR BARRIER -1X3 STRAPPING AT 16" O.C. -1/2" DRYWALL (TAPED, FILLED, AND PRIM)	



1 A102 ROOF LEVEL
1/8" = 1'-0"



3 A102 PERSPECTIVE 1



2 A102 PERSPECTIVE 2

NO:	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	26/08/26

ELIAS RENOVATION

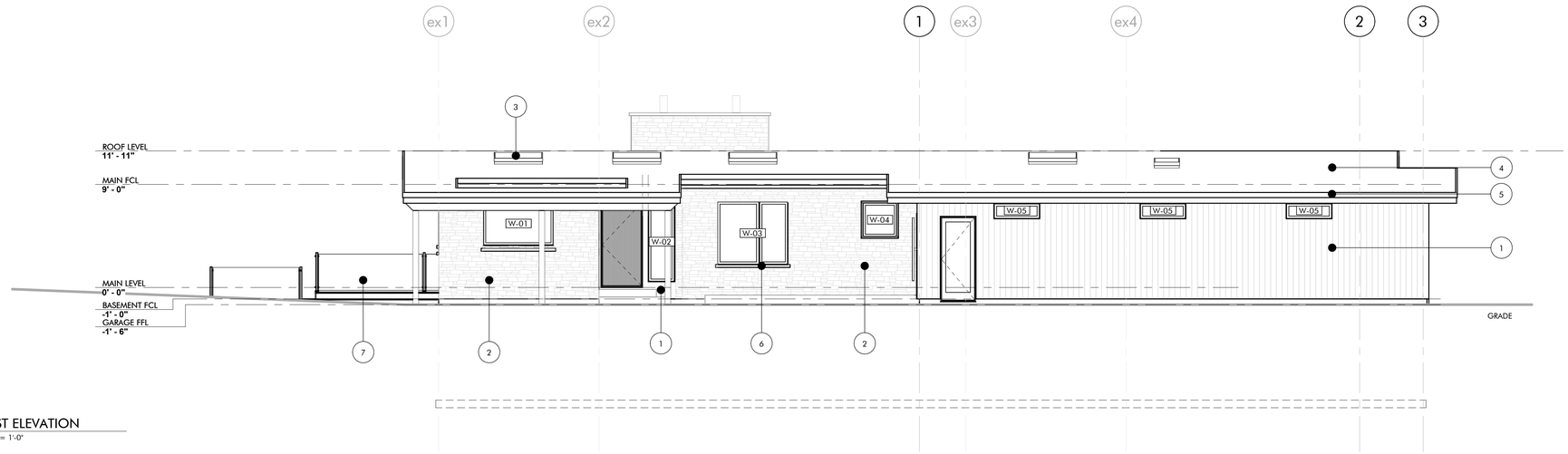
ARCHWORK STUDIO

CLIENT: ELIAS RENOVATION

SHEET NAME: ROOF PLAN

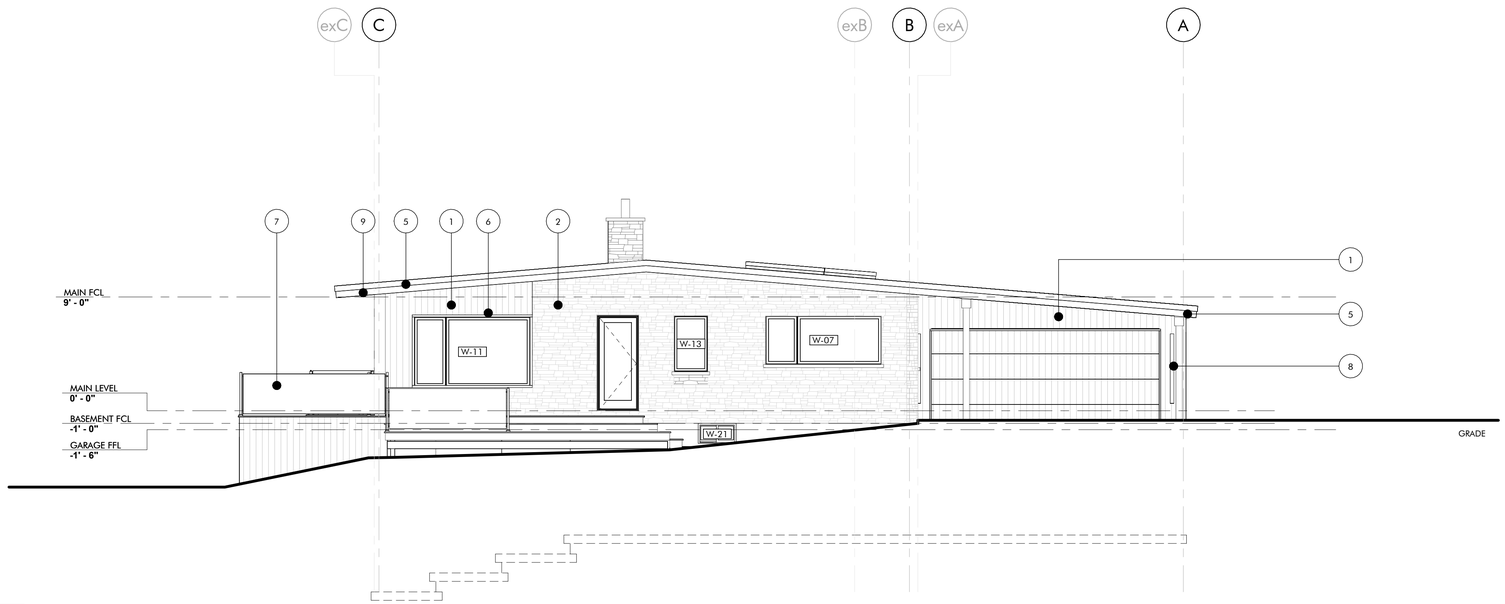
DATE: NOV 2025
DRAWN BY: ARCHwork STUDIO
CHECKED BY: TP
PROJECT NUMBER: 25-189

A102



1 A201 **WEST ELEVATION**
3/16" = 1'-0"

ELEVATION MATERIAL LEGEND	
1	VERTICAL WOOD SIDING - MANUFACTURER: MAILBEC / COLOUR: TBC / PROFILE : MODERN - BRUSED 1" x 6"
2	NATURAL STONE VENEER
3	SKYLIGHT
4	PREFIN. METAL ROOFING & FASCIA
5	PREFIN. METAL ROOF EDGE FLASHING
6	PVC TRIM, PAINTED - BLACK TO MATCH ALUMINUM GLAZING
7	GLASS GUARDRAIL SYSTEM
8	EXT. LIGHT (LED)
9	PREFIN. METAL FASCIA AND SOFFIT



2 A201 **NORTH ELEVATION**
3/16" = 1'-0"

NO:	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	26/08/26

ELIAS RENOVATION

ARCHWORK STUDIO

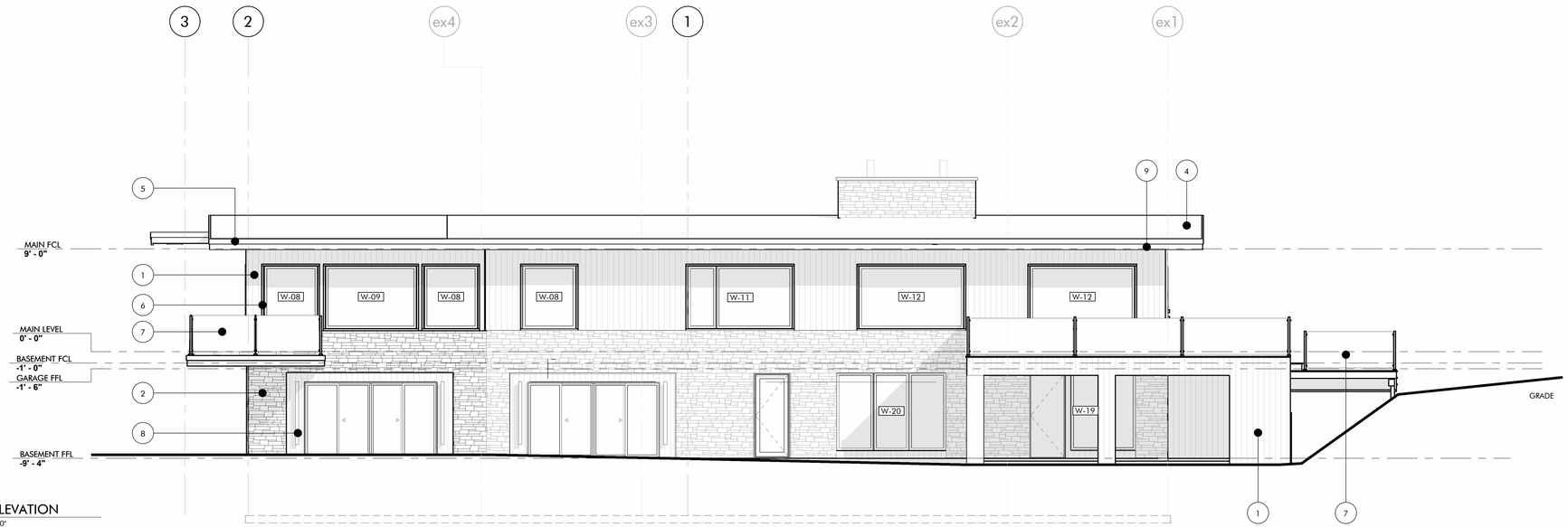
CLIENT: **ELIAS RENOVATION**

SHEET NAME: **ELEVATIONS**

DATE: NOV 2025
DRAWN BY: ARCHwork STUDIO
CHECKED BY: TP
PROJECT NUMBER: **25-189**

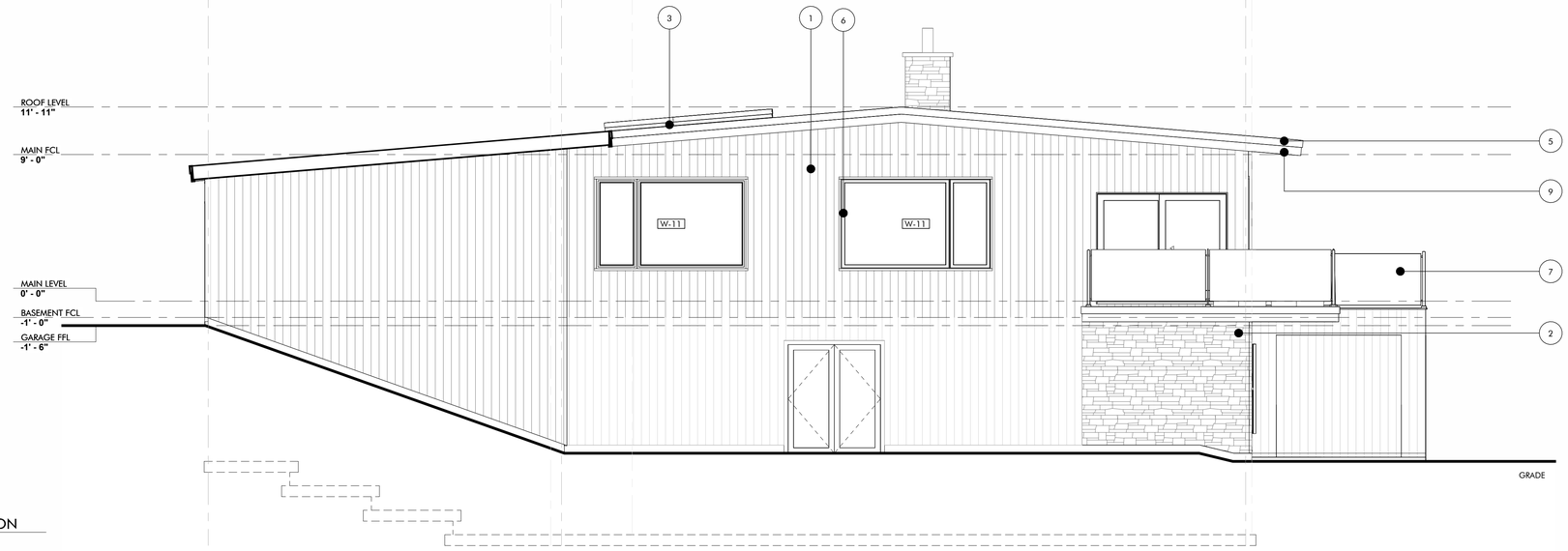
△

A201



1 EAST ELEVATION
A202 3/16" = 1'-0"

ELEVATION MATERIAL LEGEND	
1	VERTICAL WOOD SIDING - MANUFACTURER: MAILBEC / COLOUR: TBC / PROFILE : MODERN - BRUSED 1" x 6"
2	NATURAL STONE VENEER
3	SKYLIGHT
4	PREFIN. METAL ROOFING & FASCIA
5	PREFIN. METAL ROOF EDGE FLASHING
6	PVC TRIM, PAINTED - BLACK TO MATCH ALUMINUM GLAZING
7	GLASS GUARDRAIL SYSTEM
8	EXT. LIGHT (LED)
9	PREFIN. METAL FASCIA AND SOFFIT



2 SOUTH ELEVATION
A202 1/4" = 1'-0"

NO:	DESCRIPTION	DATE
1	ISSUED FOR REVIEW	26/08/26

ELIAS RENOVATION

ARCHWORK STUDIO

CLIENT: **ELIAS RENOVATION**

SHEET NAME: **ELEVATIONS**

DATE: NOV 2025
DRAWN BY: ARCHwork STUDIO
CHECKED BY: TP
PROJECT NUMBER: **25-189**

A202

To: **Chair and Members of the Rothesay Planning Advisory Committee**

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

Date: **September 29, 2026**

Subject: **1 Lot Subdivision – 50 Chatwin Street (PID 00230433)**

Applicant:	Taylor Lewis	**Property Owner:**	Kevin & Michelle Schyf
Mailing Address:	38 Chatwin Street Rothesay, NB E2S 1A3	**Mailing Address:**	50 Chatwin Street Rothesay, NB E2S 1A3
Property Location:	50 Chatwin Street	**PID:**	00230433
Plan Designation:	Low Density	**Zone:**	Single Family Residential - Unserviced [R1C]
Application For:	1 Lot Subdivision - Road frontage & Lot Depth variance and Cash in Lieu of LPP		
Input from Other Sources:	Polling		

Origin:

An application by Mr. Taylor Lewis, to subdivide a portion of land accessed off Chatwin Street to allow for one new residential lot. (See Attachment A)

Background:

The subject land off Chatwin Street (PID # 00230433) is zoned Single Family Residential - Unserviced [R1C]. The proposed new 1.21-acre (4900m² +/-) lot would be larger than the minimum (4000m²) that is required and be serviced by a well and onsite septic. A portion of the property is covered by a wetland and is subject to the Watercourse and Wetland Alteration Regulations of the Clean Water Act. The regulations state that any person working in or within 30 metres of a watercourse or a wetland is required to obtain a Watercourse and Wetland Alteration permit prior to doing so.

Mr. Schyf's property 50 Chatwin Street is 76,536.96m² in area (18.9 acres), is zoned R1C and, has an existing residential dwelling on the property. The proposal to subdivide the property would create one new lot (Lot 26-01) with access to Chatwin Street with the remaining land containing the existing single-family dwelling. (see below)



The new lot would meet the requirements of the zoning by-law except for the minimum required frontage and depth. Lot 26-01 would have just 5 metres of frontage and not the required 55 metre of frontage on Chatwin Street. The land at 18.9 acres has a great deal of development potential, however, is quite limited by the lack of public road access and natural wetland conditions of the property. Staff believe that the 5-metre frontage is advisable for the development of the land as the lot is like a flag lot where the narrow portion of the lot only accommodates the driveway.

Lot 26-01 will also require a variance to reduce the required lot depth from 40 metres to between 10 metres and 40 metres. Staff also recommend approval of this variance given the shallower portion of the lot is where the driveway is located.

The applicant is not proposing that the Town accept any land for public purposes (LPP). In lieu of land set aside under Section 5.1 of the Subdivision By-Law as LPP, Council requires that a sum of money be paid to the municipality in the amount of 8% of the market value of the land in the proposed subdivision. When the subdivision plan is submitted for approval the market value of the land is calculated using the value of $13.50 per square meter stated in Schedule C of the By-law 4-10 for all proposed lots within the subdivision.

If the applicant disagrees with the Town's calculation of the land's market value they have the option of retaining, at their cost, a certified, independent appraiser to determine the true market value of the land.

Based on the area of the proposed lot, a cash in lieu of Land for Public Purposes amount of **$5,292.00** will be required. The Development Officer will determine the final amount payable based on value contained in the Subdivision By-Law ($13.50/ square metre) and the proposed lot area as shown on the Final Plan of Subdivision.

Polling:

Polling was conducted and as of Thursday, October 1, no responses had been received regarding the proposed subdivision.

Recommendation:

Staff recommend THAT the Planning Advisory Committee:

A. Grant variances for Lot 26-01 to:
   a. Reduce the frontage of Lot 26-01 from 55 metres to 5 metres.
   b. Reduce the depth of Lot 26-01 from 40 metres to between 10 metres and 40 metres.

B. Recommend that Council accept cash in lieu of Land for Public Purposes for the subdivision of 50 Chatwin Street to create Lot 26-01.

Attachments:

Map 1	Air Photo
Attachment 1	Proposed Subdivision Plan 50 Chatwin Street - Tentative Plan Drawing

Report Prepared by: Darcy Hudson, Assistant Development Officer
Date: September 29, 2026

50 Chatwin Street - Air Photo



2026-09-17

Subject Site

Property_Owner

CivicAddress

Street

Encumbrance

1:4,500

0 145 290 580 ft

0 40 80 160 m

2026 October 30 7:46:48 PM Unredacted_QA4

ENDORSEMENTS

A N B L S
No. _____
A A G N B

PID 00230235
Town of Rothesay
Property
Doc. 286699

PID 00229948
R.J. Scott Homes Ltd.
Property
Doc. 42518663

New Brunswick Grid North

Remnant
PID 00230433
Kevin M. & Michelle A. Schyf
Property
Doc. 44029131 Reg. 2023-07-06
See Plan No. 12429248

30.00 Buffer (See Note 7)

PID 30166292
Lot 61
Plan No. 200678

PID 30166367
Parcel A

PID 30166375
Parcel B

14 ±
10 ±
99 ±
99 ±
10.00

Regulated Wetland
(See Note 7)

Lot 26-01
4900 m² ±

PID 30166235
Lot 55
Plan No. 200678

170 ±
78 ±

Chatwin Street
(20.12 wide)
Plan No. 200678

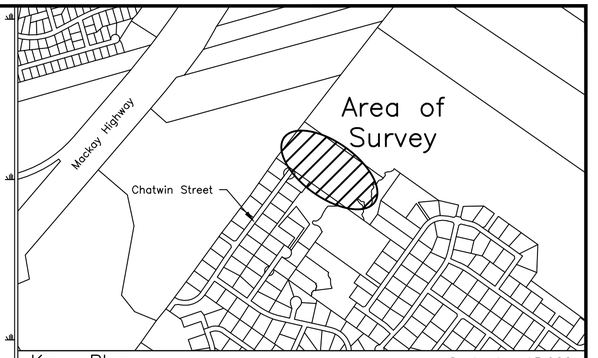
PID 30197982
Land for Public Purpose
Plan No. 12429248

PID 30169288
Jason M. Fillmore &
Michelle L. Hardy Fillmore
Property
Doc. 44004639

PID 30293161
Max A. Cooke
Property
Doc. 40655202

LEGEND

ROUND IRON BAR FOUND	●
SQUARE IRON BAR FOUND	■
IRON PIPE FOUND	○
STANDARD SURVEY MARKER FOUND	◉
STANDARD SURVEY MARKER PLACED	◎
WOODEN POST PLACED	◢
CALCULATED POINT	⊙
TABULATED POINT	⊕
TRAVERSE CONTROL POINT	△
N.B. GRID CO-ORDINATE MONUMENT	△
HYDRO POLE / UTILITY WIRE	O/H
FOUNDATION	Fdn.
STREET R.O.W.	
UTILITY EASEMENT	
ADJACENT PROPERTY LINE	
CENTRELINE	
FENCE	-X-X-X-
STRUCTURE	



Key Plan — Scale 1 : 15,000

Registration Data

Owner Name : Kevin Matthew Schyf & Michelle Angela Schyf
PID : 00230433
Effective Date : 2022-04-08
Instrument : Transfer # 44029131 Reg. 2023-07-06

Owners

Kevin M. Schyf — Michelle A. Schyf

NOTES

1. Directions are New Brunswick Grid azimuths derived from tabulated N.B. coordinate survey monuments.
2. All distances are in metres and are grid distances, calculated using a combined scale factor and using geoid model HT2_0; to convert to imperial equivalents divide by 0.3048.
3. Area of survey outlined thus ⊙——⊙, peripheral information compiled from various sources.
4. All document and plan references refer to the Registry Office for Kings County or the Land Titles District of New Brunswick.
5. Field survey completed on ----2026.
6. All computations performed and coordinates shown on this plan are based on New Brunswick Stereographic Double Projection and the NAD83(CSRS) Reference System as realized by Service New Brunswick High Precision Network coordinate survey monuments.
7. This area is subject to Regulatio 90-80 – Watercourse and Wetland Alteration Regulation – Clean Water Act.

Purpose Of Plan

To create Lot 26-01 from a portion of PID 00230433.

New Brunswick Grid Co-Ordinate Values

Sta.	X	Y	Rmks.

Tentative Subdivision Plan

Kevin M. & Michelle A. Schyf Subdivision, Chatwin Street, Rothesay, Parish of Rothesay, Kings County, New Brunswick

HUGHES SURVEYS & CONSULTANTS INC.

Surveyed by _____ Jul. 28, 2026. Date
Marc J. Cormier
New Brunswick Land Surveyor # 395

1 : 1000
20 0 20 40 60 80 meters

Dwg. No.	Disk No.	Topos	Disk No.
S26191	2026	S26191	2026

Dwn. by	Job No.	Rev. No.	Map Ref.
A.M.B.	Y26-191		H/05-U3B

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ENDORSEMENTS

A N B L S

No. _____

A A G N B

PID 00230235
Town of Rothesay
Property
Doc. 286699

PID 00229948
R.J. Scott Homes Ltd.
Property
Doc. 42518663

New Brunswick Grid North

Remnant
PID 00230433
Kevin M. & Michelle A. Schyf
Property
Doc. 44029131 Reg. 2023-07-06
See Plan No. 12429248

30.00 Buffer (See Note 7)

PID 30166292
Lot 61
Plan No. 20067B

PID 30166367
Parcel A

PID 30166375
Parcel B

14 ±
70 ±
99 ±
99 ±
10.00
170 ±
78 ±

Lot 26-01
4900 m² ±

Regulated Wetland
(See Note 7)

PID 30166235
Lot 55
Plan No. 20067B

Plan No. 20067B

Chatwin Street
(20.12 wide)

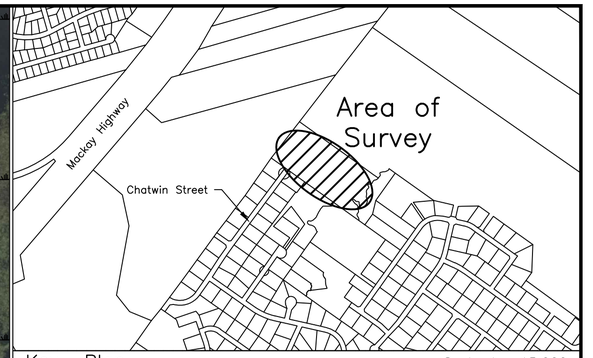
PID 30169288
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Michelle L. Hardy Fillmore
Property
Doc. 44004639

PID 30197982
Land for Public Purpose
Plan No. 12429248

PID 30293161
Max A. Cooke
Property
Doc. 40655202

LEGEND

ROUND IRON BAR FOUND	●
SQUARE IRON BAR FOUND	■
IRON PIPE FOUND	○
STANDARD SURVEY MARKER FOUND	◉
STANDARD SURVEY MARKER PLACED	◎
WOODEN POST PLACED	
CALCULATED POINT	⊙
TABULATED POINT	
TRAVERSE CONTROL POINT	△
N.B. GRID CO-ORDINATE MONUMENT	▲
HYDRO POLE / UTILITY WIRE	O/H
FOUNDATION	Fdn.
STREET R.O.W.	
UTILITY EASEMENT	
ADJACENT PROPERTY LINE	
CENTRELINE	
FENCE	-X-X-X-
STRUCTURE	



Key Plan Scale 1 : 15,000

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Owner Name : Kevin Matthew Schyf & Michelle Angela Schyf
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Instrument : Transfer # 44029131 Reg. 2023-07-06

Owners

Kevin M. Schyf | Michelle A. Schyf

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7. This area is subject to Regulatio 90-80 – Watercourse and Wetland Alteration Regulation – Clean Water Act.

Purpose Of Plan

To create Lot 26-01 from a portion of PID 00230433.

New Brunswick Grid Co-Ordinate Values

Sta.	X	Y	Rmks.

Tentative Subdivision Plan

Kevin M. & Michelle A. Schyf Subdivision, Chatwin Street, Rothesay, Parish of Rothesay, Kings County, New Brunswick

HUGHES SURVEYS & CONSULTANTS INC.

Surveyed by _____ Jul. 28, 2026.
Date

Marc J. Cormier
New Brunswick Land Surveyor # 395

20 0 20 40 60 80
1 : 1000
meters

Dwg. No.	Disk No.	Topos	Disk No.
S26191	2026	S26191	2026
Dwn. by A.M.B.	Job No. Y26-191	Rev. No.	Map Ref. H/05-U3B

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To: **Chair and Members of Rothesay Planning Advisory Committee**

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

Date: **September 29, 2026**

Subject: **Rezoning R1B to R2 – 9 Clark Rd (PIDs 30130454 & 00241778)**

Applicant:	Allison Macdonald	**Property Owner:**	Allison Macdonald
Mailing Address:	9 Clark Rd Rothesay, NB E2E 2G8	**Mailing Address:**	9 Clark Rd Rothesay, NB E2E 2G8
Property Location:	9 Clark Rd	**PID:**	30130454 & 00241778
Plan Designation:	Medium Density Residential	**Zone:**	Single Family Residential Zone (R1B)
Application For:	Single Family Residential Zone (R1B) to Two Family Residential Zone (R2)		
Input from Other Sources:	Polling		

Origin:
An application by Ms. Allison Macdonald to rezone 9 Clark Rd (PID 30130454 & 00241778) from Single Family Residential Zone (R1B) to Two Family Residential Zone (R2). The application would allow for the existing dwelling to be used as a two-unit dwelling. The applicant intends to use the existing dwelling with no new development, structure, or addition being added to the property.

At their meeting of August 10, 2026, Rothesay Council scheduled a Public Hearing for the rezoning application at 7 PM on Monday, October 19, 2026.

Background:
The subject property is 2826m^2 in area is zoned Single Family Residential (R1B) and has an existing single unit residential dwelling which contains an unused temporary suite previously approved for the former owner. This former temporary suite area cannot be used due to the specific limitation that temporary suites be only be used by a family member of the owner.

Municipal Plan:
The property is in an area of Rothesay designated as Medium Density Residential in the Municipal Plan. This designation provides for a mix of building topologies and densities from two-unit dwellings to multiple unit buildings. Permitted uses within these designations are outlined in Policy MDR-2 of the 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.*

Conversion of the existing building to a two-unit dwelling conforms to the Municipal Plan as this is a land use envisioned within the Medium Density Residential designation. It is considered compatible with the surrounding neighbourhood context which includes a mix of residential densities and dwelling types including single unit dwellings, a two-unit dwelling, and multiple unit dwellings having 12 and 24 units. The site is also located along a major roadway, Clark Road.



Figure 1. Air photo – 9 Clark Road

Zoning:

The site is currently zoned Single Family Residential Zone (R1B) with a rezoning to Two Family Residential Zone (R2) required to permit the second dwelling unit. Staff have reviewed the R2 zone standards, and the proposal meets the R2 zone requirements except for the minor side yard setback and minimum building area.

- Minimum Building Area — Required: 185 square metres
Existing: 176 square metres +/-
- Minor Side Yard Setback — Required: 5 metres
Existing: 4.6 square metres

Staff do not consider these variances to be significant as they are required to accommodate an existing building, and they align with the context of the surrounding neighbourhood.

Should the rezoning be approved by Council, Staff will issue the required Development Officer Variances in conjunction with the required Building / Development Permit application.

Staff recommend a condition be imposed on the rezoning requiring the two parcels that comprise the site (PIDs 30130454 & 00241778) to be consolidated. This is recommended as the existing building straddles the property line between these two parcels. These two parcels are standalone lots as shown on a 1914 Plan of Subdivision.

Polling
Notification of the date and time of the Public Hearing has been provided to landowners within 100 metres of the subject site. Signage will also be posted on the property.

In accordance with the Community Planning Act, notification of the Public Hearing has been provided on the Town website.

Summary
Staff recommend enactment of the amending by-law along with a resolution of Council regarding the recommended requirement for consolidation of the parcels.

Recommendation:
Staff recommend that the Planning Advisory Committee consider the following motions:

A. PAC hereby recommends that Council enact **BY-LAW 2-10-46** to rezone land located at 9 Clark Road being an approximate 1394 square metre parcel of land (PIDs 30130454 and 00241778) from **Single Family Residential – Standard Zone (R1B)** to **Two Family Residential Zone (R2)**.

B. PAC hereby recommends that Council, pursuant to the provisions of Section 59 of the *Community Planning Act*, impose the following condition on the parcel of land having an area of approximately 1394 square metres, located at 9 Clark Road, also identified as PIDs 30130454 and 00241778:

    a. That the two parcels of land, PIDs 30130454 and 00241778, be consolidated.

Attachments:

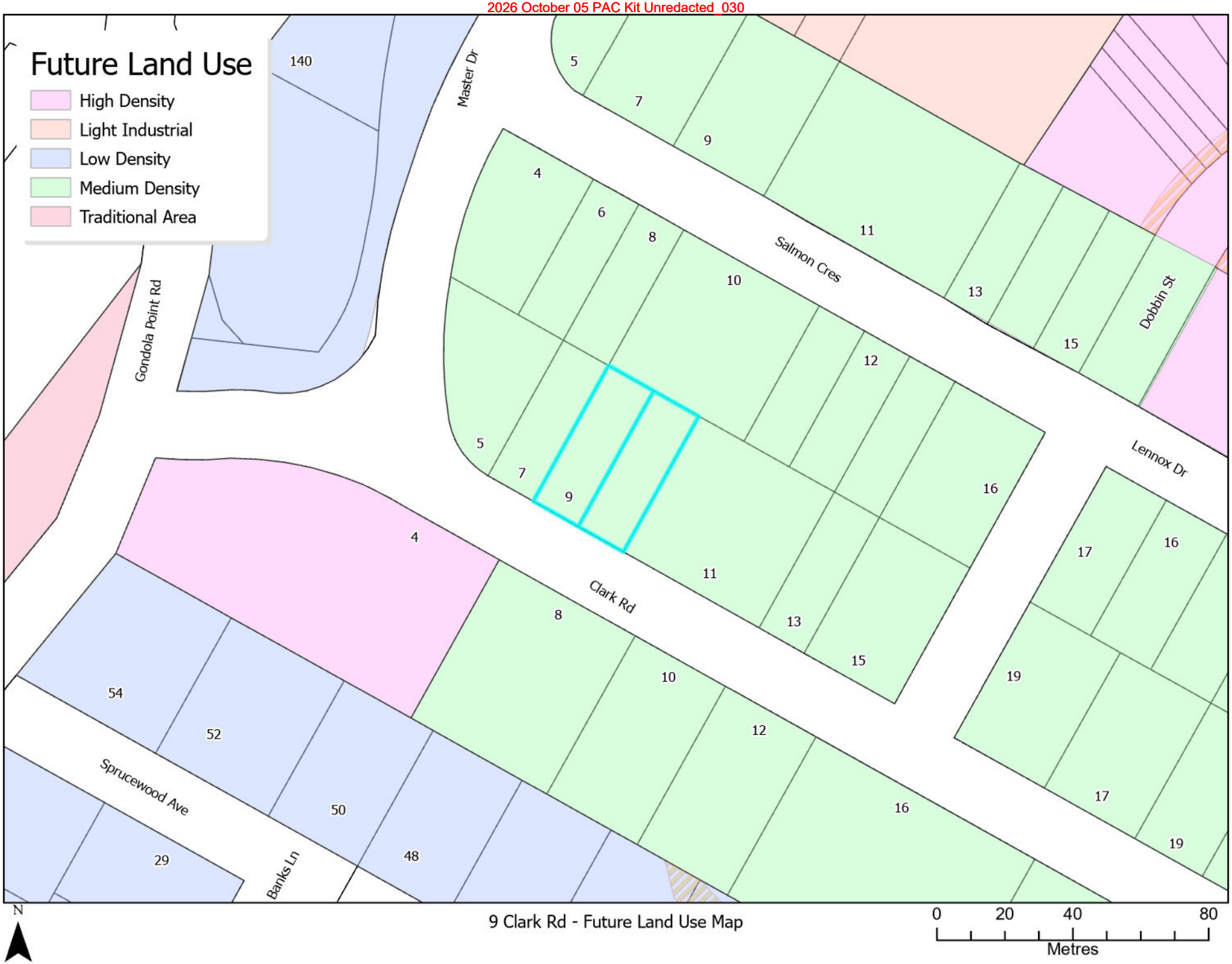
Map 1	Aerial Photo Location Map
Map 2	Land Use Designation Map
Map 3	Zoning Map
Attachment 1	Draft Amending By-Law
Submission 1	Site Plan / Floor Plan



Report Prepared by: Mark Reade, P.Eng., RPP, MCIP
Date: September 29, 2026

9 Clark Rd




Future Land Use
High Density
Light Industrial
Low Density
Medium Density
Traditional Area
Gondola Point Rd
Master Dr
Salmon Cres
Dobbin St
Lennox Dr
Clark Rd
Sprucewood Ave
Banks Ln
140
5
7
9
4
6
8
10
11
13
15
12
16
17
19
54
52
50
48
29
N
9 Clark Rd - Future Land Use Map
0
20
40
80
Metres


Zone
Attached Residential
Light Industrial
Multi-Unit Residential Zone
Single Family Residential - Standard
Two Family Residential
Gondola Point Rd
Master Dr
Salmon Cres
Dobbin St
Lennox Dr
Clark Rd
Sprucewood Ave
4
6
8
10
7
9
11
13
15
12
5
7
9
16
4
8
10
11
13
15
17
19
54
52
50
12
16
17
N
Zoning Map
0 15 30 60
Metres

BY-LAW 2-10-46
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 A – Bylaw 2-10-46".

The purpose of the amendment is to rezone an approximate 1394 square metre parcel of land (PIDs 30130454 and 00241778) from **Single Family Residential – Standard Zone (R1B)** to **Two Family Residential Zone (R2)**.

.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

READ IN ENTIRETY :

THIRD READING BY TITLE
AND ENACTED :

MAYOR

CLERK

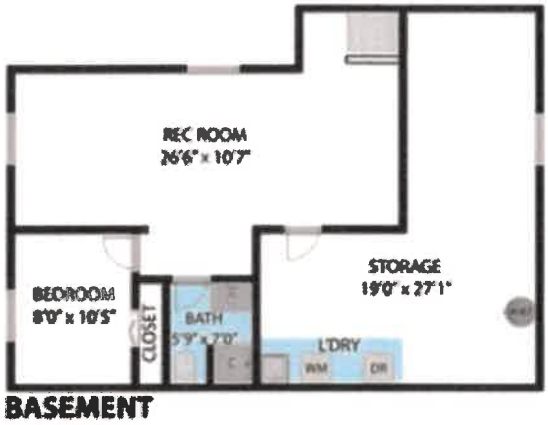
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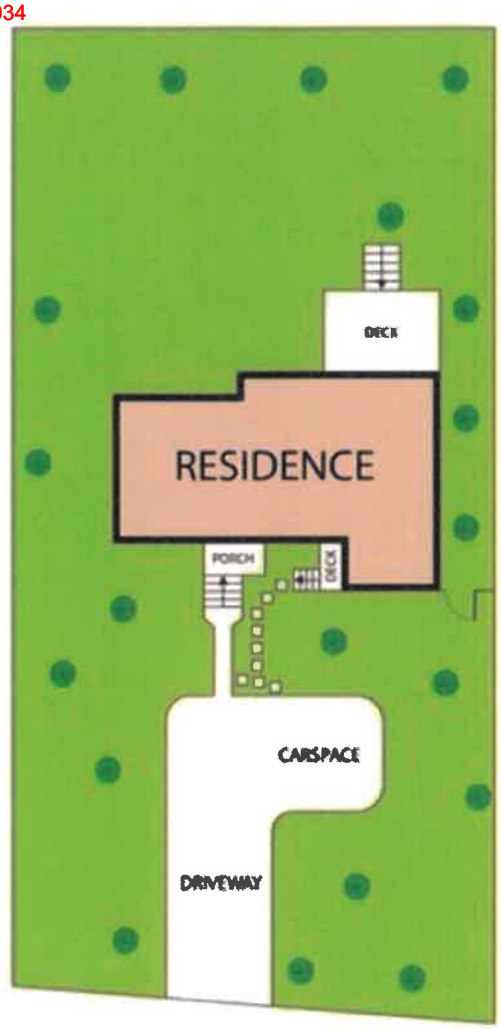
Attachment A - Bylaw 2-10-46

PID 30130454 & 00241778




MAIN BEDROOM 13'4" x 11'3"
DINING 10'8" x 11'3"
KITCHEN 11'9" x 11'3"
SL
KITCHEN 10'0" x 7'8"
F
CLOSET
BEDROOM 10'10" x 10'8"
CLOSET
CLOSET
BEDROOM 9'4" x 11'2"
BATH 7'3" x 6'0"
CL
ENTRY
LIVING 14'8" x 11'2"
FP
CL
FAMILY 14'7" x 13'0"
FIRST FLOOR


REC ROOM 26'6" x 10'7"
BEDROOM 8'0" x 10'5"
CLOSET
BATH 5'9" x 7'0"
STORAGE 19'0" x 27'1"
L'DRY
WM
DR
BASEMENT


DECK
RESIDENCE
PORCH
DECK
CARSPACE
DRIVEWAY

\

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, September 29, 2026**

Subject: **Rezoning Attached Residential [R3]– Lands south of 5, 7, 9, and 11 Cameron Road (PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064378 (portion), 00064352 (portion)**

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:	Lands south of 5, 7, 9, and 11 Cameron Road	**PID:**	PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion), 00064378 (portion)
Plan Designation:	Medium Density Residential: PIDs 00064386, 00246769, 00064394, 00064402, 00064337, 00246868 00064345 (portion), 00064378 (portion) High Density Residential: PID 00064352 (portion)	**Zone:**	Single Family Residential – Standard [R1B]: PIDs 00064337, 00246868, 00064402, 00064394, 00064386,00246769 Multi-Unit Residential [R4]: PIDs 00064345 (portion), 00064378 (portion), 00064352 (portion)
Application For:	Rezoning to Attached Residential [R3]		
Input from Other Sources:	Operations, KVFD, KRPF		

Background:
On May 5, 2025, the Planning Advisory Committee tabled the rezoning application for the proposed cluster development to allow staff to prepare a draft Development Agreement prior to referring the application to Council for a Public Hearing.

A revised proposal was considered at the Committee's May 2026 meeting, however the item remained tabled to provide the developer with additional time to meet with area residents. Following the May 2026 meeting, the developer met with area residents and prepared a revised concept providing 34 units in a mix of two-unit (9 buildings) and four-unit buildings (4 buildings) on a 4.37-hectare site.

The property is designated Medium Density Residential and High Density Residential in the Municipal Plan and zoned Single Family Residential – Standard [R1B] and Multi-Unit Residential [R4]. The adjacent section of Cameron Road is serviced with both sanitary sewer and water.

A rezoning to Attached Residential [R3] has been requested. This zone provides for two-unit, and townhouse dwellings such as the ones proposed for the site. It also allows for multiple buildings on a lot, as proposed by the developer, subject to the approval of the committee and provision of appropriate access.

The iterations in the development concept are provided below in Figures 1 through 3.

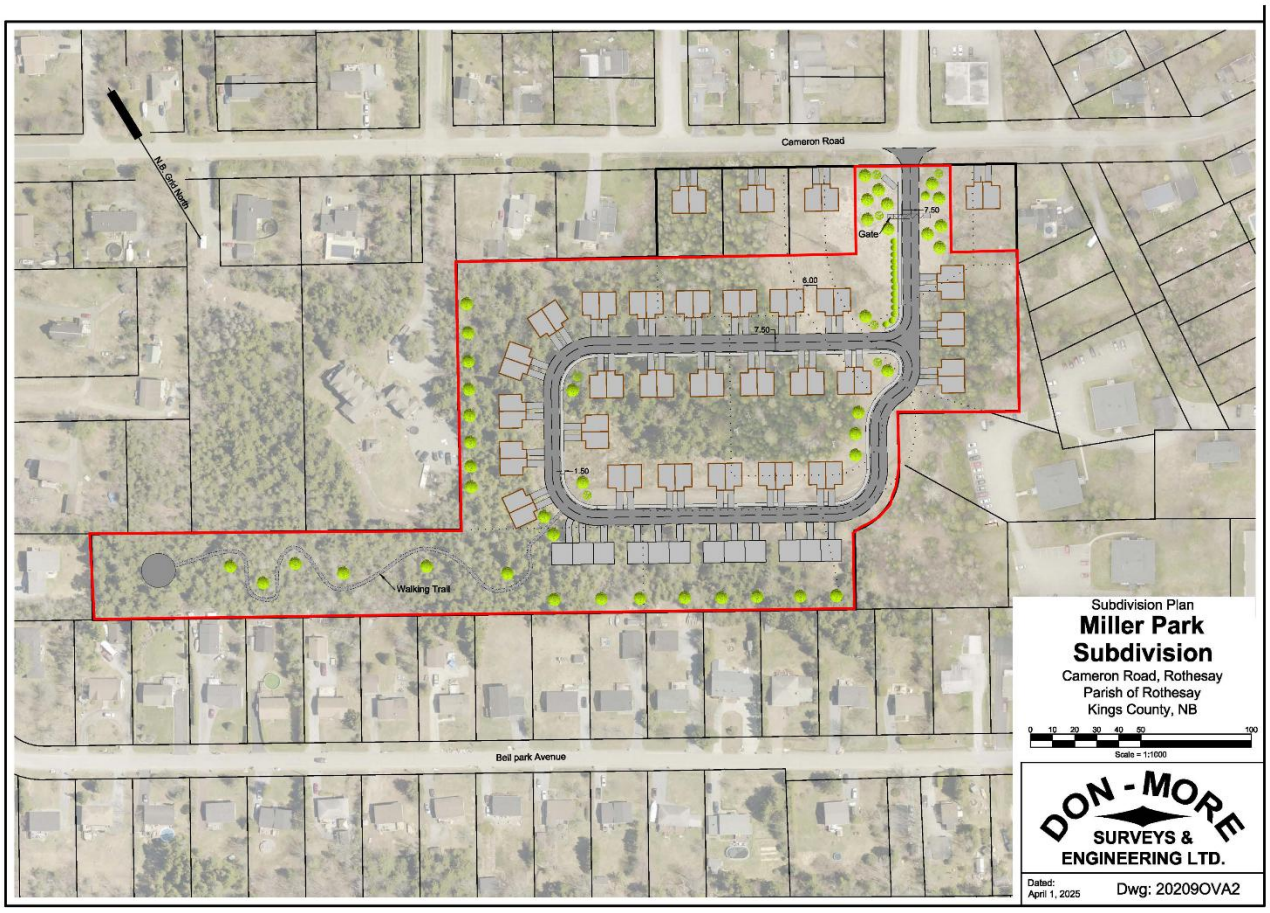


Figure 1 – Original (2025) concept proposing 64 units in a mix of two- and three-unit buildings.



Figure 2 – Revised (May 2026) concept proposing 50 dwelling units.



Figure 3 – Current (July 2026) concept proposing 34 dwelling units.

Table 1.0 – Comparison of Design Concepts		
Concept	**Units**	**Access**
Original – 2005	64 units 4 3-unit buildings 26 2-unit buildings	P-loop from Cameron Road (gated access)
Revised – May 2026	50 units 4 4-unit buildings 17 2-unit buildings	P-loop from Cameron Road (gated access) Second access from Miller Park
Current – July 2026	34 units 4 4-unit buildings 9 2-unit buildings	Single access from Cameron Road (gated access) Terminates in 2-cul-de-sacs

Municipal Plan:
The subject site is designated Medium Density Residential and High Density Residential in the Municipal Plan. These designations provide for a mix of building topologies and densities from two-unit dwellings to multiple unit buildings. Permitted uses within these designations are outlined in Policies MDR-2 and HDR-2 of the 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.*
>
> *Policy HDR-2 High-density Residential Uses: Allow within the High-density Residential designation, a mix of housing of types where the dominant form is an apartment or condominium dwelling. Other compatible uses may be permitted in the High-density designation without amendment to the Municipal Plan, including but not limited to parks, municipal facilities, public utilities, clustered residential housing, and attached dwellings.*

The two-unit and townhouse dwellings within the proposed development conform to the envisioned land uses within both the Medium Density and High Density Residential designations of the Municipal Plan and are considered compatible with the surrounding neighbourhood context.

Zoning:
The existing zoning of the site does not allow for a cluster style development of two-unit and townhouse dwellings. A rezoning to Attached Residential [R3] is required to accommodate the applicant's proposal.

The R3 zoning permits two-unit and townhouse dwellings and provides for multiple buildings on a lot subject to PAC approval and provision of appropriate access. Compliance with the standards of the R3 zoning is summarized in Table 2.0.

Table 2.0 – Compliance with Attached Residential (R3) Zone Standards	
Minimum Lot Area: The greater of 1200 sq.m. or 400 sq.m. per residential unit	The proposed lot has an area of 4.37 hectares which can accommodate 109 residential units based on the by-law standard. The current development concept provides 34 residential units. All the development concepts proposed since 2025 by the proponent comply with the density standard.
Minimum Lot Frontage: 40 metres	35.7 metres are provided. This will require a variance from the standards from the R3 zone. The 40-metre frontage standard is based on the development of an actual building lot in the R3 zone for a two unit or a townhouse dwelling and not a lot configuration such as the one proposed where the purposes of the lot frontage are driveway access to a cluster style development. Staff note the approximate frontage of 35.7 metres is more than adequate for the placement of roadway access from Cameron Road and associated landscaping and buffering and is greater than the typical 20 metre right-of-way width for a public street. Should the rezoning be approved by Council, a Development Officer variance will be issued for the reduced 35.7 metre frontage.
Minimum Setback from Property Lines: 7.5 m Rear Yard 5 m Side Yard	The following setbacks, exceeding the minimum requirements, are proposed from the property boundaries in the current plan: • South Boundary - 19.38 metres to 19.71 metres • North Boundary -15.5 metres to 16.5 metres • West Boundary - 97 metres including an undisturbed area from 9.6 metres to 94 metres in depth
Building Height Maximum 9 m Minimum 3 m	The proposed buildings have a maximum height of 4 metres.
Maximum Building Coverage: 40%	The proposal has buildings covering approximately 7.1% of the lot which is below the maximum permitted building coverage.
Driveway Entrance Maximum width: 5 m Maximum number: 1	Variance is required for the driveway width. Staff note the by-law standard appears to relate to driveway widths for individual townhouse units and not a private driveway serving multiple units such as the one proposed in the application. Requirements of the National Building Code would govern in the case of the application requiring a minimum access width of 6 metres.
Minimum Floor Area Per Dwelling Unit: 90 sq.m.	Each of the dwelling units has a floor area of approximately 112 sq.m. excluding the garage.

Except for the required variance related to access and lot frontage, the proposal meets the dimensional standards of the R3 zone.

The R3 zone also requires 1 accessible unit for every 30 units in the project. Staff note there is no legal authority supporting this requirement under the *Community Planning Act.* Further, the Provincial requirement for barrier-free design, the *Barrier-Free Design Building Code Regulation – Building Code Administration Act,* specifically exempts duplexes and rowhouse from the Provincial barrier free requirements.

While the developer has prepared three iterations of the development concept, Staff note that although the initial (2025) and second (May 2026) concepts provide more dwelling units than the current proposal, this higher development intensity still aligns with the Municipal Plan and density requirements of the Zoning By-law. Given this staff are supportive of a higher level of density on the site as advanced by the development with the 2005 and May 2026 concepts.

Access
The access functions more as a driveway as it is owned by a single landowner or entity. Staff are of the opinion the access is appropriate and conforms to Municipal Plan policy but must be subject to specific design parameters to ensure safe access for residents and emergency and service vehicles.

Municipal Servicing
Municipal water was extended along this portion of Cameron Road in 2024 in conjunction with roadway resurfacing. Associated servicing costs were recovered from the developer as required by a resolution of Rothesay Council.

Infrastructure design for the development will be subject to a Development Agreement that will cover aspects such as water supply metering and backflow prevention, and provision of water supply for firefighting purposes.

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.

Storm Water
Should Council approve the rezoning request and development agreement, the project will be required to comply with Schedule "D" – Storm water Standards of Rothesay's Zoning By-Law. This will require the stormwater design for the development to attenuate post-development 1:5 year and 1:100-year runoff to the pre-development 1:5 year and 1:100-year runoff.

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.

The proposed private driveway will require a unique name in accordance with NB911 requirements.

Development Agreement:
A rezoning to R3 would, subject to Council's discretionary approval, be subject to the approval of a Development Agreement pursuant to Section 59 of the *Community Planning Act*. A draft Development Agreement is attached to the report and will be amended through the Council approval process.

The draft Development Agreement includes provision for the following:

- A cap of 64 units to be developed on the site. Staff note the allowable density within the R3 zone supports the level of development originally proposed by the developed in 2025. This level of density would provide additional revenue to support development of a sidewalk in the Cameron Road public right-of-way as required by the Town.

- A requirement for provision of a detailed landscaping plan with the initial Development / Building Permit application for the development.
- Requirements related to the architectural design of the elements including a differentiation of cladding materials on the front façades of the buildings and articulation of the front facades for the buildings containing three or four dwelling units.
- A requirement for a net zero stormwater management plan.
- Construction of a sidewalk along the Cameron Road right-of-way from 11 Cameron Road to the Gondola Point Road / Cameron Road intersection.

Polling
At their meeting of September 14, 2026, Council set a Public Hearing date of Monday October 26 for the application. Written notification of the Public Hearing is being provided to landowners within 100 metres of the subject site and signage will be placed on the site.

Notification of the Public Hearing will be posted on Rothesay's website in accordance with the *Community Planning Act*.

Recommendation:
It is recommended THAT the Planning Advisory Committee consider the following motions:

A. PAC hereby recommends that Council enact BY-LAW 2-10-47 to rezone a parcel of land having an approximate area of 4.37 hectares located at the rear of 7, 9, and 11 Cameron Road (PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion), 00064378 (portion)) from **Single Family Residential – Standard Zone (R1B)** and **Multi-Unit Residential Zone (R4)** to **Attached Residential Zone (R3)**.

B. PAC hereby recommends that Council authorize the Mayor and Clerk to enter into an agreement, to allow for the development of a parcel of land having an approximate area of 4.37 hectares located at the rear of 7, 9, and 11 Cameron Road (PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion), 00064378 (portion)).

C. PAC hereby recommends that Council assent to any necessary Local Government Services Easements that will be required for the proposed development.

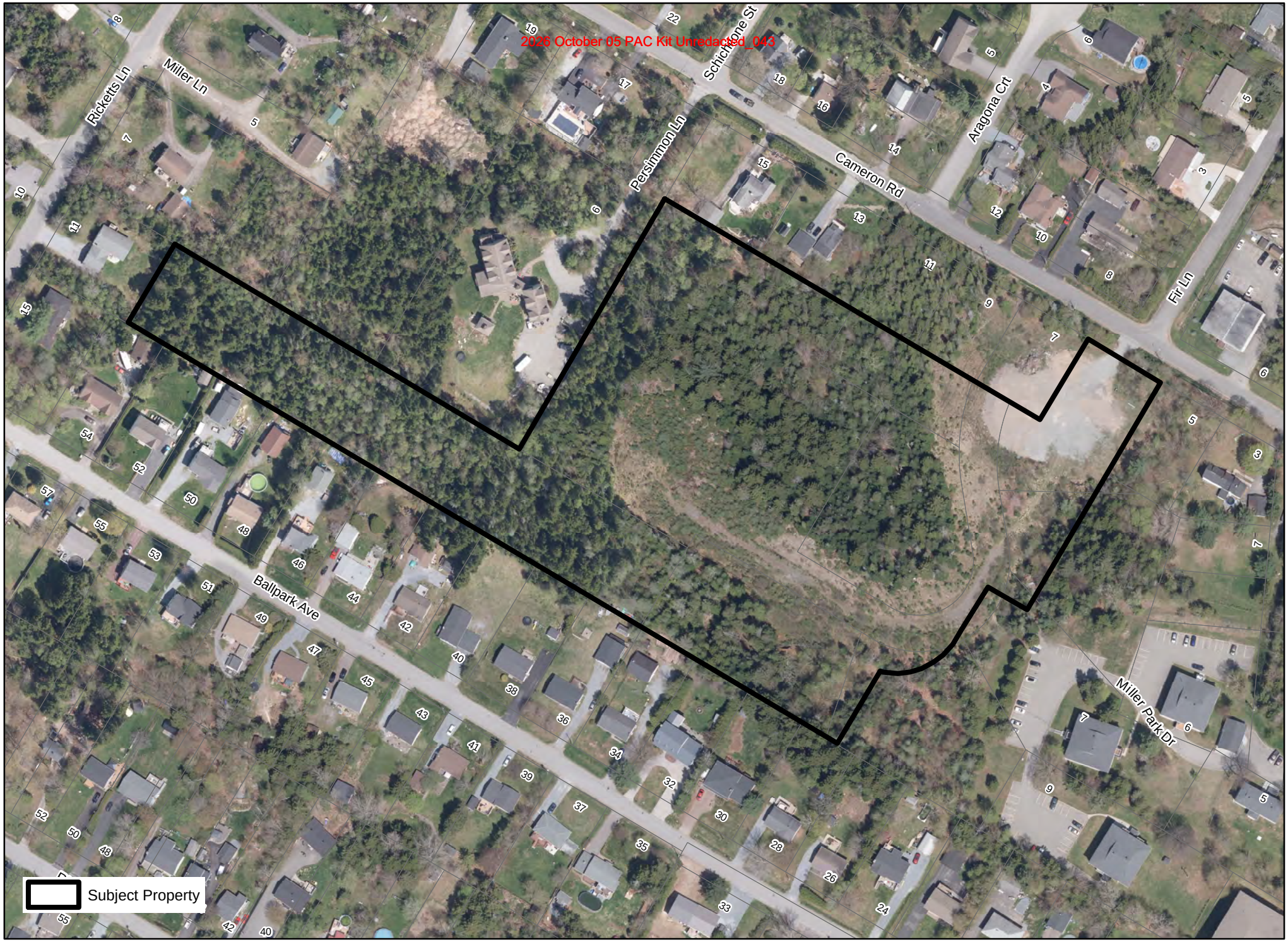
D. That the Committee approve more than one building to be constructed on the lot.

Attachments:

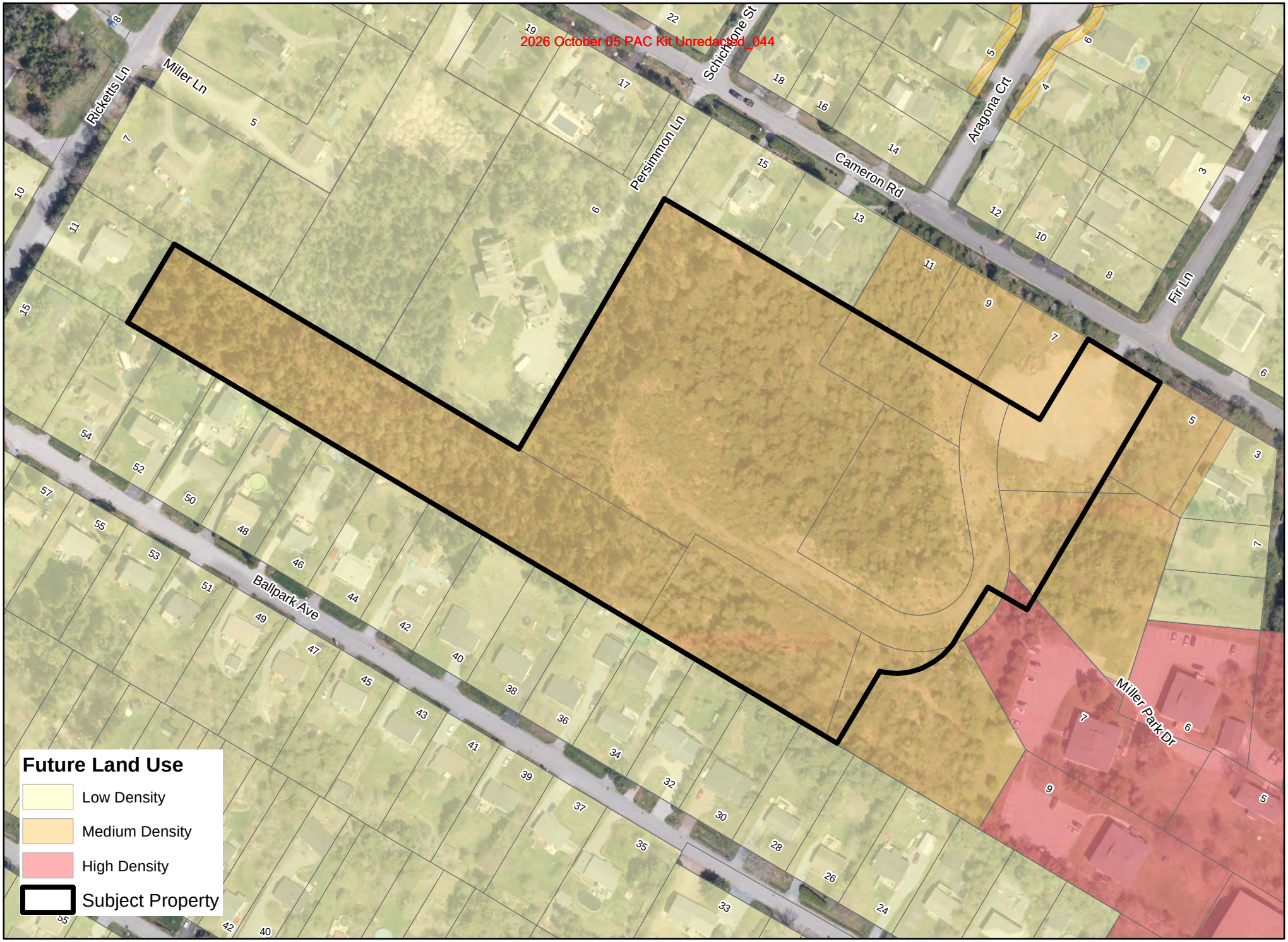
Map 1	Aerial Photo Location Map
Map 2	Future Land Use Map - Municipal Plan
Map 3	Zoning Map
Attachment 1	Proposed Site Plans
Attachment 2	Tentative Subdivision Plan
Attachment 3	Conceptual Building Plan
Attachment 4	Draft Development Agreement
Attachment 5	Draft Amending By-Law



Report Prepared by: Mark Reade, P.Eng., RPP, MCIP
Date: Tuesday, September 29, 2026


Ricketts Ln
Miller Ln
Schichtone St
Persimmon Ln
Cameron Rd
Aragona Crt
Fir Ln
Ballpark Ave
Miller Park Dr
Subject Property
0
35
70
140
Metres

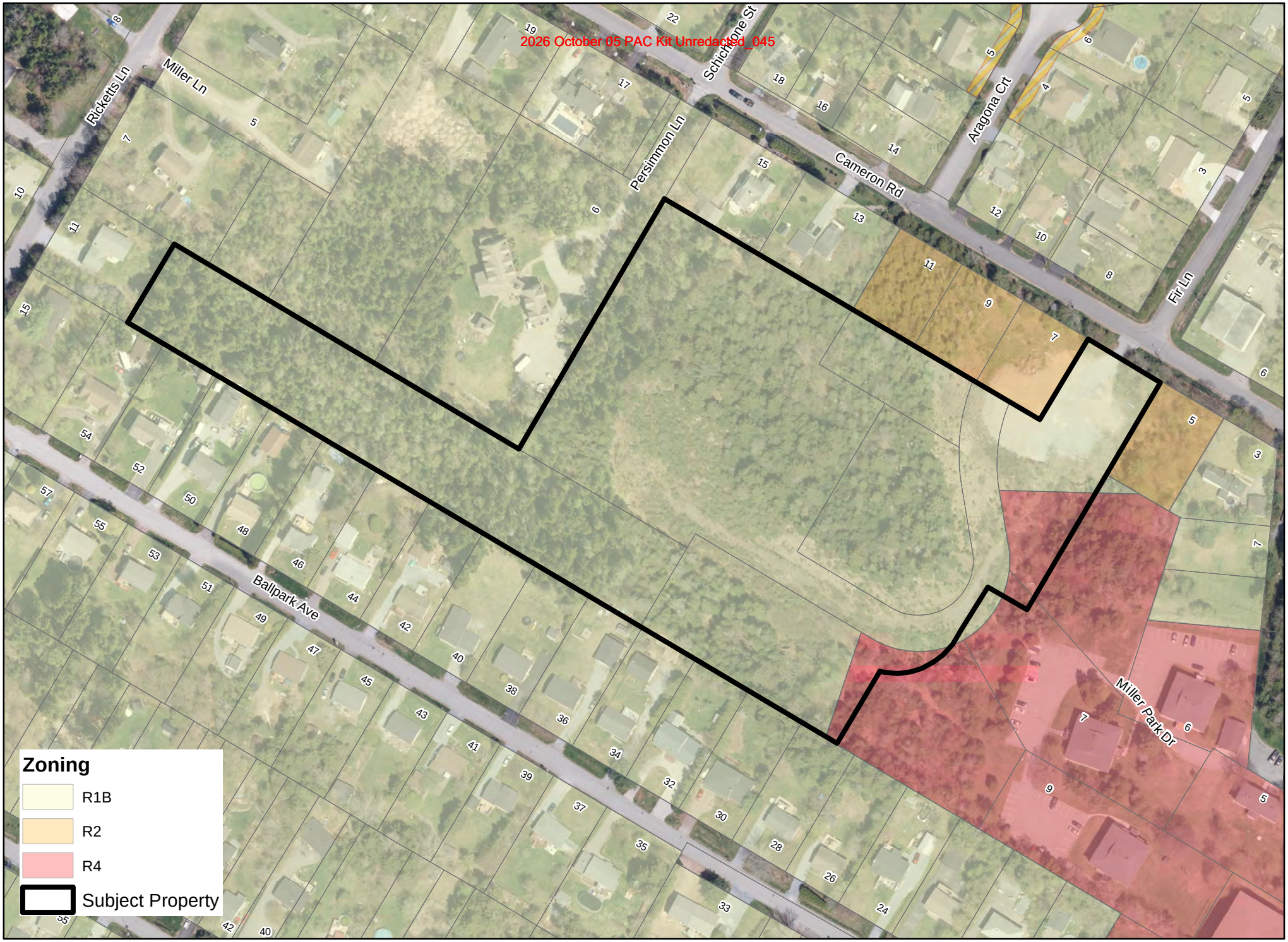
2026 October 05 PAC Kit Unredacted_044



Future Land Use

0 35 70 140

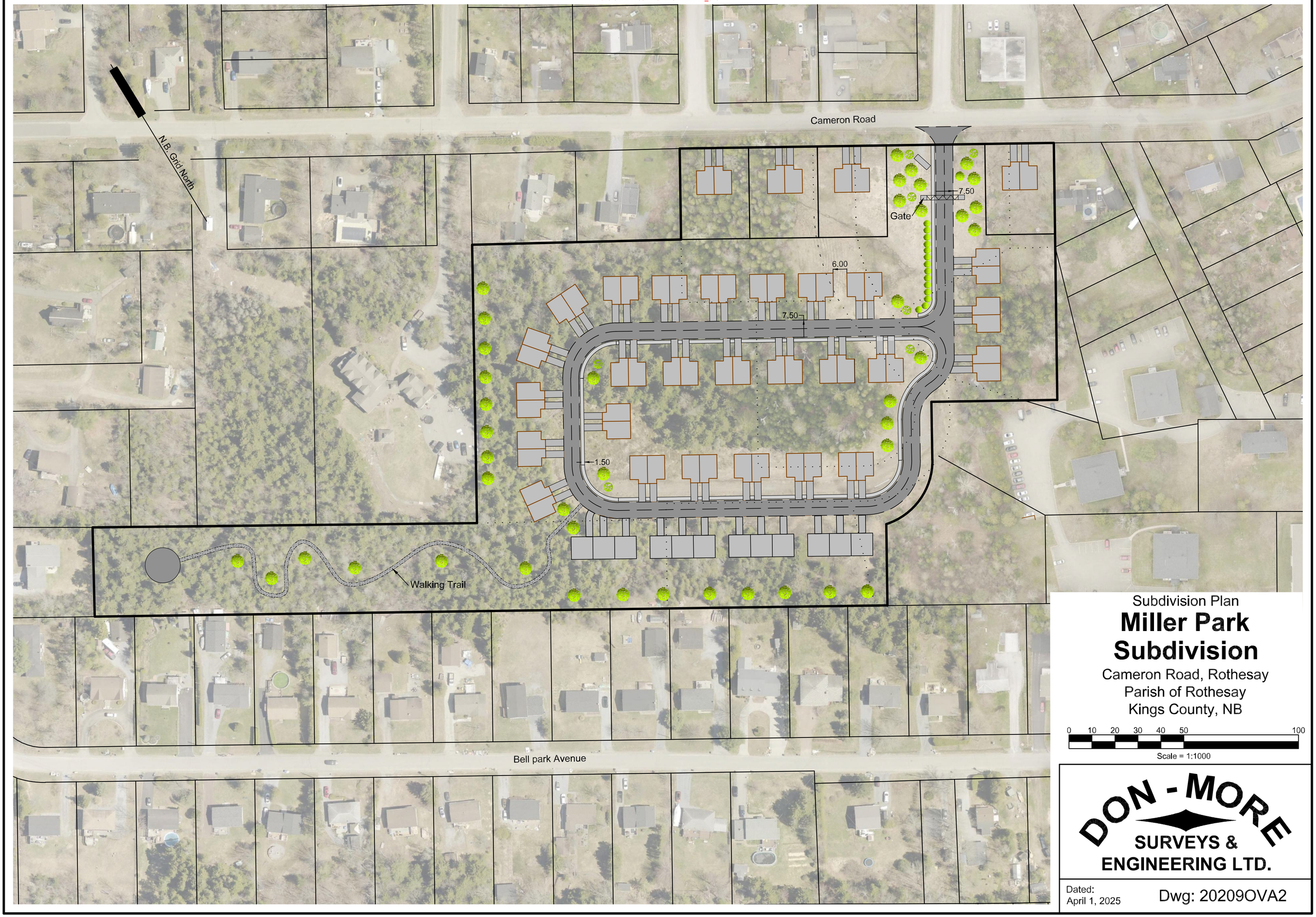
Metres



Zoning Map

0 35 70 140

Metres



Subdivision Plan

Miller Park Subdivision

Cameron Road, Rothesay
Parish of Rothesay
Kings County, NB

0 10 20 30 40 50 100

Scale = 1:1000

DON - MORE
SURVEYS & ENGINEERING LTD.

Dated:
April 1, 2025

Dwg: 20209OVA2

2026 October 05 PAC Kit Unredacted_047



DMSE

REGISTERED PROFESSIONAL ENGINEER
Province of New Brunswick
M5990
Andrew K. Toole
Signature
2026-03-30
Date
Province du Nouveau-Brunswick
INGÉNIEUR IMMATRICULÉ

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE TOWN OF QUISPAMSIS GENERAL SPECIFICATIONS, LATEST REVISION.
- ALL ELEVATIONS ARE GEODETIC BASED ON SERVICE NEW BRUNSWICK ACTIVE CONTROL UTILIZING GEOID MODEL CGVD2013.
- THE APPROXIMATE LOCATION OF KNOWN INFRASTRUCTURE IS SHOWN ON THE PLANS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME. HOWEVER, THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
- CONTRACTOR TO CONFIRM HORIZONTAL LOCATION AND VERTICAL ELEVATION OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORK. CONTRACTOR TO IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH AND UNDERSTAND THE NATURE AND EXTENT OF THE WORK TO BE EXECUTED, THE NATURE OF THE SOIL, SURFACE WATER DRAINAGE, THE GENERAL FORM OF THE SURFACE OF THE GROUND, AND GENERALLY OF ALL MATTERS WHICH CAN IN ANY WAY INFLUENCE THE CONSTRUCTION OF THIS PROJECT.
- ALL REQUIRED PERMITS MUST BE OBTAINED IN ADVANCE OF CONSTRUCTION.
- ALL APPLICABLE CITY BY-LAWS, PROVINCIAL AND FEDERAL STATUTES AND REGULATIONS MUST BE ADHERED TO.
- CONTRACTOR MAY NOT SUBSTITUTE ANY MATERIALS UNLESS APPROVED BY THE ENGINEER.
- CONTRACTOR TO NOTIFY THE TOWN OF QUISPAMSIS REGARDING CONSTRUCTION SCHEDULE PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY MEASURES DURING THE WORK.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.
- ALL MUNICIPAL INFRASTRUCTURE, PUBLIC UTILITIES, NATURAL GAS MAINS, AND OTHER INFRASTRUCTURE MUST BE LOCATED IN THE FIELD PRIOR TO THE START OF EXCAVATION.
- CONTRACTOR TO ENSURE PROPER EROSION AND SEDIMENTATION CONTROL METHODS ARE USED TO CONTROL SITE RUNOFF DURING CONSTRUCTION.

- NEW BUILDING AREAS
- NEW ASPHALT AREAS
- NEW CONCRETE AREAS
- NEW GRAVEL AREAS
- NEW GRASS AREAS
- NEW WOODED AREAS

REVISION:

No.	DATE Y/M/D	DESCRIPTION
1	2026-03-30	ISSUED FOR REVIEW

DWG: 20209ESP4
DATED: March, 27 2026

DESIGNED BY: A. Toole
DRAWN BY: S.Danbaba
CHECKED BY: A. Toole

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE

SCALE: HORIZONTAL 1:750 VERTICAL N/A

SCALE: 1:750 METRIC
15 12 9 6 3 0 15 30 45

CLIENT:

LTS INVESTMENTS INC

PROJECT:

MILLER PARK

TITLE:

SITE PLAN

SHEET C1 of 1

ISSUE: ISSUED FOR REVIEW
DATE OF: 2026-03-30
REV # 1

2026 October 05 PAC Kit Unredacted_048



DMSE

REGISTERED PROFESSIONAL ENGINEER
Province of New Brunswick
M5990
Andrew K. Toole
Signature
2026-07-28
Date
Province du Nouveau-Brunswick
INGÉNIEUR IMMATRICULÉ

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE TOWN OF ROTHESAY GENERAL SPECIFICATIONS, LATEST REVISION.
- ALL ELEVATIONS ARE GEODETIC BASED ON SERVICE NEW BRUNSWICK ACTIVE CONTROL, UTILIZING GEOID MODEL CGVD2013.
- THE APPROXIMATE LOCATION OF KNOWN INFRASTRUCTURE IS SHOWN ON THE PLANS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME. HOWEVER, THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
- CONTRACTOR TO CONFIRM HORIZONTAL LOCATION AND VERTICAL ELEVATION OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORK. CONTRACTOR TO IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER.
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- CONTRACTOR TO ENSURE PROPER EROSION AND SEDIMENTATION CONTROL METHODS ARE USED TO CONTROL SITE RUNOFF DURING CONSTRUCTION.

NEW BUILDING AREAS
NEW ASPHALT AREAS
NEW CONCRETE AREAS
NEW GRAVEL AREAS
NEW GRASS AREAS
UNDISTURBED AREAS

REVISION:

No.	DATE Y/M/D	DESCRIPTION
1	2026-07-28	ISSUED FOR REVIEW

DWG: 20209ESP6
DATED: March, 27 2026

DESIGNED BY: A. Toole
DRAWN BY: S.Danbaba
CHECKED BY: A. Toole

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE

SCALE: HORIZONTAL 1:750 VERTICAL N/A

SCALE: 1:750 METRIC
15 12 9 6 3 0 15 30 45

CLIENT:

LTS INVESTMENTS INC

PROJECT:

MILLER PARK

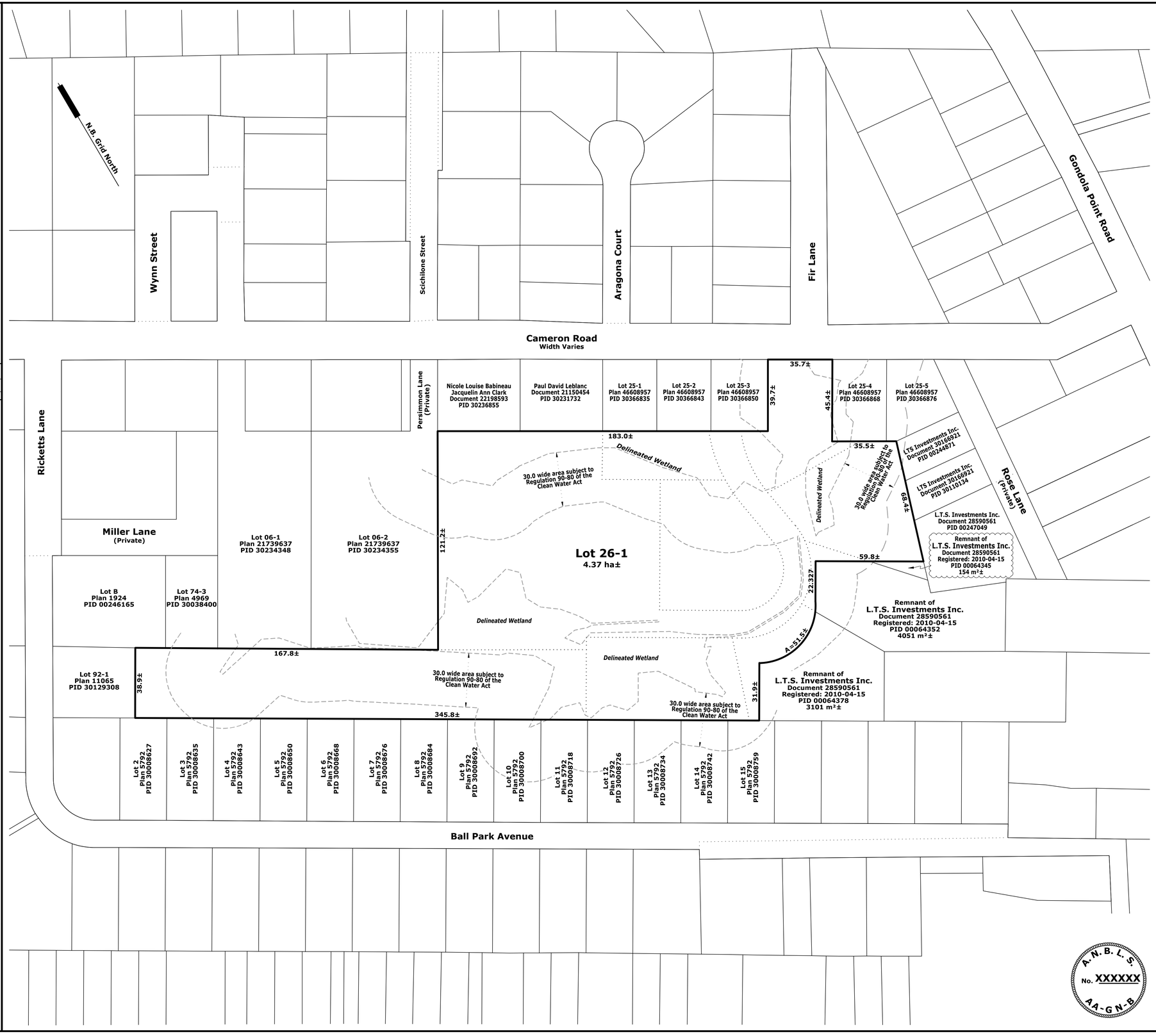
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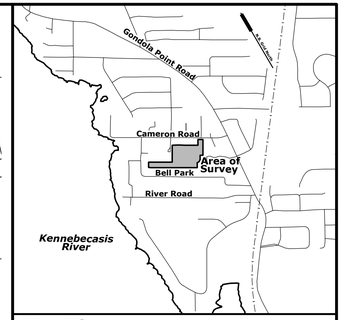
SITE PLAN

SHEET C1 of 2

ISSUE: ISSUED FOR REVIEW
DATE OF: 2026-07-28

REV # 1





Key Plan
Scale = 1:20,000

Legend

LANDS DEALT WITH BY THIS PLAN		CONTROL POINT	△
TABULATED COORDINATE POINT	1	FENCE	-x-
STANDARD SURVEY MARKER PLACED	⊙	WELL	○
STANDARD SURVEY MARKER FOUND	⊛	SIGN	-o-
CALCULATED COORDINATE POINT	⊙	TREE	◌
ROUND IRON BAR FOUND	●	CULVERT	⊃⊂
SQUARE IRON BAR FOUND	■	LIGHT STANDARD	☼
IRON PIPE FOUND	○	UTILITY POLE / GUY	●—
SCRIBED WOODEN SURVEY POST	⊠	UTILITY LINE	OH — HO
EASEMENT(S) SHOWN THUS		CENTRELINE	

Notes
1. All computations performed and coordinates shown are based on the New Brunswick stereographic double projection and the NAD83(CSRS) ellipsoid, epoch 2010.
2. All distances shown are in metres and are grid distances calculated using a combined scale factor utilizing geoid model CGG2013a.
3. All directions are New Brunswick grid azimuths established using GNSS.
4. Document and plan numbers referred to are those of the land titles or county registry office.
5. Certification is not made as to legal title, being the domain of a lawyer, nor to the zoning & setback bylaws or regulations, being the domain of a Development Officer.
6. Certification is not made as to covenants set out in the document(s) and the location of any underground services and/or fixtures permanent or otherwise.
7. Peripheral information and adjacent owner information was derived from Service New Brunswick records unless otherwise noted.

Purpose of Plan
- To create Lot 26-1.

NB Grid Coordinate Values (HPN)

Point	Easting	Northing	Remarks
List points using CoordTable format			
Copy and paste into this piece of text			

Watercourse and Wetlands Alteration (WAWA) Regulation Note
Watercourses, wetlands, and their respective 30-metre buffers are regulated features and any alterations within those areas require a permit issued by the Department of Environment and Local Government such as, but not limited to, soil disturbance, removal of vegetation, placement of a structure, etc. These features are regulated as per their presence on the ground and the representation on this plan may not be accurate. It is the responsibility of the landowner to ensure no alterations take place in those areas without a Watercourse and Wetland Alteration (WAWA) Permit.

Areas identified as Delineated Wetlands, Watercourses By Andrew Toole on June 25, 2025 Job No. 20209.

Title Data
PID's 00064402, 00246868, 00246769, 00064386, 00064394, 00064378, 00064352, 00064345 & 00064337
Owner: L.T.S. Investments Inc.
Document 28590561
Registered: 2010-04-15

Signature of Owners

Danny Dobson, President
for: L.T.S. Investments Inc.

Subdivision Plan
L.T.S. Investments Inc. Subdivision
Lot 26-1
Cameron Road
Town of Rothesay
Kings County, NB

0 10 20 30 40 50 100
Scale = 1:1000

DMSE

Dated: August 27, 2026

TENTATIVE

ANDREW K. TOOLE, NBLS #379

A.N.B.L.S. No. XXXXXX AA-G-N-B

Dwg: 20209SDT2



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"



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

Rothesay

DEVELOPMENT AGREEMENT - DRAFT

***Land Titles Act*, S.N.B. 1981, c.L-1.1, s.24**

Parcel Identifier of Parcels Burdened Agreement:	PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), by 00064352 (portion), 00064378 (portion)
Owner of Land Parcels:	**L T S INVESTMENTS INC.** 312 Rothesay Ave Saint John, NB E2J 2B9 (Hereinafter called the "Developer")
Agreement with:	**Rothesay** 70 Hampton Road Rothesay, New Brunswick E2E 5L5 (Hereinafter called the "Town") a body corporate under and by virtue of the Local Governance Act, RSNB 2021, Chapter 18, located in the County of Kings and Province of New Brunswick

WHEREAS the Developer is the registered owner of certain land located along Cameron Road (PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion), 00064378 (portion)) and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS the Developer is now desirous of entering into a development agreement to allow for the development of a series of two-unit and townhouse dwellings on the Lands as described in Schedules A through C. *(*herein after called the "Project*")*

AND WHEREAS Rothesay Council under the provisions of Section 59 of the *Community Planning Act*, on **INSERT DATE** authorized the Mayor and Clerk to enter into a Development Agreement with L T S INVESTMENTS INC., to develop a series of two-unit and townhouse dwellings on the Lands.

NOW THEREFORE THIS AGREEMENT WITNESSETH that for and in the consideration of the mutual covenants and agreements herein expressed and contained, the parties hereto covenant and agree as follows:

1. The Developer agrees that the total number of residential units situated on the Lands shall not exceed a maximum of sixty-four (64) residential units.

Schedules

2. The Developer agrees to develop the Lands in a manner, which, in the opinion of the Development Officer, is generally in conformance with the following Schedules attached to this Agreement:
    a. Schedule A Legal Description of Parcels
    b. Schedule B Proposed Building Plans
    c. Schedule C Proposed Site Plan And Subdivision Plans

Site Development

3. The Developer agrees that except as otherwise provided for herein the use of the Lands shall comply with the requirements of the Rothesay Zoning By-law and Subdivision By-law, as may be amended from time to time.

4. The Developer agrees to develop the Lands in a manner, which, in the

opinion of the Development Officer, is generally in conformance with Schedules B, and C.

5. The Developer agrees to provide a detailed landscaping plan for the site with the initial Development / Building Permit application for the approval of the Development Officer.

Architectural Guidelines

6. The Developer agrees that an objective of this development is to provide a high quality and visually attractive development, which exhibits an architectural design that reinforces the community character and that is generally consistent with the existing styles of housing in Rothesay. The Developer agrees to ensure the following:
    a. The architectural design of the building shall be, in the opinion of the Development Officer, generally in conformance with Schedules B and C.
    b. That the front facades of the proposed buildings incorporate masonry cladding as detailed on the drawings in Schedule B
    c. That should townhouse dwellings of three units or greater be constructed as part of the development, the townhouse units be designed and constructed so that the front walls of adjacent units are varied by at least 0.6 metres from each other along the front of the building.
    d. All exterior mounted ventilation and related mechanical equipment, including mini-split heat pumps, shall be located on the sides of the proposed buildings to reduce clutter and negative impacts on the architectural character of the building.

Off-Site Disturbance

7. The Developer agrees that any disturbance to existing off site infrastructure resulting from the development, including but not limited to, streets, sidewalks, curbs and gutters, street trees, landscaped areas and utilities, shall be the full responsibility of the Developer, and shall be reinstated, removed, replaced or relocated by the Developer as directed by the Development Officer, in consultation with the Director of Operations.

Development Permit

8. The Developer agrees to not commence clearing of trees, removal of topsoil or excavation activities in association with the construction of the development until the Town has approved a development permit for site grading, erosion and sedimentation control as issued by the Development Officer.

9. The Developer agrees that the Development Officer shall not issue a development permit to the Developer for work directly connected with the any work on the Lands until the Developer submits the following plans acceptable to the Town:
    a. Storm water Management Plan as per PART 11 of this agreement; and
    b. Landscaping Plan as per PART 5 of this agreement.

Municipal Sidewalks

10. The Developer shall carry out and pay for the entire actual cost of a public sidewalk constructed to Town standards within the Town right-of-way along the frontage of Cameron Road from the property located at 11 Cameron Road (PID 30366835) to the intersection of Cameron Road and Gondola Point Road. The design of this sidewalk is subject to the approval of the

Director of Operations.

The Developer is responsible for the engagement and costs of a Consulting Engineer for the design, full-time construction inspection, and administration of the sidewalk installation including:

a) supply and maintenance of for a period of one (1) year the topsoil, sod, landscaping and the planting of street trees located every 10 meters, or an equivalent number planted in locations approved by the Town, along the length of the public road right-of-way where such trees are as follows:

i. Not smaller than six centimetres (6 cm) in diameter measured at a point being 2 meters above the root ball such trees species as approved by the Development Officer.

Storm Water Management

11. The Developer agrees to have a storm water management plan designed by a professional engineer so that the peak surface runoff rates discharged from the development shall not exceed pre-development peak discharge rates as described in Schedule “D” Storm Water Standards of Zoning By-law 2-10. Including a net-zero stormwater management approach for the 1 in 5 year and 1 in 100-year return periods. This stormwater plan is subject to the approval of the Director of Operations.

12. The stormwater management plan for the development shall be in general conformity with the development concept(s) provided with the rezoning application incorporating stormwater management ponds in the western portion of the site.

13. The Developer shall be responsible for the costs related to the design and installation of the storm water management plan and infrastructure including full-time inspection of the construction of the stormwater infrastructure by a qualified engineering consultant.

14. The design of the required stormwater management infrastructure is subject to the approval of Rothesay’s Director of Operations.

15. The developer must provide written certification from a qualified professional engineer licensed to practice in the Province New Brunswick, that the Developer has satisfactorily completed and constructed the stormwater management plan and works in accordance with this agreement and Schedule “D” Stormwater Standards of Zoning By-law 2-10 and as may be required by the Director of Operations prior to any construction of any buildings on the Lands pursuant to the specific proposal under this Agreement.

Water Supply

16. The Developer agrees to connect to Rothesay’s existing water system at a point to be determined by Rothesay’s Director of Operations and utilizing methods of connection approved by Rothesay.

17. In addition to and notwithstanding the payments committed elsewhere in this agreement the Developer agrees to pay the Town the following amounts:

a. an amount, calculated by the Director of Operations in the manner set out in By-Law 1-18 Water By-Law as amended from time to time, for Permit Connection and Water System Access Fees, which shall be paid to the Town on issuance of the building permit; and

18. The Town agrees to supply potable water for the proposed residential development incorporating a maximum of 64 dwelling units and the associated residential use incidental thereto and for no other purposes whatsoever.

19. The Developer agrees that the water supply shall not be used to service any water-to-air heat pump or exchanger and that there shall be no inter-connection with domestic wells.

20. The Town does not guarantee and nothing in this Agreement shall be deemed to be a guarantee of an uninterrupted supply or of a sufficient or uniform water pressure or a defined quality of water. The Town shall not be liable to the Developer or to any person, firm or corporation for any damage or injury caused by the interruption of the supply of water, the lack of uniform pressure thereof or the quality of water. Further the Developer agrees to the following:

    a. The Developer agrees to install a water meter and backflow prevention device approved by Rothesay's Director of Operations at a location approved by the Director of Operations.

    b. The Developer agrees that the Town Council may terminate the Developer's connection to the Town water system in the event that the Town finds that the Developer is drawing water for an unauthorized purpose or for any other use that the Town deems in its absolute discretion.

21. The Developer agrees that all connections to the Town water mains shall be approved by the Director of Operations or such other person as is designated by the Town and shall occur at the sole expense of the Developer. The Developer's engineering consultant shall provide full-time construction inspection of the water main connection.

22. The Developer agrees that Town staff shall visually inspect the connection to the Town water mains before the connection is buried. In the event such connections are buried prior to inspection the Developer shall on the demand of Town Staff re-excavate such connections for inspection at no cost to the Town.

23. The Developer shall engage a Professional Engineer for the design and construction inspection of the water distribution system for the proposed development. The design of the water distribution system is subject to the approval of the Director of Operations. Costs related to the design and construction of the water distribution system for the development shall be the responsibility of the Developer.

24. Fire hydrant(s) shall be provided so that the maximum distance to a fire hydrant from the closest point on each dwelling shall not exceed 183 m (600 ft).

25. The written certification of a Professional Engineer licenced to practice in the Province of New Brunswick that the connection of service laterals and the connection to the existing town water supply has been satisfactorily completed and constructed in accordance with the Specifications for Developers is required prior to the occupation of any buildings or portions thereof.

Sanitary Sewer

26. In addition to and notwithstanding the payments committed elsewhere in this agreement, the Developer agrees to pay the Town an amount, calculated by the Director of Operations in the manner set out in By-Law 1-15 Sewage By-Law as amended from time to time, for Permit and Sewer

Connection Fees which shall be paid to the Town on issuance of the building permit.

27. The Developer agrees that all connections to the Town's sanitary sewer system shall be approved by the Director of Operations or such other person as is designated by the Town and shall occur at the sole expense of the Developer.

28. The Developer shall be responsible for the costs related to the design and installation of the sanitary sewer system serving the development including full-time inspection of the work by a qualified engineering consultant.

29. The design of the required sanitary sewer system for the development is subject to the approval of Rothesay's Director of Operations.

30. The Developer agrees that all connections to the Town sanitary sewer system shall be supervised by the Developer's Professional Engineer and inspected by Town staff prior to backfilling and shall occur at the sole expense of the Developer.

Lighting and General Maintenance

31. The Developer agrees to direct all exterior lighting to driveways, parking areas, building entrances and walkways and that all exterior lighting shall be arranged or directed so as to divert the light away from adjacent residential lots and buildings.

32. The Developer agrees to install decorative pole lights, the style to be approved by the Town for illumination of the driveway and roadway frontage of the lot. The pole lights shall become the responsibility of the property owner and shall be maintained in a manner to ensure continuous operation

33. The Developer shall maintain, at its own expense, the Lands, buildings or structures shown on the site plan in a condition appropriate to the area in which it is located, such determination to be made in accordance with standards prescribed by the Town.

34. The Developer agrees that all refuse containers located outside the building shall be fully screened from adjacent properties and from streets by means of opaque fencing/masonry walls with suitable landscaping in accordance with the Zoning by-law and shall further ensure that all refuse is removed regularly.

35. The Developer shall maintain and keep in good repair all portions of the development on the Lands, including but not limited to, the interior and exterior of buildings, fencing, walkways, recreational amenities, parking areas and driveways, and the maintenance of all landscaping including the replacement of damaged or dead plant stock, trimming and litter control, garbage removal and snow removal/sanding of walkways and driveways.

36. The Developer expressly agrees and understands that notwithstanding any provision of the Town's Building By-Laws or any statutory by-law or regulatory provision to the contrary, the Building Inspector shall not issue a building permit to the Property Owner for work directly connected with the development of the Lands, nor shall the Property Owner be entitled to such a permit unless and until the Development Officer has approved the Site Plan submitted as part of the Development Permit process illustrating the precise size, location and configuration of the proposed building.

General Servicing

37. The Developer agrees to engage an engineering consultant to provide for the design of infrastructure to serve the development and full-time

inspection and provide signed documentation and progress reports from a practicing Professional Engineer, licensed in New Brunswick ensuring that applicable codes and standards have been met and that the work was completed and utilizing such materials as in accordance with the terms of this Agreement and approved specifications.

38. The Developer agrees to provide as-built drawings that delineate all infrastructure to be submitted to Rothesay in compliance with the minimum standards and requirements specified in Rothesay's Digital Data Submission Standards for Infrastructure and Construction Drawings.

39. The Developer agrees that all items, materials, pipes, fittings, and other such infrastructure following acceptance of delivery on site by the Developer shall remain the full responsibility of the Developer against their accidental breakage or vandalism until Rothesay accepts the completed works.

40. The Developer agrees to provide Rothesay with any security that may be required related to required connections to the town's water, sanitary sewer and storm sewer / storm drainage systems.

41. The Developer agrees to restore all disturbed or damaged areas of the public street and right of way to the satisfaction of Rothesay's Engineer following installation of the required municipal services.

42. The Developer agrees to provide and grant to the Town, its successors and assigns, unencumbered easements, if required, in the form customarily used by the Town, which the Town might deem necessary to adequately provide for the operation and maintenance of any infrastructure serving the development.

43. The Developer shall obtain the required permits from the Department of Environment and Local Government including but not limited to a Watercourse and Wetland Alteration permit. Copies of these approvals, or confirmation from the Province that they are not required, shall be submitted to the Development Officer prior to the issuance for the first building or development permit for the proposed development.

44. The Developer and their heirs and successors shall maintain ownership of and maintain all stormwater, sanitary sewer, and water distribution infrastructure constructed to serve the development and any infrastructure constructed on the site shall be considered private.

45. The Developer shall file a subdivision plan to consolidate the individual lots and parcels of land that comprise the subject site into a lot as detailed on the Tentative Plan of Subdivision included in Schedule C.

Access

46. The Developer shall engage a Professional Engineer to design and provide construction inspection of the proposed accesses. The costs associated with the design and construction are the responsibility of the Developer.

47. The design of the accesses for the Development is subject to the approval of Rothesay's Development Officer and Director of Operations.

48. The roadway(s) provided for the site access shall be maintained so as to be ready for use at all times by fire department vehicles and shall:

    a. have a clear width not less than 6 m (20 ft) remaining after snow removal;
    b. have an overhead clearance no less than 5 m (16 ft);
    c. be designed to support the loads imposed by firefighting equipment and be surfaced with Portland cement concrete, asphaltic concrete or other materials approved by the Director of Operations designed

to permit accessibility under all climatic conditions;

d. have signs posted to prohibit parking or placing items along the roadway obstructing access by fire department vehicles.

49. Should a gate be installed at the Cameron Road access to the development such gated access:

    a. shall provide a suitable entry mechanism subject to the approval of Rothesay, the Kennebecasis Valley Fire Department and Kennebecasis Valley Police Force;
    b. be approved by Rothesay, the Kennebecasis Valley Fire Department and Kennebecasis Valley Police Force prior to installation;
    c. be maintained in proper working condition at all times and during all weather conditions;
    d. maintain a minimum 6 m (20 ft) width of roadway in open position.

50. That the private access(es) serving the development be names and buildings/ units assigned individual civic numbers or addressing as required by Rothesay.

Retaining Walls

51. The Developer agrees that dry-stacked segmental concrete (masonry block) gravity walls shall be the preferred method of retaining wall construction for the purpose of erosion control or slope stability on the Lands and furthermore that the use of metal wire basket cages filled with rock (gabions) is not an acceptable method of retaining wall construction.

52. The Developer agrees to obtain from the Town a Building Permit for any retaining wall, as required on the Lands, in excess of 1.2 meters in height and that such retaining walls will be designed by a Professional Engineer, licensed to practice in New Brunswick.

Indemnification

53. The Developer does hereby indemnify and save harmless the Town from all manner of claims or actions by third parties arising out of the work performed hereunder, and the Developer shall file with the Town prior to the commencement of any work hereunder a certificate of insurance naming the Town as co-insured evidencing a policy of comprehensive general liability coverage on “an occurrence basis” and containing a cross-liability clause which policy has a limit of not less than Two Million Dollars ($2,000,000.$\underline{00}$) including a project wrap-up liability policy (with no less than 24 months coverage after project completion). The aforesaid certificate must provide that the coverage shall stay in force and not be amended, canceled or allowed to lapse within thirty (30) days prior to notice in writing being given to the Town. The aforesaid insurance coverage must remain in full force and effect during the period available to the Developer pursuant to this agreement to complete the work set out as described in this Agreement.

Notice

54. Any notice or advice which is to be given under this Agreement shall be deemed to have been satisfactorily given to the Developer if delivered personally or by prepaid mail addressed to **LTS INVESTMENTS INC.,** 312 Rothesay Ave., Saint John, NB, E2J 2B9 and to the Town if delivered personally or by prepaid mail addressed to **ROTHESAY,** 70 HAMPTON ROAD, ROTHESAY, NEW BRUNSWICK, E2E 5L5. In the event of notice by prepaid mail, the notice will be deemed to have been received four (4) days following its posting.

By-laws

55. The Developer agrees to be bound by and to act in accordance with the By-

laws of the Town as amended from time to time and such other laws and regulations that apply or that may apply in the future to the site and to activities carried out thereon.

Termination

56. The Town reserves the right, and the Developer agrees that the Town has the right to terminate this Agreement without compensation to the Developer if the specific proposal has not been completed on or before **INSERT DATE** being a date 5 years (60 months) from the date of Council's decision to enter into this Agreement. Accordingly, the Agreement shall have no further force or effect and henceforth the development of the Lands shall conform to the provisions of the Rothesay Zoning By-law.

57. Notwithstanding the preceding paragraph (56) above, the Parties agree that the development shall be deemed to have commenced if within a period of not less than three (3) months prior to **INSERT DATE** the construction of the municipal service infrastructure has begun and that such construction is deemed by the Development Officer in consultation with the Director of Operations as being continued through to completion as continuously and expeditiously as deemed reasonable.

58. The Developer agrees that should the Town terminate this Agreement the Town may call the Letter of Credit described herein and apply the proceeds to the cost of completing the work or portions thereof as outlined in this Agreement. If there are amounts remaining after the completion of the work in accordance with this Agreement, the remainder of the proceeds shall be returned to the Institution issuing the Letter of Credit. If the proceeds of the Letter of Credit are insufficient to compensate the Town for the costs of completing the work mentioned in this Agreement, the Developer shall promptly on receipt of an invoice pay to the Town the full amount owing as required to complete the work.

Security & Occupancy

59. The Town and Developer agree that Final Occupancy of the proposed building(s), as required in the Building By-law, shall not occur until all conditions above have been met to the satisfaction of the Development Officer and an Occupancy Permit has been issued.

60. Notwithstanding Schedule B and C of this Agreement, the Town agrees that the Occupancy Permit may be issued provided the Developer supplies a security deposit in the amount of one hundred twenty percent (120%) of the estimated cost to complete the required storm water management and landscaping. The security deposit shall comply with the following conditions:

    a. security in the form of an automatically renewing, irrevocable letter of credit issued by a chartered bank dispensed to and in favour of Rothesay;

    b. Rothesay may use the security to complete the work as set out in Schedule B and C of this Agreement including landscaping or storm water works not completed within a period not exceeding six (6) months from the date of issuance of the Occupancy Permit;

    c. all costs exceeding the security necessary to complete the work as set out in Schedule B and C of this Agreement shall be reimbursed to Rothesay; and

    d. any unused portion of the security shall be returned to the Developer upon certification that the work has been completed and acceptable to the Development Officer.

Failure to Comply

61. The Developer agrees that after sixty (60) days written notice by the Town regarding the failure of the Developer to observe or perform any covenant or condition of this Agreement, then in each such case:

    (a) The Town shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developer from continuing such default and the Developer hereby submits to the jurisdiction of such Court and waives any defense based upon the allegation that damages would be an adequate remedy;

    (b) The Town may enter onto the Lands and perform any of the covenants contained in this Agreement or take such remedial action as is considered necessary to correct a breach of the Agreement, whereupon all reasonable expenses whether arising out of the entry onto the Lands or from the performance of the covenants or remedial action, shall be a first lien on the Lands and be shown on any tax certificate issued under the Assessment Act;

    (c) The Town may, by resolution of Council, discharge this Agreement whereupon this Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law; and/or

    (d) In addition to the above remedies, the Town reserves the right to pursue any other remediation under the *Community Planning Act* or Common Law in order to ensure compliance with this Agreement.

Entire Agreement

62. This Agreement contains the whole agreement between the parties hereto and supersedes any prior agreement as regards the lands outlined in the plan hereto annexed.

Severability

63. If any paragraph or part of this agreement is found to be beyond the powers of the Town Council to execute, such paragraph or part or item shall be deemed to be severable and all other paragraphs or parts of this agreement shall be deemed to be separate and independent therefrom and to be agreed as such.

Reasonableness

64. Both parties agree to act reasonably in connection with any matter, action, decision, comment or approval required or contemplated under this Agreement.

DRAFT

This Agreement shall be binding upon and endure to the benefit of the Parties hereto and their respective heirs, administrators, successors and assigns.

IN WITNESS WHEREOF, each of the parties set out below has caused this Agreement, made in duplicate, to be duly executed by its respective, duly authorized officer(s) as of _____, 2026.

L T S INVESTMENTS INC.

_____ _____
Witness: Danny Dobson, Director

Rothesay

_____ _____
Witness: Mayor name, Mayor

_____ _____
Witness: Clerk name, Clerk

DRAFT

SCHEDULE A – LEGAL DESCRIPTION OF PARCELS

PID: 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion), 00064378 (portion)

DRAFT

SCHEDULE B – PROPOSED BUILDING PLANS



BAYFIELD

Unit A 971 SQ. FT. 28'-0"W x 56'-0"		Unit B 1059 SQ. FT. 28'-0"W x 54'-0"D	
Living Room	15'-1" x 12'-0"/13'-8"	Living Room	14'-7" x 13'-4"
Kitchen	10'-4" x 9'-0"	Kitchen	11'-7" x 10'-0"
Dining	15'-1" x 8'-0"	Dining	11'-7" x 8'-0"
Master Bedroom	12'-0" x 12'-6"	Master Bedroom	12'-1" x 12'-9"
Bedroom #2	12'-4" x 9'-0"	Bedroom #2	10'-0" x 9'-0"/10'-8"
Garage	12'-0" x 22'-0"	Garage	12'-20" x 22'-0"
"All dimensions are approximate"		*"All dimensions are approximate"*	



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



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"

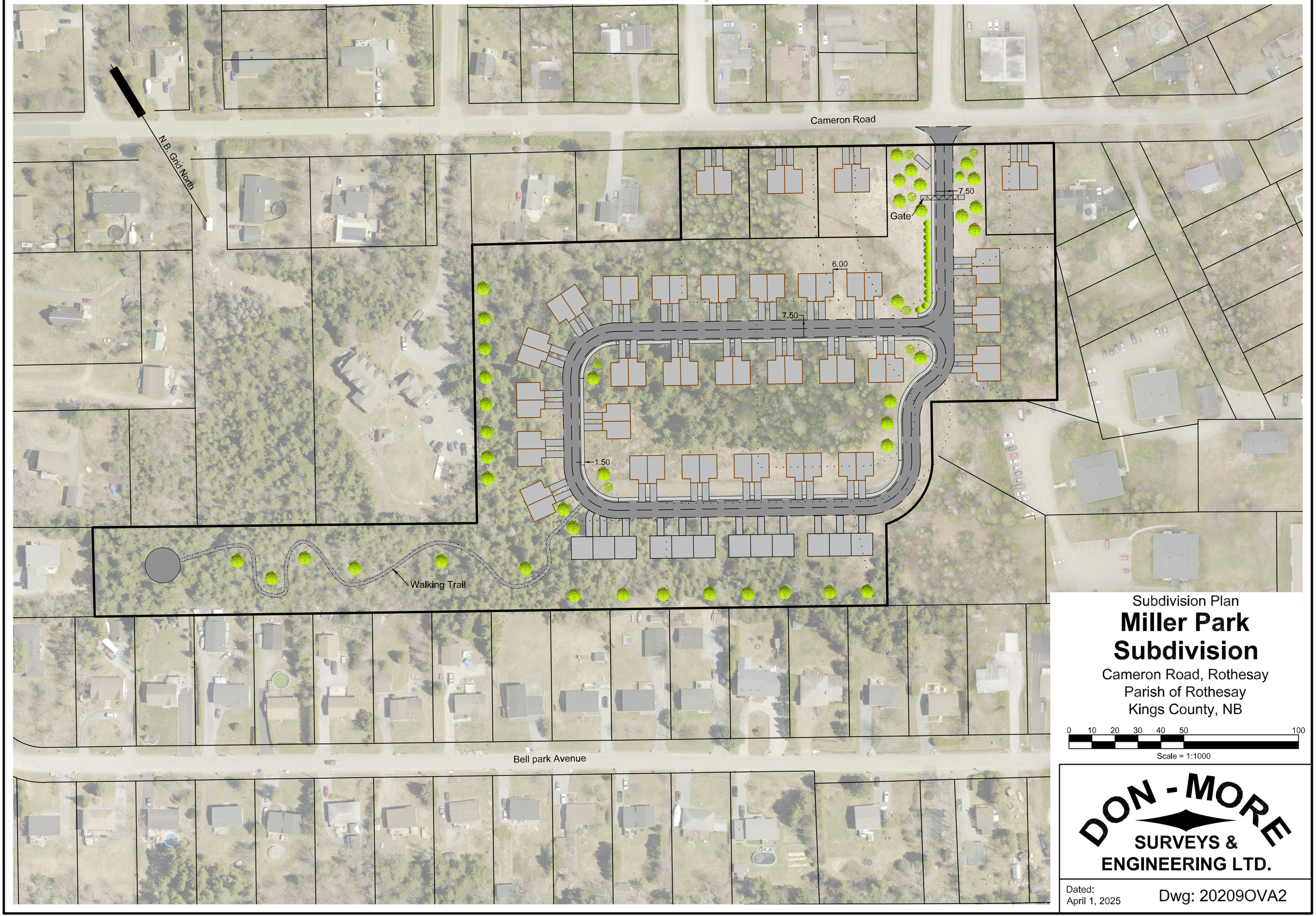
"All dimensions are approximate"



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

SCHEDULE C – PROPOSED SITE PLAN AND SUBDIVISION PLANS

DRAFT



Subdivision Plan

Miller Park Subdivision

Cameron Road, Rothesay
Parish of Rothesay
Kings County, NB

0 10 20 30 40 50 100

Scale = 1:1000

DON - MORE
SURVEYS & ENGINEERING LTD.

Dated:
April 1, 2025

Dwg: 20209OVA2

2026 October 05 PAC Kit Unredacted_086



DMSE

REGISTERED PROFESSIONAL ENGINEER
Province of New Brunswick
M5990
Andrew K. Toole
Signature
2026-03-30
Date
Province du Nouveau-Brunswick
INGÉNIEUR IMMATRICULÉ

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE TOWN OF QUISPAMSIS GENERAL SPECIFICATIONS, LATEST REVISION.
- ALL ELEVATIONS ARE GEODETIC BASED ON SERVICE NEW BRUNSWICK ACTIVE CONTROL UTILIZING GEOID MODEL CGVD2013.
- THE APPROXIMATE LOCATION OF KNOWN INFRASTRUCTURE IS SHOWN ON THE PLANS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME. HOWEVER, THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
- CONTRACTOR TO CONFIRM HORIZONTAL LOCATION AND VERTICAL ELEVATION OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORK. CONTRACTOR TO IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH AND UNDERSTAND THE NATURE AND EXTENT OF THE WORK TO BE EXECUTED, THE NATURE OF THE SOIL, SURFACE WATER DRAINAGE, THE GENERAL FORM OF THE SURFACE OF THE GROUND, AND GENERALLY OF ALL MATTERS WHICH CAN IN ANY WAY INFLUENCE THE CONSTRUCTION OF THIS PROJECT.
- ALL REQUIRED PERMITS MUST BE OBTAINED IN ADVANCE OF CONSTRUCTION.
- ALL APPLICABLE CITY BY-LAWS, PROVINCIAL AND FEDERAL STATUTES AND REGULATIONS MUST BE ADHERED TO.
- CONTRACTOR MAY NOT SUBSTITUTE ANY MATERIALS UNLESS APPROVED BY THE ENGINEER.
- CONTRACTOR TO NOTIFY THE TOWN OF QUISPAMSIS REGARDING CONSTRUCTION SCHEDULE PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY MEASURES DURING THE WORK.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.
- ALL MUNICIPAL INFRASTRUCTURE, PUBLIC UTILITIES, NATURAL GAS MAINS, AND OTHER INFRASTRUCTURE MUST BE LOCATED IN THE FIELD PRIOR TO THE START OF EXCAVATION.
- CONTRACTOR TO ENSURE PROPER EROSION AND SEDIMENTATION CONTROL METHODS ARE USED TO CONTROL SITE RUNOFF DURING CONSTRUCTION.

- NEW BUILDING AREAS
- NEW ASPHALT AREAS
- NEW CONCRETE AREAS
- NEW GRAVEL AREAS
- NEW GRASS AREAS
- NEW WOODED AREAS

REVISION:

No.	DATE Y/M/D	DESCRIPTION
1	2026-03-30	ISSUED FOR REVIEW

DWG: 20209ESP4
DATED: March, 27 2026

DESIGNED BY: A. Toole
DRAWN BY: S.Danbaba
CHECKED BY: A. Toole

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE

SCALE: HORIZONTAL 1:750 VERTICAL N/A

SCALE: 1:750 METRIC
15 12 9 6 3 0 15 30 45

CLIENT:

LTS INVESTMENTS INC

PROJECT:

MILLER PARK

TITLE:

SITE PLAN

SHEET C1 of 1

ISSUE: ISSUED FOR REVIEW
DATE OF: 2026-03-30
REV # 1

2026 October 05 PAC Kit Unredacted_067



DMSE

REGISTERED PROFESSIONAL ENGINEER
Province of New Brunswick
M5990
Andrew K. Toole
Signature
2026-07-28
Date
Province du Nouveau-Brunswick
INGÉNIEUR IMMATRICULÉ

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE TOWN OF ROTHESAY GENERAL SPECIFICATIONS, LATEST REVISION.
- ALL ELEVATIONS ARE GEODETIC BASED ON SERVICE NEW BRUNSWICK ACTIVE CONTROL UTILIZING GEOID MODEL CGVD2013.
- THE APPROXIMATE LOCATION OF KNOWN INFRASTRUCTURE IS SHOWN ON THE PLANS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME. HOWEVER, THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
- CONTRACTOR TO CONFIRM HORIZONTAL LOCATION AND VERTICAL ELEVATION OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORK. CONTRACTOR TO IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH AND UNDERSTAND THE NATURE AND EXTENT OF THE WORK TO BE EXECUTED, THE NATURE OF THE SOIL, SURFACE WATER DRAINAGE, THE GENERAL FORM OF THE SURFACE OF THE GROUND, AND GENERALLY OF ALL MATTERS WHICH CAN IN ANY WAY INFLUENCE THE CONSTRUCTION OF THIS PROJECT.
- ALL REQUIRED PERMITS MUST BE OBTAINED IN ADVANCE OF CONSTRUCTION.
- ALL APPLICABLE CITY BY-LAWS, PROVINCIAL AND FEDERAL STATUTES AND REGULATIONS MUST BE ADHERED TO.
- CONTRACTOR MAY NOT SUBSTITUTE ANY MATERIALS UNLESS APPROVED BY THE ENGINEER.
- CONTRACTOR TO NOTIFY THE TOWN OF ROTHESAY REGARDING CONSTRUCTION SCHEDULE PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND SAFETY MEASURES DURING THE WORK.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK.
- ALL MUNICIPAL INFRASTRUCTURE, PUBLIC UTILITIES, NATURAL GAS MAINS, AND OTHER INFRASTRUCTURE MUST BE LOCATED IN THE FIELD PRIOR TO THE START OF EXCAVATION.
- CONTRACTOR TO ENSURE PROPER EROSION AND SEDIMENTATION CONTROL METHODS ARE USED TO CONTROL SITE RUNOFF DURING CONSTRUCTION.

NEW BUILDING AREAS
NEW ASPHALT AREAS
NEW CONCRETE AREAS
NEW GRAVEL AREAS
NEW GRASS AREAS
UNDISTURBED AREAS

REVISION:

No.	DATE Y/M/D	DESCRIPTION
1	2026-07-28	ISSUED FOR REVIEW

DWG: 20209ESP6
DATED: March, 27 2026

DESIGNED BY: A. Toole
DRAWN BY: S.Danbaba
CHECKED BY: A. Toole

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE

SCALE: HORIZONTAL 1:750 VERTICAL N/A

SCALE: 1:750 METRIC
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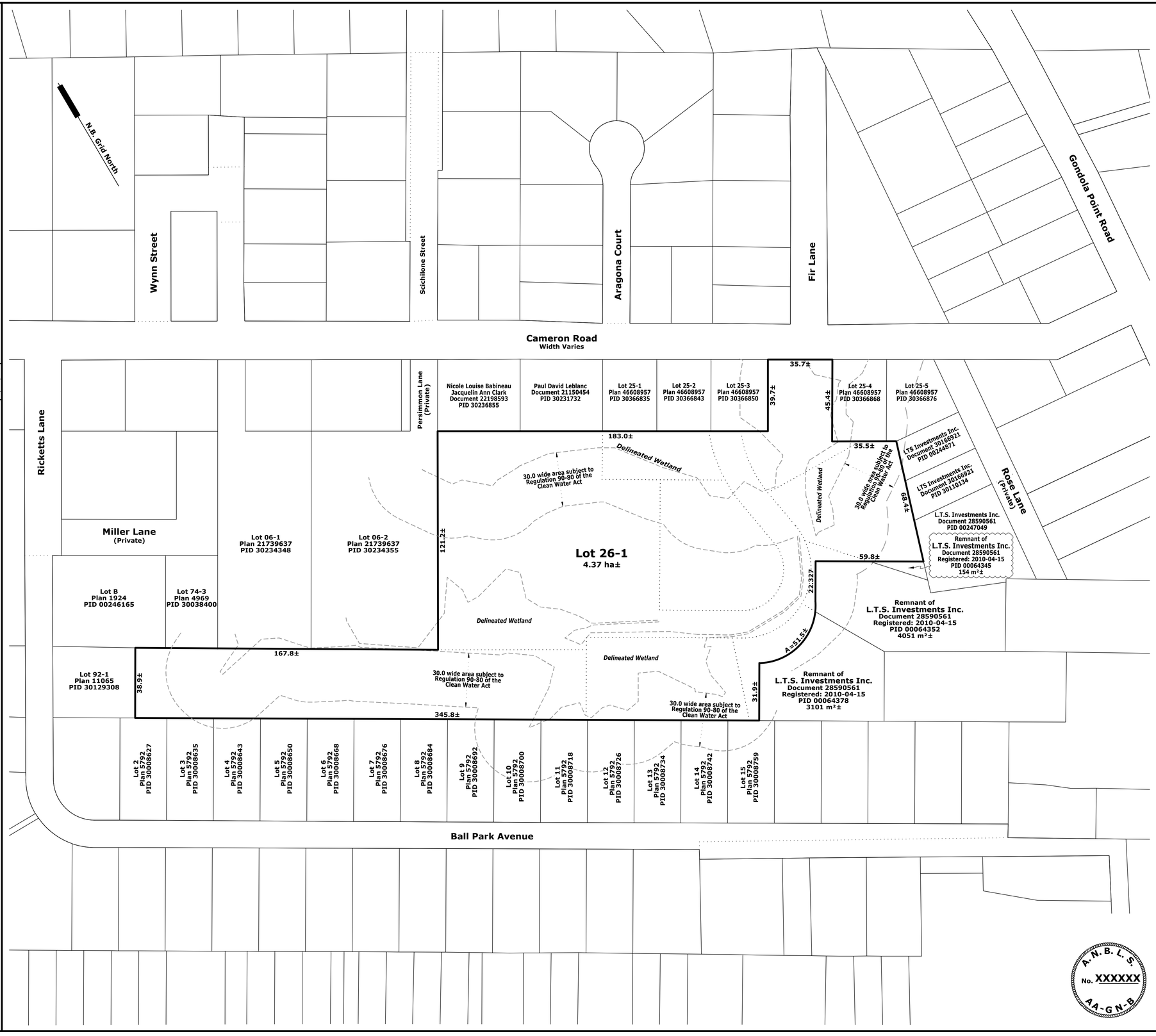
CLIENT:
LTS INVESTMENTS INC

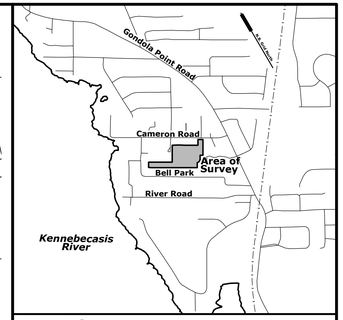
PROJECT:
MILLER PARK

TITLE:
SITE PLAN

SHEET C1 of 2

ISSUE: ISSUED FOR REVIEW
DATE OF: 2026-07-28
REV # 1





Key Plan
Scale = 1:20,000

Legend

LANDS DEALT WITH BY THIS PLAN		CONTROL POINT	△
TABULATED COORDINATE POINT	1	FENCE	-x-
STANDARD SURVEY MARKER PLACED	⊙	WELL	○
STANDARD SURVEY MARKER FOUND	⊛	SIGN	-o-
CALCULATED COORDINATE POINT	⊙	TREE	◌
ROUND IRON BAR FOUND	●	CULVERT	
SQUARE IRON BAR FOUND	■	LIGHT STANDARD	☼
IRON PIPE FOUND	○	UTILITY POLE / GUY	
SCRIBED WOODEN SURVEY POST	⊠	UTILITY LINE	OH — HO
EASEMENT(S) SHOWN THUS		CENTRELINE	

NB Grid Coordinate Values (HPN)

Point	Easting	Northing	Remarks
List points using CoordTable format			
Copy and paste into this piece of text			

Watercourse and Wetlands Alteration (WAWA) Regulation Note

Watercourses, wetlands, and their respective 30-metre buffers are regulated features and any alterations within those areas require a permit issued by the Department of Environment and Local Government such as, but not limited to, soil disturbance, removal of vegetation, placement of a structure, etc. These features are regulated as per their presence on the ground and the representation on this plan may not be accurate. It is the responsibility of the landowner to ensure no alterations take place in those areas without a Watercourse and Wetland Alteration (WAWA) Permit.

Areas identified as Delineated Wetlands, Watercourses By Andrew Toole on June 25, 2025 Job No. 20209.

Title Data

PID's 00064402, 00246868, 00246769, 00064386, 00064394, 00064378, 00064352, 00064345 & 00064337
Owner: L.T.S. Investments Inc.
Document 28590561
Registered: 2010-04-15

Signature of Owners

Danny Dobson, President
for: L.T.S. Investments Inc.

Notes

1. All computations performed and coordinates shown are based on the New Brunswick stereographic double projection and the NAD83(CSRS) ellipsoid, epoch 2010.
2. All distances shown are in metres and are grid distances calculated using a combined scale factor utilizing geoid model CGG2013a.
3. All directions are New Brunswick grid azimuths established using GNSS.
4. Document and plan numbers referred to are those of the land titles or county registry office.
5. Certification is not made as to legal title, being the domain of a lawyer, nor to the zoning & setback bylaws or regulations, being the domain of a Development Officer.
6. Certification is not made as to covenants set out in the document(s) and the location of any underground services and/or fixtures permanent or otherwise.
7. Peripheral information and adjacent owner information was derived from Service New Brunswick records unless otherwise noted.

Purpose of Plan

- To create Lot 26-1.

Subdivision Plan
L.T.S. Investments Inc. Subdivision
Lot 26-1

Cameron Road
Town of Rothesay
Kings County, NB

0 10 20 30 40 50 100
Scale = 1:1000

DMSE

Dated: August 27, 2026

TENTATIVE

A.N.B.L.S. No. XXXXXX AA-G N-B

ANDREW K. TOOLE, NBLS #379

Dwg: 20209SDT2

Form 45

AFFIDAVIT OF CORPORATE EXECUTION

***Land Titles Act*, S.N.B. 1981, c.L-1.1, s.55**

Deponent:	Danny Dobson LTS INVESTMENTS INC. 312 Rothesay Ave Saint John, NB E2J 2B9
Office Held by Deponent:	**Director**
Corporation:	LTS INVESTMENTS INC.
Place of Execution:	Rothesay, Province of New Brunswick.
Date of Execution:	_____, 2026

I, **DANNY DOBSON**, the deponent, make oath and say:

1. That I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to;

2. That the attached instrument was executed by me as the officer(s) duly authorized to execute the instrument on behalf of the corporation;

3. the signature "**Danny Dobson**" subscribed to the within instrument is the signature of me and is in the proper handwriting of me, this deponent.

4. the Seal affixed to the foregoing indenture is the official seal of the said Corporation was so affixed by order of the Board of Directors of the Corporation to and for the uses and purposes therein expressed and contained;

5. That the instrument was executed at the place and on the date specified above;

DECLARED TO at Rothesay,
in the County of Kings,)
and Province of New Brunswick,)
This ___ day of _____, 2026)
)
BEFORE ME:)
)
_____)
Commissioner of Oaths) Danny Dobson

DRAFT

Form 45

AFFIDAVIT OF CORPORATE EXECUTION

***Land Titles Act*, S.N.B. 1981, c.L-1.1, s.55**

Deponent:	**CLERK** Rothesay 70 Hampton Road Rothesay, N.B. E2E 5L5
Office Held by Deponent:	Clerk
Corporation:	**Rothesay**
Other Officer Who Executed the Instrument:	**MAYOR** Rothesay 70 Hampton Road Rothesay, N.B. E2E 5L5
Office Held by Other Officer Who Executed the Instrument:	Mayor
Place of Execution:	Rothesay, Province of New Brunswick.
Date of Execution:	_____, 2026

I, **CLERK NAMR**, the deponent, make oath and say:

1. That I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to;

6. That the attached instrument was executed by me and **MAYOR NAME,** the other officer specified above, as the officer(s) duly authorized to execute the instrument on behalf of the corporation;

7. The signature "**MAYOR NAME**" subscribed to the within instrument is the signature of Mayor Name, who is the Mayor of the town of Rothesay, and the signature "**Clerk Name**" subscribed to the within instrument as Clerk is the signature of me and is in the proper handwriting of me, this deponent, and was hereto subscribed pursuant to resolution of the Council of the said Town to and for the uses and purposes therein expressed and contained;

8. The Seal affixed to the foregoing indenture is the official seal of the said Town and was so affixed by order of the Council of the said Town, to and for the uses and purposes therein expressed and contained;

9. That the instrument was executed at the place and on the date specified above;

DECLARED TO at town of Rothesay, in the County of Kings, and Province of New Brunswick, This ___ day of _____, 2026)

BEFORE ME:)

_____)
Commissioner of Oaths)

_____
CLERK NAME

BY-LAW 2-10-47
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 A – Bylaw 2-10-47".

The purpose of the amendment is to rezone an approximate 4.37 hectare parcel of land at the rear of 7, 9, and 11 Cameron Road (PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion), 00064378 (portion)) from **Single Family Residential – Standard Zone (R1B)** and **Multi-Unit Residential Zone (R4)** to **Attached Residential Zone (R3)**.

.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

READ IN ENTIRETY :

THIRD READING BY TITLE
AND ENACTED :

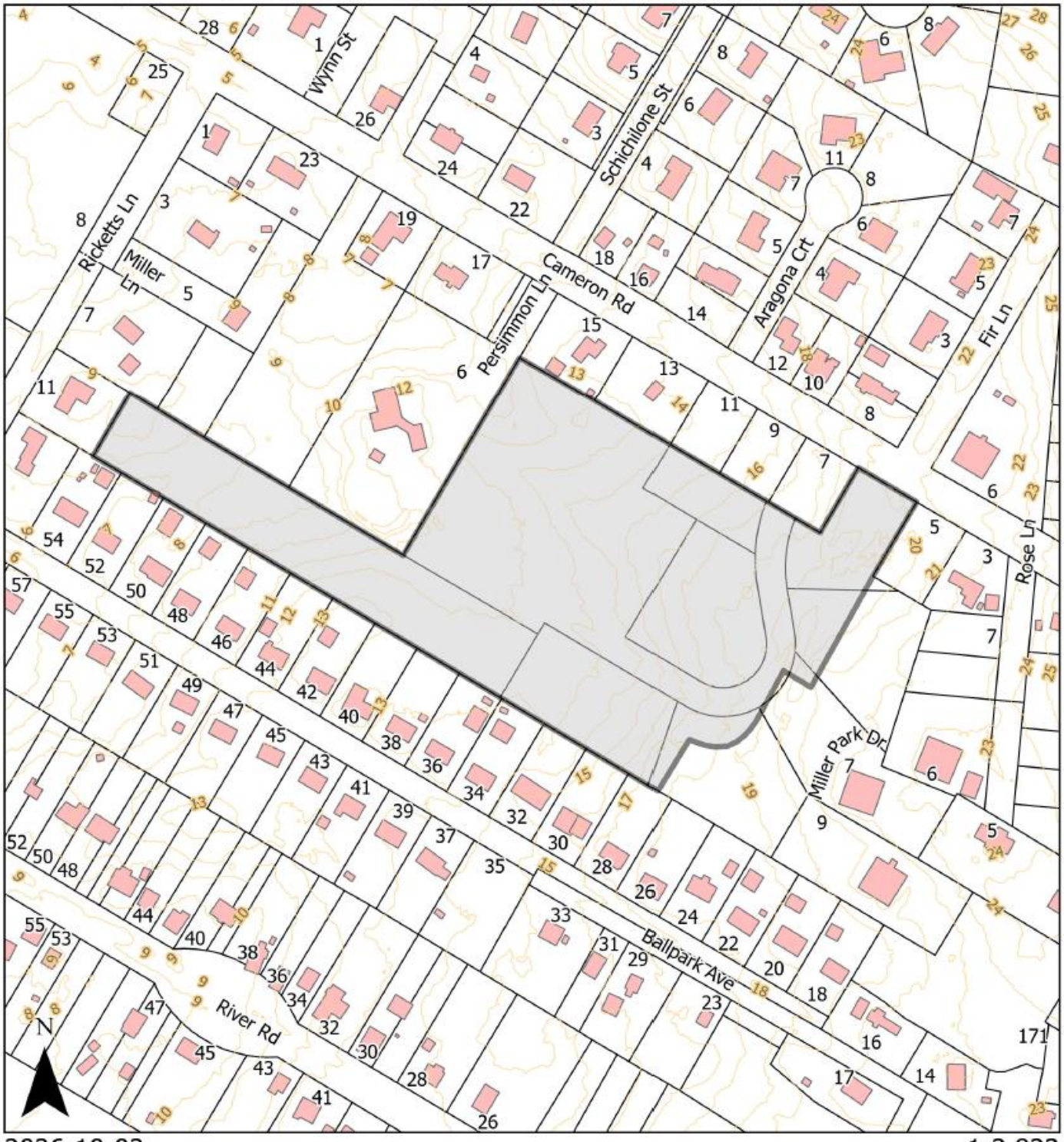
MAYOR

CLERK

DRAFT

Attachment A - Bylaw 2-10-47

PID 00064337, 00064386, 00246769, 00246868, 00064394, 00064402,
00064345 (portion), 00064352 (portion), & 00064378 (portion)



2026-10-02

1:2,822

Residential Buildings

Subject Property

0 45 90 180

Metres

Outlook

FW: Support for Cameron Road Rezoning

From Mark Reade <markreade@rothesay.ca>
Date Tue 2026-09-01 8:03 AM
To Darcy Hudson <DarcyHudson@rothesay.ca>; Neil McKenna <neil.mckenna@rothesay.ca>

For Cameron Road

From: Rothesay Info <rothesay@rothesay.ca>
Sent: September 1, 2026 7:56 AM
To: Matthew Alexander <MatthewAlexander@rothesay.ca>
Cc: Mark Reade <markreade@rothesay.ca>
Subject: RE: Support for Cameron Road Rezoning

Good morning,

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

Rothesay Administration
rothesay@rothesay.ca
70 Hampton Rd, Rothesay NB, E2E 5L5
T: 506-848-6600 | F: 506-848-6677
rothesay.ca

From: >
Sent: September 1, 2026 7:29 AM
To: Rothesay Info <rothesay@rothesay.ca>; Matthew Alexander <matthewalexander@rothesay.ca>
Subject: Support for Cameron Road Rezoning

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

To: All members of Rothesay Planning and Advisory Committee, Mayor Matthew Alexander and all Council members.

I am writing to express my support for the latest site plan and proposed rezoning for the land south of 7, 9, and 11 Cameron Road.

At the onset of the application for this rezoning I was vehement opposed. Since April 2025 I have fought hard against the rezoning resulting in many delays, extra expenditures, and headaches to the developer. In spite of it all, the developer has maintained a positive relationship with members of the community. This connection with the neighbourhood manifested itself in a new plan with a considerable reduction in the number of homes to be built. This iteration did nothing, however, to address the loss of wetland, buffers, and road safety. At the urging of the Friends of Cameron Road Committee, 27 letters of protest were presented to PAC. Subsequently the developer read and heard the concerns and requested that his application for rezoning be tabled until such time as he and his team could sit down with the community and find a plan that would address their concerns.

On July 23, 2026 the developer presented his new vision to a room full of approximately 40 concerned citizens. The outcome of his discussion and presentation was overwhelmingly positive. The number of homes had been greatly reduced; the detention pond issues had been resolved, and a large portion of the wetland had been left untouched. There were still questions about road safety, however, the majority of the people in attendance indicated their support of the plan.

The developer has bent over backward to make his development both feasible for him and acceptable to the majority of the community.

I am 100% behind the latest plan and congratulate the developer for listening and responding to the needs of the community. I strongly urge PAC to recommend that the rezoning of the above mentioned development to R3 go forward without insisting on any changes to the plan.

I look forward to having the opportunity to discuss this matter further at the upcoming PAC meeting.

Danny Dobson has listened to the community in which he wants to build…be like Danny!

Respectfully

15 Cameron Road, Rothesay

Sent from my iPad

Liz Hazlett

From:
Sent: Monday, June 29, 2026 7:11 PM
To: Rothesay Info
Subject: Presentation Deck for Mayor Alexander and Council (1 of 2)
Attachments: 2026-06-29 Something Special_Mayor Matt Alexander-FINAL Main Deck.pptx

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

Please distribute to Mayor Alexander and Council. Thanks!

Hi Mayor Alexander,

Thanks, again, for meeting with us today. Here is a copy of the deck for your and Council's reference.

We trust our input regarding the proposed development, between Cameron Road and Ball Park Ave, will contribute to the Town Council's deliberations for alternatives to implement to ensure the continuity of our community's character and quality of life.

Sincerely,

There's "Something Special"
Cameron Road, Rothesay, NB

Prepared By:

Outline

1. There's Something About Rothesay
2. Common Goal
3. Quality of Life and Character Preservation
    A. Vehicle and Pedestrian Safety
    B. Remnant Wetland and Watercourses
    C. Infrastructure to Density Balance
4. Summary
5. Appendix Pictures

There's Something About Rothesay

Maybe it's the mature tree-line streets.
Maybe it's the view of the Kennebecasis River.
Maybe it's the sense of community that seems to have been built over generations.

Whatever it is, people don't just move to Rothesay – they tend to stay.

I often hear people talk about the feeling they get when they drive through Rothesay. It's not just about the houses. **It's about the pride of ownership, the sense of belonging, and the quality of life that comes with living there.**

Facebook (June 15, 2026)

Rothesay‘s Strategic 2026-2031 Plan

”That Something Special” captured in Rothesay’s Strategic Plan:

- “..collective commitment to ensuring that Rothesay remains a community where quality of life is exceptional, where neighbours care about each other”
- The plan recognizes that Rothesay’s strength lies not in the rapid expansion, but in careful stewardship that preserves the character and quality of life that makes our community distinctive.
- …Rothesay has the opportunity to serve as a model for other communities **navigating the tensions between growth and character preservation**, demonstrating it is possible to accommodate change while **strengthening the very qualities that make a place special**.

Mayor Alexander's Swearing In Address

"That Something Special" captured in Mayor Alexander's address:

- ...preserving qualities that make Rothesay such a special place to call home.
- Long term interests of our overall community ahead of political interests.
- We will be asked to balance growth with preservation
- ... commitment of finding effective solutions to advance best interests on our residents.
- We all want future generations to enjoy the **same quality of life** that has made this town, **such a special place to call home**.
- Every decision we make affects the lives of residents.
- We are not owners of this community. We are temporary stewards.

Common Goal

We are advocating for "**That Something Special**" to be maintained in our historic Fairvale Park neighbourhood with its unique identity within Rothesay.

- Homeowners (27) wrote emails to the Planning and Advisory Committee with points of concern for proposed development plans.
- Our homeowners offer a wealth of knowledge & wisdom, with 100's of years of collective experience, including change management for finding solutions within challenges.
- Many of the 27 letters have reasoned alternatives to navigate the 3 predominate tensions challenging "character preservation" and "quality of life" by the proposed growth.

Town Council is asked to seriously examine and deliberate on alternative growth options offered by homeowners experiencing life in our community.

A. Vehicle and Pedestrian Safety

Increased Cameron Road traffic from development would be **untenable:**

- Current PEAK vehicle & foot traffic safety is barely tenable
  - Inadequate shoulder space for access to school buses at top of Cameron
  - Vehicles merge onto Gondola Point Rd facing a blind knoll and unending feeder traffic
  - Vehicles use shoulder of road or left side to navigate around pedestrian traffic
- The road is used by both local and non-local people as a “pass through”
- The road is unlike other narrow roads in Rothesay; it is the access point to:
  - 3 beaches, park, playground, tennis and basketball courts used
  - Recreational water sports - kayaking, boating, and ice fishing

Alternative: Gondola Point Road be the primary access point for Miller Park leaving Cameron Road as secondary emergency access point only.

B. Remnant Wetland and Watercourses (1)



GeoNB Map of Wetland Including Buffer Zones

B. Remnant Wetland and Watercourses (2)

- A Remnant Wetland is less than 2 hectares in size
  - A surviving fragment of a larger, originally contiguous wetland ecosystem that has persisted despite significant surrounding land-use changes.
  - Often ecologically "intact", containing native flora and fauna escaping major disturbance.
  - Remnant wetlands were removed from the GeoNB map in 2011
  - This wetland was added back onto the GeoNB map in June 2026; Delineation June 2025
- The Wetland behind Cameron Road contains Bog Gardens, Treed Swamp, two Streams, Stream Banks, and a Water Corridor
- This Wetland provides significant environmental and economic benefits to Rothesay and the bordering neighbourhood.

Bog Gardens
Cameron Road Side







Streams and Stream Banks
Cameron Road Side







Stream Banks
Ball Park Road Side







Water Corridor
Towards Gondola Point Road

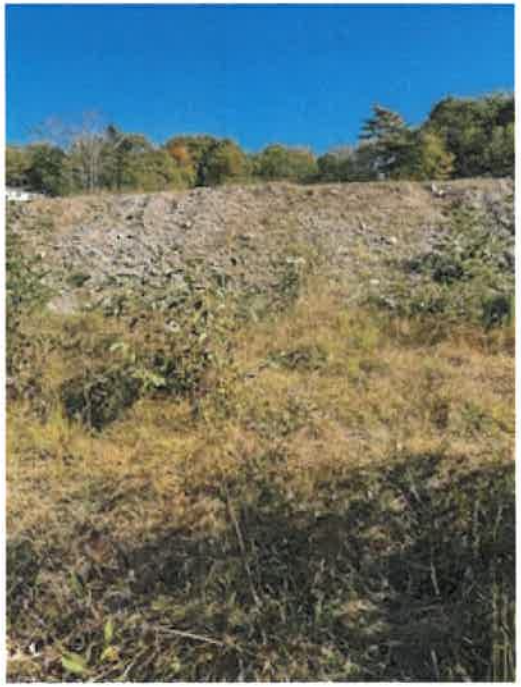




Wetland and Watercourse Alteration (No Permit) ~2010-2015







Wetland Disruption
Impact on Neighbouring Property







Wetland Disruption
Impact on Neighbouring Property







Wetland Disruption
Impact on Neighbouring Property







B. Remnant Wetland and Watercourses (3)

Why the concern for Phase 1 (2025)?

- Non-disclosure of the wetland delineation report for the Phase 1 Public Hearing process contributed to a flawed public hearing process undermining public trust
- Non-permitted alterations were done between 2010-2015, as documented on Google Earth

Why the concern for Phase 2 (2026)?

- Area residents will suffer loss to their quality of life through negative environmental impacts
  - Unidentified and unintended consequences to area trees, wells, flood and drought mitigation, land owner's privacy and enjoyment of nature, etc.
- Wildlife and migratory birds will suffer from the loss the ecological integrity
  - Displacement of wildlife into the open
  - Disruption of the **migratory corridor and nesting** from Gondola Point Rd to Kennebecasis River

B. Remnant Wetland and Watercourses (4)



2026 Proposal for 50 “doors



2026 Wetland GeoNB Map



Migratory Path

GeoNB Map – “Fairvale Area”



B. Remnant Wetland and Watercourses (5)

Clearcutting and wetland destruction causes irreversible damage with loss of:

- Groundwater Recharge protection for our well water supply
  - 1 acre filters 7.3M gal of water per year*
- Natural drought and flood mitigation reducing need for 4 detention ponds
  - 1 acre absorbs 1M-1.5M gal of water per year by acting like a sponge**
- Overall ecological resilience and biodiversity support
- Noise reduction and protection of privacy for existing residents
- Protective corridors for wildlife, migratory birds and waterfowl

Alternative: Allow only a) building permits on the current R4 area near the existing apartment buildings b) very limited, if any, rezoning of R1 area to R2 or R3.

Disallow building permits on lower R1 area behind 11, 13, and 15 Cameron Rd (wetland & watercourse) bridging across to Ball Park Ave (wetland & watercourse).

* Ducks Unlimited and U.S. Army Corps of Engineers

**US Environmental Protection Agency (US EPA)

C. Infrastructure to Density Balance

Cameron Road is a low-density, family-oriented neighbourhood defined by:

- Its natural beauty and integration into nature
- a strong sense of community.
- Its recreational amenities and water sport activities

The proposed development's density is ~8 times the area's residential density

The density would create added infrastructure pressure on traffic, emergency services, health care clinics, hospice, and telecommunications with potential:

- Health and wellbeing safety issues
- Untenable vehicle and pedestrian traffic safety
- Compromised privacy for neighboring properties
- Light and noise pollution

This density imbalance would negatively impact the community's historical

- Character and quality of life.

Alternative: Reduce the number of "doors" to 30 or less (from 50) for development on a smaller area of land than proposed resulting in 1) overall less density pressure on infrastructure and 2) protection of the wetland and watercourses.

Summary

We identified three shared concerns from the 27 letters submitted by homeowners to PAC that will negatively impact our neighbourhood's character and quality of life.

Homeowners offered reasoned suggestions for preserving that "something special" aligning with Rothesay's Strategic Plan:

- Gondola Point Road to be the primary vehicle access point to Miller Park
- Remnant wetland preserved with a treed buffer zone for adjacent properties
- Development density reduced to mitigate pressure on infrastructure and supporting services

Town Council is being asked to deliberate for alternatives to implement to ensure the continuity of our community's character and quality of life.

APPENDIX

Watercourse Pictures

May 2025 to March 2026

May 2025 (CR)



October 2025 (BP)



January 2026 (CR)





March 2026 (CR)



Wetland Wildlife Activity



At 13 and 15 Cameron Road

Fri, Jun 5 at 6:49 AM

Jacie



A brand new baby sleeping not 10' from our driveway. Mom went off to eat. It is a wonderful feeling to know that they feel that this is a safe place. No mowing this morning I guess.














blink

Outlook

FW: Rezoning Application by LTS Investments for 34 units

From Rothesay Info <Rothesay@rothesay.ca>
Date Thu 2026-09-03 9:08 AM
To Mark Reade <markreade@rothesay.ca>; Darcy Hudson <DarcyHudson@rothesay.ca>; Neil McKenna <neil.mckenna@rothesay.ca>

Rothesay Administration
rothesay@rothesay.ca
70 Hampton Rd, Rothesay NB, E2E 5L5
T: 506-848-6600 | F: 506-848-6677
rothesay.ca

From:
Sent: September 3, 2026 9:07 AM
To: Rothesay Info <Rothesay@rothesay.ca>; Matthew Alexander <matthewalexander@rothesay.ca>; Tiffany Mackay French <tiffanymackayfrench@rothesay.ca>; Dave Brown <davebrown@rothesay.ca>; Peter Lewis <peterlewis@rothesay.ca>; Don Shea <donshea@rothesay.ca>; Helen Boyle <helenboyle@rothesay.ca>; Tyler Davis <tylerdavis@rothesay.ca>;
Subject: Rezoning Application by LTS Investments for 34 units

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

Dear Planning Advisory Committee (PAC), Mayor Alexander, Council, and Danny Dobson,

My name is . I live at 12 Cameron Road, directly across from the Phase 1 development.

This email is to respond to the rezoning application for development of 34 units between Cameron Road and Ball Park Ave. I'm including Council & Danny Dobson, so my comments are received first hand.

INTRODUCTION

Firstly, I'd like to thank Danny Dobson again for keeping a clean construction site for Phase 1, taking pride in the aesthetics of his development, and being thoughtful of the neighbours.

Secondly, his demonstration of courageous leadership by initiating a meeting with neighbourhood homeowners allowed for a good, productive discussion. He listened to and diffused many concerns expressed from the 27 letters submitted, in May this year to PAC, by proposing the following:

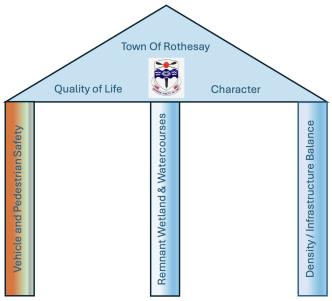
- Density reduction from 64 initial doors to ~30 (max 34) doors
- Wetland and watercourse protection below 9, 11 Cameron Rd to Persimmon Lane
- Treed buffer zones included for perimeter of development
- Detention pond reduction and fencing (if detention pond required)

Those in attendance understood the trade-off for these amendments would be conditional on no sidewalks for the upper part of Cameron Road. The general consensus was the road's character would be lost if the trees were removed for sidewalks, so mitigating the other concerns is preferred.

The positive collaboration was refreshing and greatly appreciated.

COMMON GOAL

The Town of Rothesay and its residents have a common goal to preserve our Quality of Life and Character as detailed in the Town's 2026-2031 Strategic Plan, captured nicely in Mayor Alexander's swearing in address and in the 2026 Citizen Survey. See below graphic with the common goal and 3 supporting pillars.



This model helps to understand the repetitive concerns contained in the 27 letters submitted to PAC

The amendments to the Phase 2 plans are reflected by color code in the model and the below list:

1. Vehicle and Pedestrian Safety: Concerns Remain
2. Remnant Wetland and Watercourses: Changed to protecting areas of wetland
3. Infrastructure to Density Balance: Amended density to 34 doors (from 50 and 64)

CONCERN

The Vehicle and Pedestrian Safety on Cameron Road is pending being addressed in the new proposal. Navigation of the volume of vehicles and pedestrians on Cameron Road is the issue; not speed.

The volume of vehicles and pedestrians using Cameron Road will increase with Miller Park, Kaitlyn St, Sagamore Point, Quispamsis, etc developments, even with traffic mitigation measures. The increase in direct Miller Park traffic and from other areas will also increase the area's recreational use. Any further increase to Cameron Road's traffic and traffic merging onto Gondola Point Rd will become untenable.

Current PEAK vehicle and foot traffic navigation is barely tenable with inadequate shoulder space for students to access school buses at top of Cameron. Blind knolls on both sides of Gondola Road, with unending feeder traffic, causes merging onto it precarious to navigate.

Vehicles on Cameron Road use the grass or left side of the road to navigate around pedestrian traffic. The road is used by both local and non-local people as a “pass through” or for recreation. It is unlike other narrow roads in Rothesay; it is the access point to:

- 3 beaches, park, playground, tennis, pickleball, and basketball courts
- Year-round recreational water sports – kayaking, boating, fishing, and ice fishing

TRAFFIC MITIGATION

Below are options for proactively mitigating growing vehicle and pedestrian safety issues on Cameron Rd:

1. Access to Miller Park Development (34 units - 34-68 vehicles plus visitors) amended to:
   - Cameron Road – Controlled Entrance **ONLY**
   - Miller Park Drive (existing) – Exit and Entrance

   This option allows the developer to showcase Park Entrance on Cameron Road while mitigating increased exiting traffic volume and congestion by directing it through Miller Park Drive
2. Use of traffic calming measure for upper part of Cameron Road
3. Traffic lights for Miller Park Dr and Kirkpatrick Rd at Gondola Point Rd, if needed
4. Proactively plan for Gondola Point Road increased traffic flow from the new development feeder traffic eg Miller Park, Kaitlyn St, Sagamore Point, etc.



SUMMARY

It is appreciated Danny Dobson & group made amendments to the development plan to address concerns:

- preserving wetland and watercourses
- reducing the number of units for the proposed development, and not build on the sensitive area.

I respectfully ask the Town to deliberate to implement Cameron Road being an entrance ONLY to Phase 2 development and Miller Park Dr as the exclusive EXIT using the existing road and finding a way to work around the developer’s trees to preserve its character for the Miller Park residents.

Thank you!

12 Cameron Road

Outlook

PAC - Cameron road development

From
Date Wed 2026-09-02 1:08 PM
To Rothesay Info <rothesay@rothesay.ca>

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

Bonjour,
I am writing to express my support for Danny Dobson's newest proposed development on Cameron road, (without any modification made to it).
Mr Dobson sat down, listened and discussed with the concerned citizens.
Everyone didn't get everything they wanted, concessions were made by all parties involved, but in the end the great majority expressed their satisfaction with the latest proposal.
Imagine if all the proposed developments in Rothesay/Fairvale proceeded like that. Residents who feel that they are losing one of their biggest investments, their homes, felt like someone cared and would bother listening.
Mr Dobson should be commended for the way he engaged with the community and should be used as a model for all further development in the town.
Merci,

15 Cameron Rd

Outlook

Planning application- Cameron Road

From
Date Wed 2026-09-02 7:13 PM
To Rothesay Info <rothesay@rothesay.ca>

[Some people who received this message don't often get email from . Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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

Please note that there is still strong opposition to this development.
It is simply to large for this area of Rothesay. Cameron Road and surrounding neighborhoods cannot sustain this level of traffic. It is unsafe for pedestrians, and issues surrounding emergency vehicle access have not been addressed.

The developer is impeding on the quality of life for existing residents in this neighborhood. Residents wishes should be paramount and certainly not secondary to those of a non-resident seeking only to maximize their return on investment.

The impact of the eight new units on Cameron Road has yet to be assessed, but already the increase in traffic is being felt.
This, combined with the increased traffic on Gondola Point Road due to additional housing developments in the area should be reason for pause and thoughtful discussion about a level of growth that is causing serious concern for this area of Rothesay.

Further, this development will disturb existing wildlife including migratory birds, nesting habitats, and delicate ecosystems that should be preserved rather than destroyed.
Given all that we know about the value of protecting the critical natural environment, this development cannot be allowed to move forward as proposed.
Please consider the wishes of the residents of this area, the safety issues, and the legitimate environmental concerns, and do not allow this rezoning to proceed.

Respectfully,

Outlook

Cameron Road development

From
Date Wed 2026-09-02 10:45 PM
To Rothesay Info <rothesay@rothesay.ca>

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

Dear Planning and Advisory Committee,

I am writing to express my opposition toward the Cameron Road development. As a 16 year old youth, I don't have a say in who becomes elected, however, the decisions made today by the current council will have the biggest impact on my generation and future generations. There's so much to fear in today's world, from politics to our dying planet. But through my eyes and the 2.41 billion other youth, there's an abundance of hope. We cannot fight this battle without people like you who have the responsibility to make the right decision.

Wetlands are among the most productive ecosystems in the world, comparable to rain forests and coral reefs. These sacred ecosystems provide flood protection, water quality improvement and of course, habitat for over 400 species at risk in Canada. Should this wetland no longer exist, where will its inhabitants live? The wetlands won't be the only devastation. Multiple decade old trees which store approximately 500 kilograms of Carbon and inhabit native bird species will be lost. It is time to stop extracting nature's resources simply for profit. There's an ethically responsible way to approach this.

We (residents or Cameron road + surrounding and Mother Earth) believe that you will choose the ethically correct and only option: Compassion and reason for our planet and people.

Sincerely,
& Mother Earth

Sent from my iPhone

Outlook

re: proposed amendments to Cameron Road PAC

From
Date Thu 2026-09-03 5:59 AM
To Rothesay Info <rothesay@rothesay.ca>

Some people who received this message don't often get email from . Learn why this is important

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

Rothesay Planning Advisory Committee

RE: Planning Application – Cameron Road Revised Proposal

Regarding the Planning application- Cameron Road, the revised proposal is a marked improvement over the previous “second phase” proposal. Improvements that I identify as the developer working with the residents are the removal of access from Miller Park Apartments to Cameron Road via the development and the removal of the retention ponds. I also see as an improvement the compromise by developer to reduce the number of units from 50 to 34 which will alleviate some of the traffic concerns that I have.

I still have a couple of concerns, however. First is the detention pond that is proposed. Although not as negatively impactful to the neighbourhood as the retention ponds that were proposed, I do not believe this less expensive method of storm water management is the appropriate option. A detention pond will have high maintenance needs such as clearing of sediment, repairs to any parts that erode and the management of overgrowth. The detention pond could potentially have odours from leaves and other organics that decay in the pond. There is also the possibility of mosquitoes and other pests using this as a breeding ground. The potential for odour and pests such as mosquitoes will negatively affect the peaceful enjoyment of property for residents. Presently there are no issues with mosquitoes in the neighbourhood. This development should be connected to the Town’s storm water management system via piping, like other developments such as the one on Dobbin Street.

My other concern is the volume of traffic that will be added to Cameron Road and measures to control that traffic. Will the Town will be putting speed cushions on Cameron Road between Scichilone Street and Gondola Point Road? This development will add at least 50 more cars travelling the road, using an average of 1.5 cars per unit at 34 units in the development. Being a 55 plus development, I would also expect these residents to be walking the neighbourhood. The shoulders are not usable for pedestrians and thus must walk on the paved portion of the road. It is important to control the speed of vehicles using this road so that another near tragedy does not occur here.

As per the recent survey completed by the Town, traffic congestion and road safety is one of the top concerns for the residents, along with overdevelopment. Respondents want controlled growth that keeps the neighbourhood’s traditional character. This development will push the boundaries of my neighbourhood for both, which in turn will affect the quality of life for those who presently live there. The peaceful enjoyment of my property will be impacted by this development, and the Town needs to consider this and how the Town and developer will mitigate the impact. I believe this is also part of the 10-year Municipal Plan Review for the Town.

I am not against the development of this property and understand the needs of the community and the value a development like this can add to the surrounding properties. What I am against is the detention pond and the negative impact this will likely have on my neighborhood. I am also looking for assurances that this development will not seek or have Town approval in the future of any connection to Miller Park Apartments that will add even more traffic to Cameron Road. And finally, that the developer is not looking to add any more units to this property or another “second phase”. I did not oppose the original draft at the time, but I could not accept the changes that were proposed for a “second phase”.

Regards,

1 Cameron Road

Rothesay, NB

Outlook

Fwd: Sept 8 PAC meeting

From
Date Thu 2026-09-03 11:29 AM
To Rothesay Info <rothesay@rothesay.ca>

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

For the PAC meeting. ...Cameron Road application
- Sent from my iPhone

Begin forwarded message:

From:
Date: September 2, 2026 at 12:18:39 PM ADT
To: Mark Reade <markreade@rothesay.ca>
Cc: Brett McLean <BrettMcLean@rothesay.ca>
Subject: Re: Sept 8 PAC meeting

Hello Mark and Brett - thanks for the DA draft.

1) Checking to ensure this was the correct version sent ....as this version states "shall not exceed a maximum of 64 residential units".

Is this typo as your letter of August 17th/26 stated 34 units?
Please confirm the correct number...

2) under the revised proposal under map coordinates E10 a sanitary manhole is indicated. Is this where the development sewer will be connected? If not , what is the current plan for its connection ?

3) under clause 10 - Municipal sidewalks the clause states sidewalks are to be installed from 11 Cameron Rd to Gondola Point Road .
I understood LTS proposed at public meeting to drop this requirement in exchange for reduced density of between 30-34 doors.

4) the noted schedules in the DA are missing ...can these be provided?

Your clarification of these areas is requested to ensure we are working with the most current DA agreement ... appreciate it is a draft ..

With thanks

12 Cameron Road

- Sent from my iPhone

On Sep 1, 2026, at 9:04 AM, Mark Reade <markreade@rothesay.ca> wrote:

Dan, the draft of the Development Agreement is attached.

PAC's deliberations next week will be a recommendation for Council to set a Public Hearing date. The Public Hearing will likely be in mid-to-late November consistent with our scheduling. PAC's formal recommendation will come from the October PAC meeting.

As is the case with the overall rezoning, the Development Agreement is subject to Council approval, so we are at an early point in the process regarding that document and the rezoning.

If you need to discuss, I am out this week on vacation and not available. However, I will be back in the office Tuesday and available to reply to any emails then.

Mark

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

From:

Sent: August 31, 2026 11:44 AM

To: Mark Reade <markreade@rothesay.ca>

Subject: Sept 8 PAC meeting

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

senders.

Hey Mark, in order to prep for the Sept 8 meeting please send the development agreement proposed for LTS on Cameron Road.

Having this documentation would help clarify on review.

With thanks

13 Cameron Road

- Sent from my iPhone

<Draft Development Agreement Cameron Road August 2026.pdf>

Outlook

Fwd: PAC Meeting - Planning Application - Cameron Road

From

Date Thu 2026-09-03 11:21 AM

To Rothesay Info <rothesay@rothesay.ca>

Cc Mark Reade <markreade@rothesay.ca>; Danny Dobson <danny@dobsonchrysler.com>; Brett McLean <BrettMcLean@rothesay.ca>

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The attached memo was sent to the developer on July 30th after the community meeting in July with the developer. No response was received.

Purpose:
I asked clarification on 3 areas within the letter.

I am sending these to PAC for clarification and understanding with the developer for inclusion with the development agreement.

Areas Identified:
1) will a treed buffer zone around the new development area be maintained allowing for continued neighborhood privacy and allow for a light diversion design?

Requesting clarification on setback design
on proposal drawing provided in PAC July 30th letter: is it in meters or feet? Drawing states metric - but notications may be in feet. Which is correct?

2) will the site development design for additional units follow the "existing land grade" allowing for continued privacy of sight lines with existing neighborhood residents?

3 a) has the developer considered the property use of natural storm water methods within the development with the existing wooded area? PAC confirmed that Detention ponds are not mandated by Rothesay but only net- zero storm water management is required.

3 b) has the developer considered the use of percolation testing in the design of a combination of surface drainage via swale landscaping with French drains with dry wells leading to the existing undisturbed natural wet lands which would allow for a natural flow of excess water from the new development area? (given PAC clarification on the use of other net -zero storm water water management designs)

3 c) the use of natural storm water methods are less expensive to create with lower life cycle maintainance costs vs detention ponds development?

Has the developer considered this option with the added benefit of wetlands preservation?

Summary:
In summary I am sending these to PAC for clarification with the developer for inclusion in the design of the final development agreement

Thank you for the review of these areas.

12 Cameron Road

- Sent from my iPhone

Begin forwarded message:

From:
Date: July 30, 2026 at 4:06:49 PM ADT
To: Danny Dobson <danny@dobsonchrysler.com>
Subject: Thank you and confirmation of details from meeting

Hello Danny,

Thank you for hosting the community meeting,Thursday past. Your alternative Phase 2 plan was appreciated and thoughtful by taking into consideration the concerns expressed in the 27 letters sent to PAC including reduction from 64 doors to ~30 doors with wetland preservation. We understand this reduction is being proposed based on no sidewalk installation along Cameron Road being included in the developer agreement.

I'm now getting around to asking a couple clarifying questions:

1. Does the plan for a treed buffer zone around the new development include the trees at the back of your Cameron Road duplexes? What depth are you considering? The understanding was the treed buffer zone would be on the peripheral to provide privacy to neighbouring properties.
2. Did I understand correctly the Phase 2 development will follow the existing grade within the development area?

Also, I sent Mark Reade an email about a US EPA natural water mitigation design, potentially a cost-effective "net-zero" storm water management, to get his take on it.

Your time and effort with your modified plan to take to PAC is greatly appreciated along with your willingness to hold the public meeting last week to convey your amendments!

12 Cameron Road

- Sent from my iPhone

Outlook

FW: URGENT REQUEST for COUNCIL Agenda September 14, 2026: Exception basis

From Rothesay Info <rothesay@rothesay.ca>
Date Thu 2026-09-10 2:57 PM
To Neil McKenna <neil.mckenna@rothesay.ca>

Hi Neil,

This might be something to speak to Brett about putting this on the agenda for Mondays council meeting.

Rothesay Administration
rothesay@rothesay.ca
70 Hampton Rd, Rothesay NB, E2E 5L5
T: 506-848-6600 | F: 506-848-6677
rothesay.ca

From:
Sent: September 10, 2026 2:51 PM
To: Matthew Alexander <matthewalexander@rothesay.ca>; Tiffany Mackay French <tiffanymackayfrench@rothesay.ca>; Peter Lewis <peterlewis@rothesay.ca>; Don Shea <donshea@rothesay.ca>; Helen Boyle <helenboyle@rothesay.ca>; Dave Brown <davebrown@rothesay.ca>; Tyler Davis <tylerdavis@rothesay.ca>
Cc: Brett McLean <brettmclean@rothesay.ca>; Rothesay Info <rothesay@rothesay.ca>;

danny@dobsonchrysler.com
Subject: Fw: URGENT REQUEST for COUNCIL Agenda September 14, 2026: Exception basis

Some people who received this message don't often get email from . Learn why this is important
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Forward below email that failed thank you for your attention to this matter regards star

Get Outlook for Android

From:
Sent: Thursday, September 10, 2026 2:29:11 p.m.
To: Matthew Alexander <matthewalexander@rothesay.ca>; Tiffany Mackay French <tiffanymackayfrench@rothesay.ca>; peterlewis@rothesay.ca <peterlewis@rothesay.ca>; donshea@rothesay.ca <donshea@rothesay.ca>; helenboyle@rothesay.ca <helenboyle@rothesay.ca>;

davebrown@rothesay.ca <davebrown@rothesay.ca>; tylerdavis@rothesay.ca <tylerdavis@rothesay.ca>; Brett McLean <BrettMcLean@rothesay.ca>; Danny Dobson <danny@dobsonchrysler.com>; rothesay Info <Rothesay@rothesay.ca>
Cc:
Subject: URGENT REQUEST for COUNCIL Agenda September 14, 2026: Exception basis

Dear Mayor Alexander, Council, Brett McLean, and Danny Dobson,

The purpose of this URGENT email is to bring to your attention 3 concerns with implications serious enough to request Council to defer scheduling a Public Hearing until 2 of 3 concerns (rezoning and units) are resolved.

The concerns are specific to elements within the LTS Investments' Draft Development Agreement ("Agreement") for land south of Cameron Road, prepared by Planning and Development Services (PDS).

SUMMARY

Concerns (1) and (2) below relate to the "Agreement" requiring disclosure to the public for an informed response to the inherit risks to public interest of potential undisclosed development without the intended checks and balances within the public hearing process.

1. ZONING - PID's included for rezoning are excessive for Developer's 34 units (Page 1)
2. UNITS - The "Agreement" allows for 64 units; the Developer is asking for 34 units (#1)
3. ACCESS - Cameron Road access "only" is detrimental to Cameron Road traffic (#48)

BACKGROUND

1. ZONING

PDS draft "Agreement" reads, "Parcel Identifier of Parcels Burdened Agreement: PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion) by 00064352 (portion), 00064378 (portion). (Page 1)

The "Agreement" PID's identified for rezoning are an overreach for the Developer's plan:

- Rezoning presented by PDS's letter was for 34 units – PIDs in black numbering
- Rezoning overreach for land with no units – PIDs in red numbering
  - PID 00246769 should be excluded;
  - PID 00246868 (partial) portion below 00064402 excluded.

2. UNITS

PDS draft “Agreement” reads, “The Developer agrees that the total number of residential units situated on the Lands shall not exceed a maximum of sixty-four (64) residential units.” (Page 1)

The “Agreement” does not align with PDS’s letter to the public nor the Developer’s plan:

- 30-34 Units - Developer’s presentation to public on July 23, 2026
- 34 Units - PDS’s rezoning application letter to residents on August 17, 2026
- 34 Units - Developer’s presentation to PAC and Public on September 8, 2026

PAC members noted the misalignment of “Agreement” 64 units versus the Developer’s plan for 34 units and the open access point at the bottom of the cul-de-sac.

PAC requested PDS meet with the Developer to resolve the misalignment of the # of units (along with a sidewalk issue; community feedback previously provided).

3. ACCESS

PDS draft “Agreement” reads, “That the private access(es) serving the development be names and buildings / units assigned individual civic numbers or addressing as required by Rothesay. (#49)

Feedback on proposed Cameron Road access has been submitted multiple times since the beginning, May 2025.

Below are alternative options offered to mitigate direct and indirect traffic flow safety issues for Cameron Road community and communities feeding onto Gondola Point Road.

- Gondola Point Road primary access point for Miller Park; Cameron Road secondary emergency access point only (gated)
- Miller Park Road, off Gondola Point Road, the only access point for Miller Park
- Miller Park Road, both entrance and exit for gated assess, AND Cameron Road entrance ONLY (gated)



CONCLUSION

The elements of the “Agreement” should be decided prior to Council scheduling a Public Hearing because of the gross misalignment of information being presented to residents.

Residents need ample opportunity to adjust their response appropriately, if the number of units remain at 64, and all PID’s are proposed to be rezoned.

The overreach of rezoning PIDs and the excess units has a feel of an impending speculative Phase 3 development embedded in the “Agreement”, but not disclosed.

It has the appearance of avoidance of future rezoning applications subject to Town Council processes.

As a result, the current plan by the Developer for reduced density and protected wetland is vulnerable to future development outside the public hearing process through open access point on the cul-de-sac either by current Developer or a prospective buyer of the rezoned land having more speculative value than the current zoning.

Last year, this neighbourhood felt betrayed during the Phase 1 proceedings because of PDS’s and/or the Developer’s non-disclosure of the wetland Delineation Report.

REQUEST

It is requested Council **defer scheduling** a Public Hearing until the below “Agreement” elements are resolved and available for public review:

1. the “Agreement” components align with proposed 34 units & required PID rezoning.

2. If PDS recommends an “Agreement” for 64 units for Council to enter into, it needs to be publicly disclosed.

3. An acceptable access to the private development after disclosing the potential maximum # of units to be built within the development versus the proposed plan for Cameron Road ONLY access.

Sincerely,

Outlook

FW: PAC Questions/Concerns RE: Cameron Rd. Development

From Mark Reade <markreade@rothesay.ca>
Date Fri 2026-10-02 2:26 PM
To Neil McKenna <neil.mckenna@rothesay.ca>

One for Cameron Road

From:
Sent: September 14, 2026 1:03 PM
To: Mark Reade <markreade@rothesay.ca>
Subject: Fw: PAC Questions/Concerns RE: Cameron Rd. Development

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Hi Mark,

I'm following up to see if you received my email that Darcy passed along to you?

Greg

From: Darcy Hudson <darcyhudson@rothesay.ca>
Sent: Thursday, September 3, 2026 9:31 AM
To:
Subject: RE: PAC Questions/Concerns RE: Cameron Rd. Development

ATTENTION! External email / courriel externe.

Hi ,
I've not been involved with the Cameron Road development but I've forwarded your email on to Mark Reade, Rothesay's Director of Planning and Development.
Regards,
Darcy

From: >
Sent: September 3, 2026 9:13 AM
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: PAC Questions/Concerns RE: Cameron Rd. Development

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Hi Darcy,

My name is , I live at 23 Beach Dr. I'm reaching out to seek some information and express concerns for the Cameron Rd development project. My main concern is related to the project is traffic volume. I was wondering if the Town has completed a study on the traffic volume (vehicles, pedestrians, e-scooters, e-bikes, etc.) on Cameron Rd.? The road is narrow (without shoulders) and with the increased volume I'm concerned for the safety of pedestrians, including myself as I walk on Cameron Rd often.

Additionally, many residents in the West Beach neighborhood use Cameron Rd to access the Gondola Point Rd in the morning to commute to work. In the mornings, the sun can be blinding when driving up Cameron Rd, and the reduced visibility at that time of the day adds to safety concerns.

I am wondering if there is a plan to install sidewalks on Cameron Rd and if so, when?
Also, does the plan for the new development include an access through Miller Park to help redistribute traffic? If not, this is something the PAC should consider including as a condition.

Thank you for your attention, I appreciate any information you can provide.

\

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, September 29, 2026**

Subject: **Rezoning to Attached Residential [R3]– 37 Chapel Road (PID 00479212 and portion of PID 00173443)**

Applicant:	Patrick Shea	**Property Owner:**	Sandra Jean Shea Scott Bros Ltd.
Mailing Address:	270 Eriskay Drive Rothesay, NB E2E 5G7	**Mailing Address:**	PO Box 4694 Rothesay, NB E2E 5X4 PO Box 4697 Rothesay, NB E2E 5X4
Property Location:	Vacant Land between Chapel Road and Campbell Drive	**PIDs:**	PID 00479212 PID 00173443 (portion)
Plan Designation:	Medium Density Residential	**Zone:**	Single Family Residential – Standard Zone [R1B]
Application For:	Rezoning from Single Family Residential –Standard Zone [R1B] to Attached Residential [R3]		
Input from Other Sources:	Director of Operations, KVFD, KRPF		

Origin:

Rothesay has received an application from Pat Shea, representing Sandra Shea and Scott Brothers Ltd., to rezone two undeveloped parcels of land (PID 00479212 and portion of PID 00173443). A rezoning from Single Family Residential – Standard (R1B) to Attached Residential (R3) is being sought to allow the development of townhouse dwellings.

Background:

The subject site is approximately 4.4 hectares in area and is accessed from Chapel Road which bounds the site to the west. Campbell Drive bounds the site to the east. Access is not available to Campbell Drive given its status as a controlled access roadway.

Lands immediately south of the site are zoned R3 and accommodate an 111-unit townhouse and single unit development, Chapel Hill Estates. To the north of the site, lands are zoned R3 and R4 and contain a mix of townhouse units and multiple unit buildings. A surplus piece of Town-owned land is also located north of the site adjacent to Campbell Drive. An area of single-unit residential development, zoned R1B, is located west of Chapel Road.

A rezoning of the site to R3 is being sought to provide for the development of townhouse dwellings. Plans submitted with the application detail single storey townhouses developed along a new Public

Street. A subdivision application has not been filed at this time and would be required should the rezoning be approved.

While the application included a proposed development layout for the portion of PID 00173443 (the Shea Lands), no layout was provided for PID 00479212 (the Scott Bros. lands). No layout has been received for the proposed development of PID 00479212 following the August PAC meeting.

Given Staff have not received a layout for the Scott Bros. parcel (PID 00479212), Staff recommend this parcel not be rezoned.

Municipal Plan:
The subject property is designated Medium Density Residential in the Municipal Plan. Permitted uses within this designation are outlined in Policy MDR-2 of the Municipal Plan.

> *Policy MDR-2 Medium Density Residential Uses: Designate land identified on the Generalized Future Land Use Map as encompassing those areas of Rothesay where the primary land use shall be medium density residential. 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.*

Development of townhouse dwellings within the proposed development, as advanced by the applicant, conforms to the envisioned land uses within the Medium Density Residential designation and conforms to the Municipal Plan. Given townhouses are located on lands south and north of the subject site, the applicant's proposal is considered to fit within the surrounding neighbourhood context.

Zoning:
A review of the information provided with the application indicates the proposed preliminary building layout on PID 00173443 (the Shea Parcel) meets the standards of the R3 zone. Staff note PID 00173443 has a width of approximately 76 metres. This width may require a variance to reduce the required 30 metre lot depth to approximately 28 metres with the property developed as a street having lots on each side. This variance is considered minor.

Impacts on Development Potential of Scott Bros. Land:
The original application included PID 00479212, a 1.42-hectare parcel of land owned by Scott Bros., south of the Shea parcel and north of Chapel Hill Estates. The application did not include a development concept for these lands, and one has not been submitted. Given this, Staff recommend that PID 00479212 not be rezoned as no development layout has been provided by the proponents.

Staff note that both the Shea and Scott Bros. Parcel have a combined width of approximately 110 metres. The Scott Bros. parcel has a width of approximately 34 metres, which is insufficient to allow for the development of a street having lots on both sides.



Figure 1. Subject Site

In addition to the narrow width, the adjacent Scott Bros. parcel also has limited access and potential for the extension of public street connections to serve the property. While the site frontage along Chapel Road provides roadway access, the property and roadway configuration in the adjacent Chapel Hill Estates development to the south of the site, only allows for one of the three public streets, Matscot Court, to be extended. The current configuration of lands owned by the Chapel Hill Estates homeowners' association (referred to as Trustee Lands) does not allow for the extension of Windermere Court and Mapledawn Court northerly to the Scott Bros. lands.

Staff note the concept provided for the Development of the Shea parcel does not provide for any connection to the Scott Bros. parcel. Given this, Staff consider the development concept as proposed as prejudicing the development of the Scott Bros. parcel through not providing access and street connectivity.

Given the above issues regarding the size of both parcels and the street connectivity to the lands, Staff do not support the rezoning of the properties without a plan incorporating development of both the Shea and Scott Bros. parcels. The Committee and Council should consider whether the development of the Shea property in isolation as currently proposed is the best use of the land.

Development Agreement

A rezoning to R3 would, subject to Council's discretionary approval, be subject to the approval of a Development Agreement pursuant to Section 59 of the *Community Planning Act*. A draft Development Agreement is attached to the report should the rezoning proceed. The draft agreement can be amended through the PAC and Council approval process.

The draft Development Agreement includes provision for the following:

- Rezoning of the Shea lands only with a cap of 44 units to be developed on the site.
- A requirement for provision of a detailed landscaping plan with the initial Development / Building Permit application for the development.

- Requirements related to the architectural design of the elements including a differentiation of cladding materials on the front façades of the buildings and articulation of the front facades for the buildings.
- A requirement that all electrical and communications utilizes serving the site be provided underground. This includes distribution lines within the Public Street right-of-way.

Polling
At their meeting of August 10, 2026, Council set a Public Hearing date of Monday October 19 for the application. Notification of the Public Hearing has been posted on Rothesay's website in accordance with the *Community Planning Act*.

Written notification of the Public Hearing has been provided to landowners within 100 metres of the subject site and signage will be placed on the site.

Recommendation:

Staff recommended neither parcel be rezoned.

Individual motions are provided for each of the two parcels that are the subject of the application.

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

A. PAC hereby recommends that Council enact BY-LAW 2-10-45 to rezone a parcel of land having an approximate area of 2.97 hectares located between Chapel Road and Campbell Drive (PID 00173443 (portion)) from **Single Family Residential – Standard Zone (R1B)** to **Attached Residential Zone (R3)**.

B. PAC hereby recommends that Council enact BY-LAW 2-10-45 to rezone a parcel of land having an approximate area of 1.43 hectares located between Chapel Road and Campbell Drive (PID 00479212) from **Single Family Residential – Standard Zone (R1B)** to **Attached Residential Zone (R3)**.

C. PAC hereby recommends that Council authorize the Mayor and Clerk to enter into an agreement, to allow for the development of a parcel of land having an approximate area of 2.97 hectares located between Chapel Road and Campbell Drive (PID 00173443 (portion)) to allow for a townhouse development.

D. PAC hereby recommends that Council authorize the Mayor and Clerk to enter into an agreement, to allow for the development of a parcel of land having an approximate area of 1.43 hectares located between Chapel Road and Campbell Drive (PID 00479212) to allow for a townhouse development.

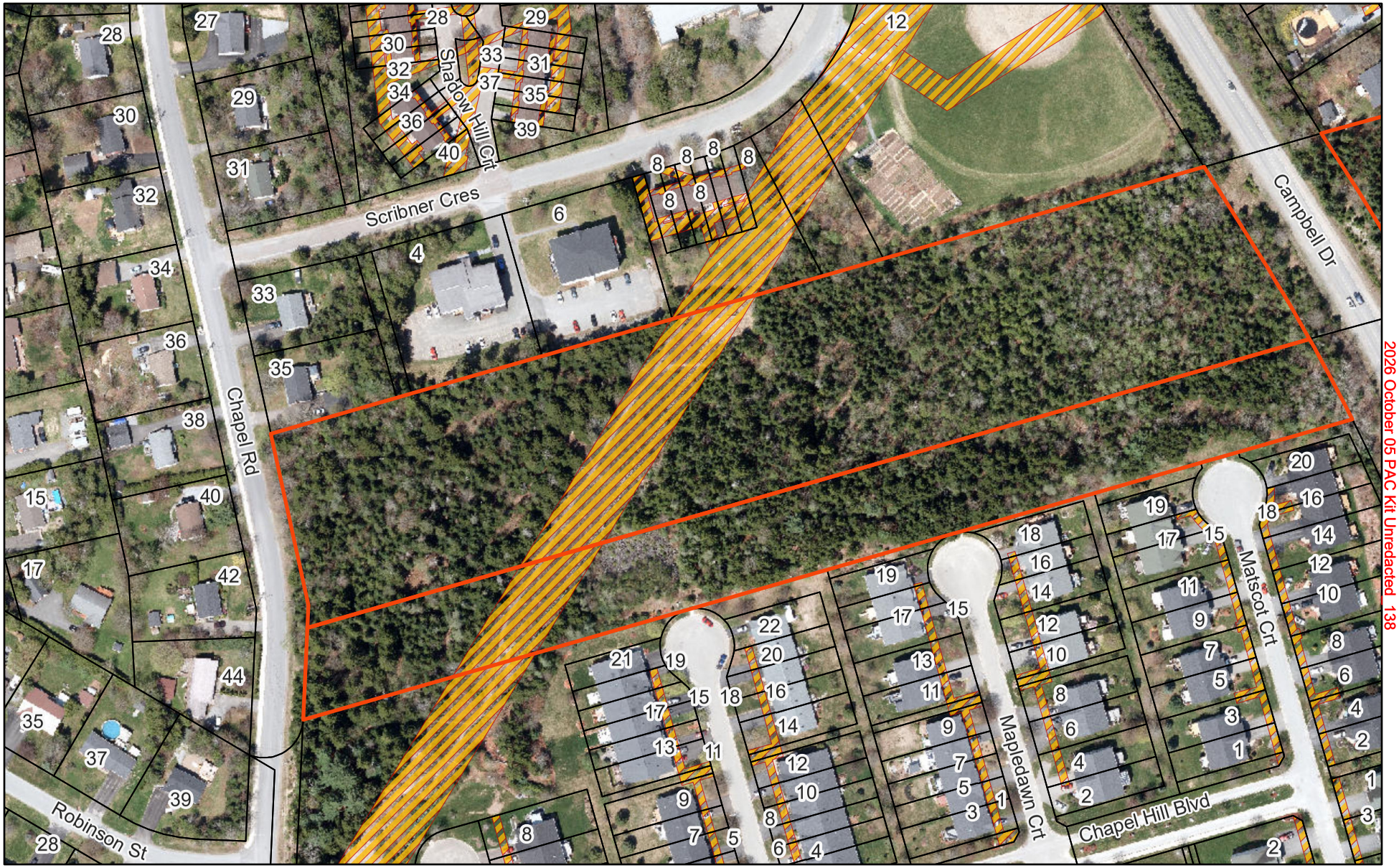
Attachments:

Map 1	Aerial Photo Location Map
Map 2	Future Land Use Map - Municipal Plan
Map 3	Zoning Map
Attachment 1	Draft Amending By-Law
Attachment 2	Draft Development Agreement
Attachment 3	Site Plan and Sample Building Elevations



Report Prepared by: Mark Reade, P.Eng., RPP, MCIP
Date: Tuesday September 29, 2026

Chapel Road - Air Photo



2026-07-31

Subject Site

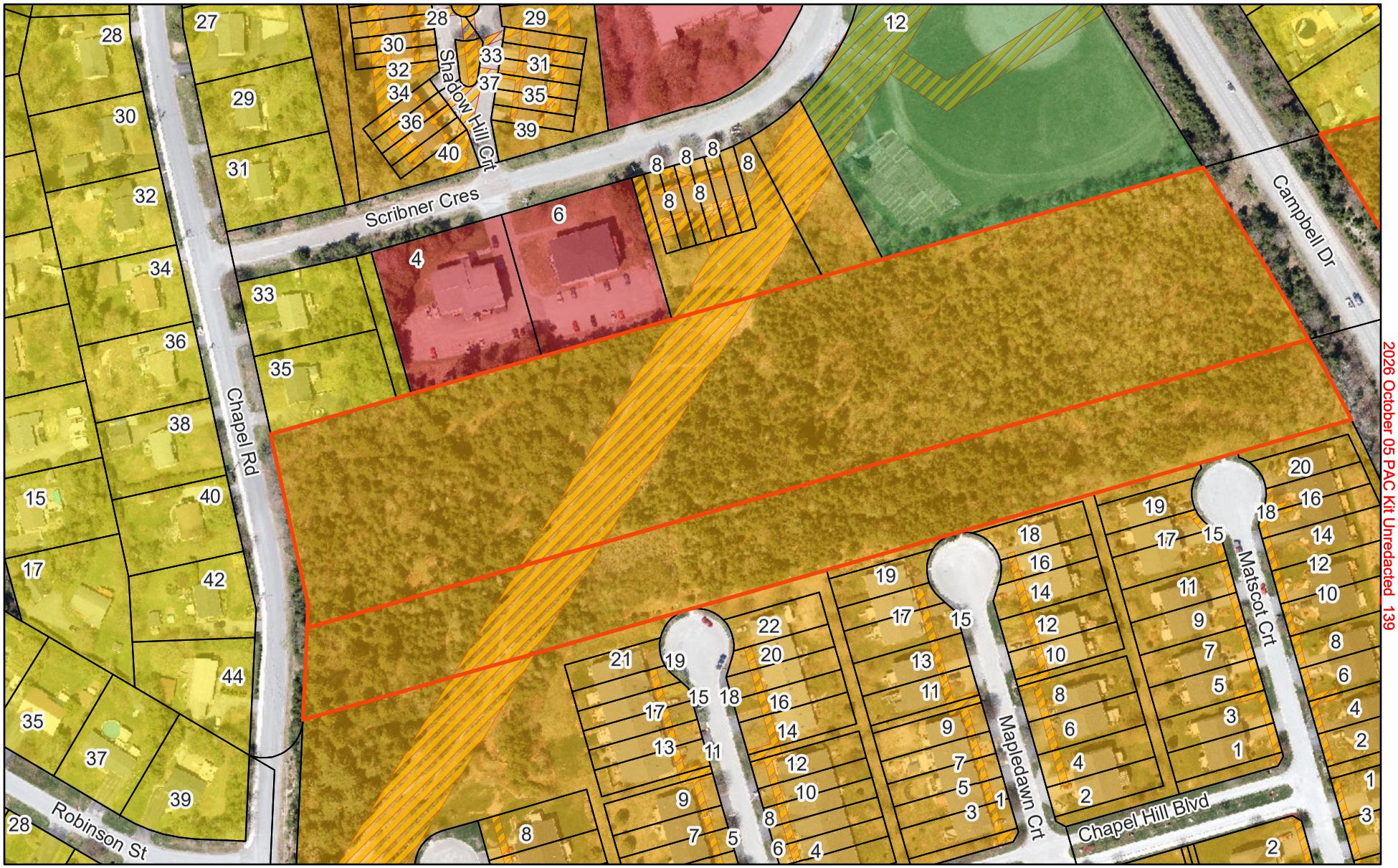
Encumbrance

1:3,000

0 95 190 380 ft

0 25 50 100 m

Chapel Road - Future Land Use



2026-07-31

Subject Site

FutureLandUse

Low Density

Medium Density

Park & Conservation

High Density

Street

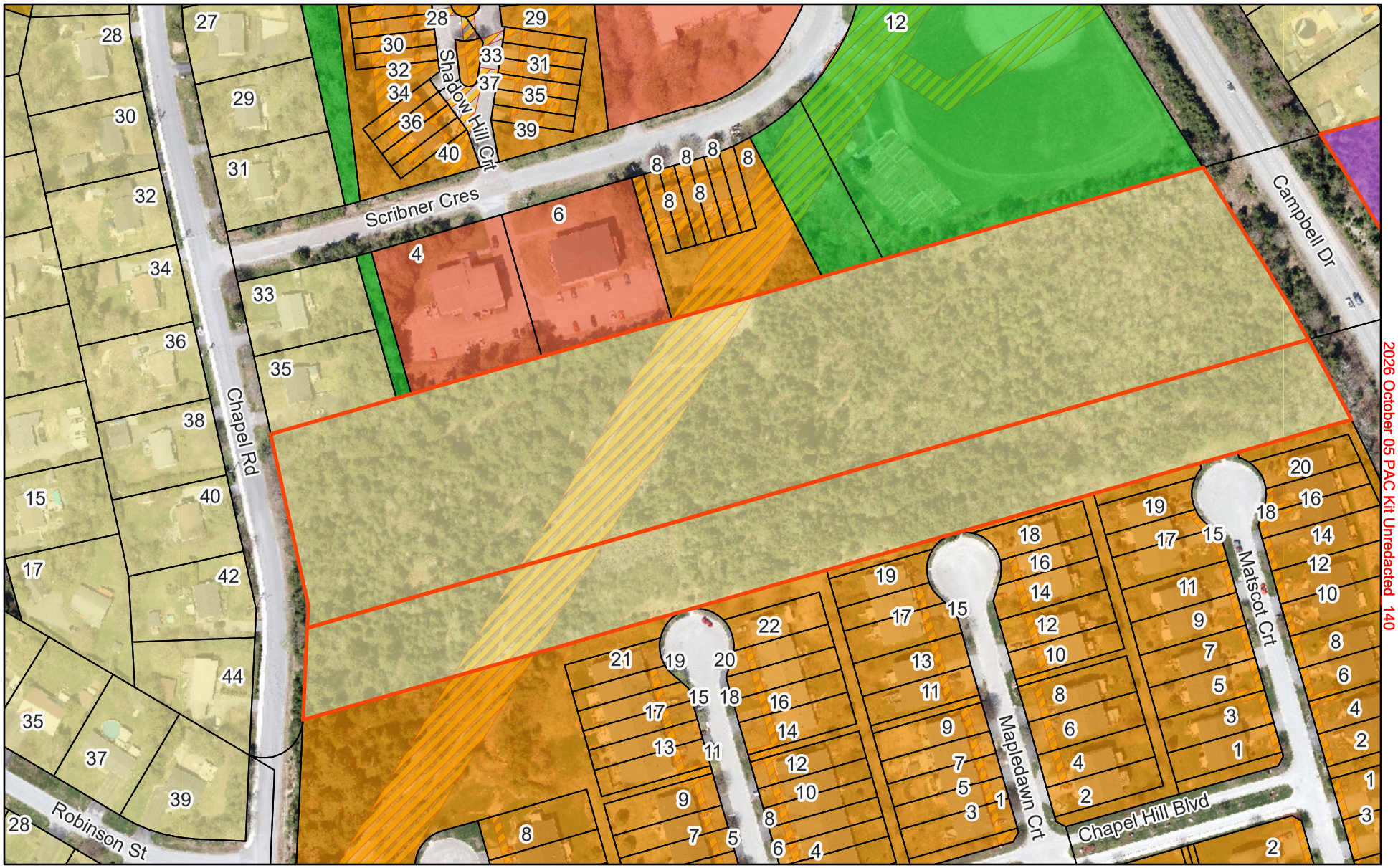
Encumbrance

1:3,000

0 95 190 380 ft

0 25 50 100 m

Chapel Road - Zoning



2026-07-31

Subject Site

Zoning
R1B
R2
R3
R4
REC
MP
Street
Encumbrance

1:3,000

0 95 190 380 ft

0 25 50 100 m

BY-LAW 2-10-45
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 A – Bylaw 2-10-45".

The purpose of the amendment is to rezone an approximate 4.4-hectare parcel of land between Chapel Road and Campbell Drive (PID 00479212 & PID 00173443 (portion)), from **Single Family Residential – Standard Zone (R1B)** to **Attached Residential Zone (R3)**.

.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

READ IN ENTIRETY :

THIRD READING BY TITLE
AND ENACTED :

MAYOR

CLERK

DRAFT

Attachment A - Bylaw 2-10-45

PID 00173443 (portion) & 00479212



2026-09-25

1:2,599

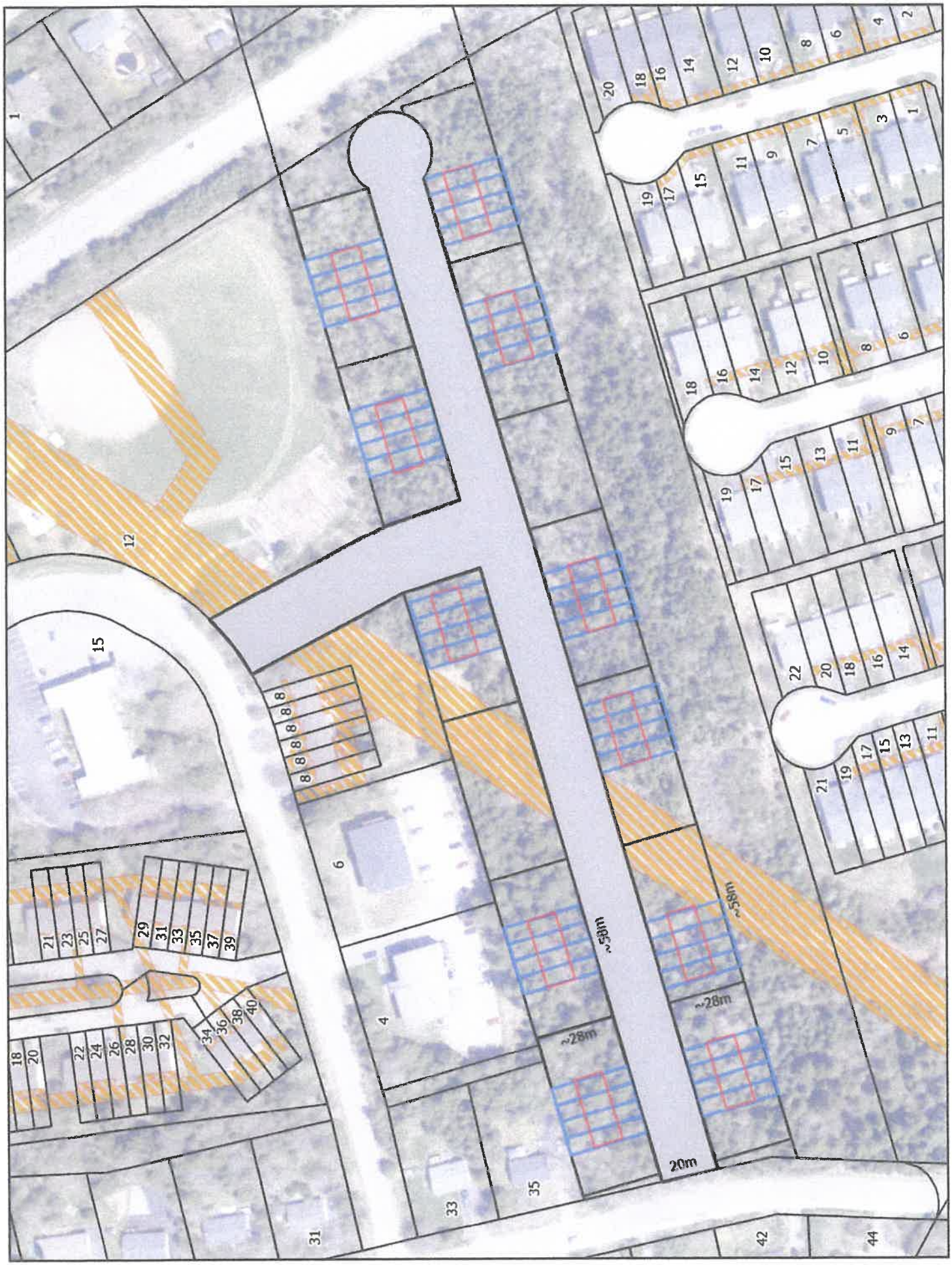
Residential Buildings

Subject Property

Subject Property

0 40 80 160

Metres


~58m
~28m
20m

Rothesay

DEVELOPMENT AGREEMENT - DRAFT

***Land Titles Act*, S.N.B. 1981, c.L-1.1, s.24**

Parcel Identifier	PIDs 00173443 (portion)
Owner of Land Parcels:	**Sandra Jean Shea / Pat Shea** PO Box 4694 Rothesay NB E2E 5X4 (Hereinafter called the "Developer")
Agreement with:	**Rothesay** 70 Hampton Road Rothesay, New Brunswick E2E 5L5 (Hereinafter called the "Town") a body corporate under and by virtue of the Local Governance Act, RSNB 2021, Chapter 18, located in the County of Kings and Province of New Brunswick

WHEREAS the Developer is the registered owner of certain land located at 39 Chapel Road (PID 00173443 (portion)) and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS the Developer is now desirous of entering into a development agreement to allow for the development of a series of townhouse dwellings on the Lands as described in Schedules A through C. *(*herein after called the "Project*")*

AND WHEREAS Rothesay Council did, on **INSERT DATE** authorize the Mayor and Clerk to enter into a Development Agreement with Sandra Jean Shea. to develop a series of townhouse dwellings on the Lands.

NOW THEREFORE THIS AGREEMENT WITNESSETH that for and in the consideration of the mutual covenants and agreements herein expressed and contained, the parties hereto covenant and agree as follows:

1. The Developer agrees that the total number of residential units situated on the Lands shall not exceed a maximum of forty-four (44) residential units.

Schedules

2. The Developer agrees to develop the Lands in a manner, which, in the opinion of the Development Officer, is generally in conformance with the following Schedules attached to this Agreement:
    a. Schedule A Legal Description of Parcels
    b. Schedule B Proposed Building Plans
    c. Schedule C Proposed Site Plan

Site Development

3. The Developer agrees that except as otherwise provided for herein the use of the Lands shall comply with the requirements of the Rothesay Zoning By-law and Subdivision By-law, as may be amended from time to time.

4. The Developer agrees to develop the Lands in a manner, which, in the opinion of the Development Officer, is generally in conformance with Schedules B, and C.

5. The Developer agrees to provide a detailed landscaping plan for the site with the initial Development / Building Permit application for the approval of

the Development Officer.

6. The Developer agrees that all building lots developed and maintained by the successive lot owner(s) their successors and assigns shall as conform as follows:

    a. All areas used for vehicular traffic or the parking or storage of a vehicle shall be paved with asphalt, concrete, interlocking stone or other environmentally safe and dust-free equivalent surface.

Architectural Guidelines

7. The Developer agrees that an objective of this development is to provide a high quality and visually attractive development, which exhibits an architectural design that reinforces the community character and that is generally consistent with the existing styles of housing in Rothesay. The Developer agrees to ensure the following:

    a. The architectural design of the building shall be, in the opinion of the Development Officer, generally in conformance with Schedules B and C subject to the requirements of clauses 7. b) and 7. c) below.

    b. That the front facades of the proposed buildings incorporate a differentiation in cladding materials to the satisfaction of the Development Officer.

    c. That should townhouse dwellings of three units or greater be constructed as part of the development, the townhouse units be designed and constructed so that the front walls of adjacent units are varied by at least 0.6 metres from each other along the front of the building.

    d. All exterior mounted ventilation and related mechanical equipment, including mini-split heat pumps, shall be located on the sides of the proposed buildings to reduce clutter and negative impacts on the architectural character of the building.

Off-Site Disturbance

8. The Developer agrees that any disturbance to existing off site infrastructure resulting from the development, including but not limited to, streets, sidewalks, curbs and gutters, street trees, landscaped areas and utilities, shall be the full responsibility of the Developer, and shall be reinstated, removed, replaced or relocated by the Developer as directed by the Development Officer, in consultation with the Director of Operations.

Development Permit

9. The Developer agrees to not commence clearing of trees, excavation of topsoil or blasting activities in association with the construction of the subdivision until Rothesay's Development Officer and Director of Operations have provided approval of the engineering design and the laying out of new public streets and the Town has approved a development permit for site grading, erosion and sedimentation control as issued by the Development Officer.

10. The Developer agrees that the Development Officer shall not issue a development permit to the Developer for work directly connected with the any work on the Lands until the Developer submits the following plans acceptable to the Town:
    a. Storm water Management Plan as per PART 11 of this agreement; and
    b. Landscaping Plan as per PART 5 of this agreement.

LPP and SUBDIVISION

Municipal Streets

11. The Developer shall carry out, subject to inspection and approval by Rothesay representatives, and pay for the entire actual cost of the following:
    a. surveying and staking of lots and streets;
    b. rough grading of streets to profiles approved by Rothesay;
    c. fine grading of streets to profiles approved by Rothesay;
    d. hard surfacing of the streets as shown on the plan to Rothesay specifications; sub-grade standards, compaction and finish as approved by Rothesay's Director of Operations, in writing, before final hard surfacing may be installed this includes asphalt paving, concrete curd and concrete sidewalk as approved by Rothesay's Director of Operations;
    e. constructing the proposed roads as shown on the plan of subdivision by completing the clearing, grubbing, grading and aggregate subbase;
    f. supply and maintenance of for a period of two (2) years the topsoil, sod, landscaping and the planting of street trees calculated as no more than one tree for each 10 meters measured along the linear centre line of the public street right of way, planted on alternating street side location(s) approved by Rothesay and where such street trees are as follows:
        i. Not smaller than six centimeters (6 cm) in diameter measured at a point being 2 meters above the root ball such trees species as approved by Rothesay.
        ii. Inspected by Rothesay 12 months from time of planting and again then at 24 months. The Developer shall replace trees identified for replacement during warranty inspections.
    g. Engineering design and full-time construction inspection, by the Developer's engineering consultant, of those works referred to in clauses b), c) d), e), and f) of this section.

12. The Developer agrees to provide, upon completion of Part (11), signed documentation and progress reports from a practicing Professional Engineer, licensed in New Brunswick ensuring that applicable codes and standards have been met and that the work was completed and utilizing such materials as in accordance with the terms of this Agreement and approved specifications.

13. The Developer agrees to provide as-built drawings that delineate all public infrastructure to be submitted to Rothesay in compliance with the minimum standards and requirements specified in Rothesay's Digital Data Submission Standards for Infrastructure and Construction Drawings.

14. Rothesay reserves the right to assign public street names to any Public Streets within the Development and approve the names of any private streets.

15. The Developer agrees that all items, materials, pipes, fittings, and other such infrastructure following acceptance of delivery on site by the Developer shall remain the full responsibility of the Developer against their accidental breakage or vandalism until Rothesay accepts the completed works.

16. The Developer agrees that it will not occupy any dwelling and no occupancy permit will be issued by Rothesay for any such dwelling until such time as the street, which provides the normal access, to each dwelling, has been constructed to Rothesay standards least beyond the point which shall be used as the normal entrance of the driveway to service such dwelling.

17. The Developer agrees to restore all disturbed or damaged areas of the public street and right of way to the satisfaction of Rothesay's Engineer following installation of the required municipal services and provide associated security where required by the Director of Operations.

Storm Water Management

18. The Developer agrees to design the storm water system for the proposed development in accordance a net-zero approach where post-development stormwater flows from the development site are less than pre-development flows from the site for the 1 in 5 year and 1 in 100-year return periods along with design of a major drain system in the development. The stormwater design for the development is subject to the approval of Rothesay's Director of Operations.

19. The Developer shall be responsible for the costs related to the design and installation of the storm water management plan and infrastructure including full-time inspection of the construction of the stormwater infrastructure by a qualified engineering consultant. This includes all costs associated with the construction of a storm water system including pipes, fittings, precast sections for manholes and catch basins capable of removing surface water, to a predetermined location designated by the Developer's Engineer and accepted by Rothesay's Engineer.

20. The design of the required stormwater management infrastructure is subject to the approval of Rothesay's Director of Operations.

21. The Developer agrees to submit for approval by Rothesay, prior to commencing any work on the storm water system such plans, as required by Rothesay, that shall conform with the design schematics and construction standards of Rothesay, unless otherwise acceptable to Rothesay's Director of Operations.

22. The Developer agrees that all roof leaders, down spouts, and other storm water drains from all proposed dwellings shall not be directed or otherwise connected or discharged to Rothesay's sanitary collection system.

23. The Developer agrees that the storm water drainage from all dwellings shall not be discharged:

    a. directly onto the ground surface within one meter of a proposed dwelling;
    b. within 1.5 m of an adjacent property boundary;
    c. to a location where discharged water has the potential to adversely impact the stability of a side yard or rear yard slope or a portion of the property where there exists a risk of instability or slope failure; or
    d. to a location or in such a manner that the discharge water causes or has the potential to cause nuisance, hazard or damage to adjacent dwellings or structures.

24. The Developer agrees to provide to Rothesay's Director of Operations written certification of a Professional Engineer, licensed to practice in New Brunswick that the storm water system has been satisfactorily completed and constructed in accordance with Rothesay specifications and as may be required by the Director of Operations prior to any construction of any

buildings on the Lands pursuant to the specific proposal under this Agreement.

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25. The Developer agrees to provide full-time construction inspection, by the Developer's engineering consultant, of those works referred to in this section.

Water Supply

26. The Developer agrees to connect to Rothesay's existing water system at a point to be determined by Rothesay's Director of Operations and utilizing methods of connection approved by Rothesay.

27. In addition to and notwithstanding the payments committed elsewhere in this agreement the Developer agrees to pay the Town the following amounts:

    a. an amount, calculated by the Director of Operations in the manner set out in By-Law 1-18 Water By-Law as amended from time to time, for Permit Connection and Water System Access Fees, which shall be paid to the Town on issuance of the building permit.

28. The Town agrees to supply potable water for the proposed residential development incorporating a maximum of 44 dwelling units and the associated residential use incidental thereto and for no other purposes whatsoever.

29. The Developer agrees that the water supply shall not be used to service any water-to-air heat pump or exchanger and that there shall be no inter-connection with domestic wells.

30. The Town does not guarantee and nothing in this Agreement shall be deemed to be a guarantee of an uninterrupted supply or of a sufficient or uniform water pressure or a defined quality of water. The Town shall not be liable to the Developer or to any person, firm or corporation for any damage or injury caused by the interruption of the supply of water, the lack of uniform pressure thereof or the quality of water. Further the Developer agrees to the following:

    a. The Developer agrees to comply with Rothesay's Water By-law and furthermore that a separate water meter shall be installed, at their expense, for each residential connection made to Rothesay's water system.

    b. The Developer agrees that the Town Council may terminate the Developer's connection to the Town water system in the event that the Town finds that the Developer is drawing water for an unauthorized purpose or for any other use that the Town deems in its absolute discretion.

31. The Developer agrees that all connections to the Town water mains shall be approved by the Director of Operations or such other person as is designated by the Town and shall occur at the sole expense of the Developer. The Developer's engineering consultant shall provide full-time construction inspection of the water main connection.

32. The Developer agrees that Town staff shall visually inspect the connection to the Town water mains before the connection is buried. In the event such connections are buried prior to inspection the Developer shall on the demand of Town Staff re-excavate such connections for inspection at no cost to the Town.

33. The Developer shall engage a Professional Engineer for the design and full-time construction inspection of the water distribution system for the

proposed development. The design of the water distribution system is subject to the approval of the Director of Operations. Costs related to the design and full-time construction supervision of the water distribution system for the development shall be the responsibility of the Developer.

34. Fire hydrant(s) shall be provided so that the maximum distance to a fire hydrant from the closest point on each dwelling shall not exceed 183 m (600 ft).

35. The written certification of a Professional Engineer licenced to practice in the Province of New Brunswick that the connection of service laterals and the connection to the existing town water supply has been satisfactorily completed and constructed in accordance with the Specifications for Developers is required prior to the occupation of any buildings or portions thereof.

Sanitary Sewer

36. The Developer agrees to connect to the existing sanitary sewer system at a location identified by Rothesay's Director of Operations and utilizing methods of connection approved by the Director of Operations.

37. In addition to and notwithstanding the payments committed elsewhere in this agreement, the Developer agrees to pay the Town an amount, calculated by the Director of Operations in the manner set out in By-Law 1-15 Sewage By-Law as amended from time to time, for Permit and Sewer Connection Fees which shall be paid to the Town on issuance of the building permit.

38. The Developer agrees that all connections to the Town's sanitary sewer system shall be approved by the Director of Operations or such other person as is designated by the Town and shall occur at the sole expense of the Developer.

39. The Developer shall be responsible for the costs related to the design and installation of the sanitary sewer system serving the development including full-time inspection of the work by a qualified engineering consultant. This includes the entire actual costs of the Engineering design, supply, installation, inspection and construction of all service lateral(s) and mains necessary to connect to the existing sanitary sewer system inclusive of all pipes, laterals, fittings, and precast concrete units.

40. The design of the required sanitary sewer system for the development is subject to the approval of Rothesay's Director of Operations.

41. The Developer agrees that all connections to the Town sanitary sewer system shall be supervised by the Developer's Professional Engineer and inspected by Town staff prior to backfilling and shall occur at the sole expense of the Developer.

Electrical Servicing and Street Lighting

42. The Developer agrees to install all additional electrical and communications servicing underground from their current point of overhead termination consistent with the requirements of Rothesay's subdivision by-law.

43. The Developer agrees to install streetlights, of a design selected by Rothesay, along the Public Street rights-of-way, where required by Rothesay's Director of Operations.

General Maintenance

44. The Developer agrees to direct all exterior lighting to driveways, parking areas, building entrances and walkways and that all exterior lighting shall be arranged or directed so as to divert the light away from adjacent

residential lots and buildings.

45. The Developer agrees that all refuse containers located outside the building shall be fully screened from adjacent properties and from streets by means of opaque fencing/masonry walls with suitable landscaping in accordance with the Zoning by-law and shall further ensure that all refuse is removed regularly.

46. The Developer shall maintain and keep in good repair all portions of the development on the Lands, including but not limited to, the interior and exterior of buildings, fencing, walkways, recreational amenities, parking areas and driveways, and the maintenance of all landscaping including the replacement of damaged or dead plant stock, trimming and litter control, garbage removal and snow removal/sanding of walkways and driveways.

47. The Developer expressly agrees and understands that notwithstanding any provision of the Town's Building By-Laws or any statutory by-law or regulatory provision to the contrary, the Building Inspector shall not issue a building permit to the Property Owner for work directly connected with the development of the Lands, nor shall the Property Owner be entitled to such a permit unless and until the Development Officer has approved the Site Plan submitted as part of the Development Permit process illustrating the precise size, location and configuration of the proposed building.

General Servicing

48. The Developer agrees to engage an engineering consultant to provide for the design of infrastructure to serve the development and full-time inspection and provide signed documentation and progress reports from a practicing Professional Engineer, licensed in New Brunswick ensuring that applicable codes and standards have been met and that the work was completed and utilizing such materials as in accordance with the terms of this Agreement and approved specifications.

49. The Developer agrees to provide as-built drawings that delineate all infrastructure to be submitted to Rothesay in compliance with the minimum standards and requirements specified in Rothesay's Digital Data Submission Standards for Infrastructure and Construction Drawings.

50. The Developer agrees that all items, materials, pipes, fittings, and other such infrastructure following acceptance of delivery on site by the Developer shall remain the full responsibility of the Developer against their accidental breakage or vandalism until Rothesay accepts the completed works.

51. The Developer agrees to restore all disturbed or damaged areas of the public street and right of way to the satisfaction of Rothesay's Engineer following installation of the required municipal services.

52. The Developer shall obtain the required permits from the Department of Environment and Local Government including but not limited to a Watercourse and Wetland Alteration permit. Copies of these approvals, or confirmation from the Province that they are not required, shall be submitted to the Development Officer prior to the issuance for the first building or development permit for the proposed development.

53. The Developer and their heirs and successors shall maintain ownership of and maintain all stormwater, sanitary sewer, and water distribution infrastructure constructed to serve the development and any infrastructure constructed on the site shall be considered private.

54. The Developer shall file a subdivision plan to consolidate the individual lots and parcels of land that comprise the subject site into a lot as detailed on the Tentative Plan of Subdivision included in Schedule C.

Easements

55. The Developer agrees to secure and grant to Rothesay, its successors and assigns, unencumbered easements crossing the Lands of the Developer in the form customarily used by Rothesay, providing for the full, free and uninterrupted right, liberty, privilege and easement to install, construct, reconstruct, repair, clean, maintain, inspect and use as part of the municipal services of Rothesay and as appurtenant thereto, and for all times hereafter, including sewers, water system mains, storm water collection infrastructure and other municipal services of such kind, size, type and number as Rothesay may from time to time determine necessary.

Retaining Walls

56. The Developer agrees that dry-stacked segmental concrete (masonry block) gravity walls shall be the preferred method of retaining wall construction for the purpose of erosion control or slope stability on the Lands and furthermore that the use of metal wire basket cages filled with rock (gabions) is not an acceptable method of retaining wall construction.

57. The Developer agrees to obtain from the Town a Building Permit for any retaining wall, as required on the Lands, in excess of 1.2 meters in height and that such retaining walls will be designed by a Professional Engineer, licensed to practice in New Brunswick.

Indemnification

58. The Developer does hereby indemnify and save harmless the Town from all manner of claims or actions by third parties arising out of the work performed hereunder, and the Developer shall file with the Town prior to the commencement of any work hereunder a certificate of insurance naming the Town as co-insured evidencing a policy of comprehensive general liability coverage on “an occurrence basis” and containing a cross-liability clause which policy has a limit of not less than Two Million Dollars ($2,000,000.00) including a project wrap-up liability policy (with no less than 24 months coverage after project completion). The aforesaid certificate must provide that the coverage shall stay in force and not be amended, canceled or allowed to lapse within thirty (30) days prior to notice in writing being given to the Town. The aforesaid insurance coverage must remain in full force and effect during the period available to the Developer pursuant to this agreement to complete the work set out as described in this Agreement.

Notice

59. Any notice or advice which is to be given under this Agreement shall be deemed to have been satisfactorily given to the Developer if delivered personally or by prepaid mail addressed to **Sandra Jean Shea / Pat Shea** PO Box 4694, Rothesay NB, E2E 5X4 and to the Town if delivered personally or by prepaid mail addressed to **ROTHESAY,** 70 HAMPTON ROAD, ROTHESAY, NEW BRUNSWICK, E2E 5L5. In the event of notice by prepaid mail, the notice will be deemed to have been received four (4) days following its posting.

By-laws

60. The Developer agrees to be bound by and to act in accordance with the By-laws of the Town as amended from time to time and such other laws and regulations that apply or that may apply in the future to the site and to activities carried out thereon.

Termination

61. The Town reserves the right, and the Developer agrees that the Town has the right to terminate this Agreement without compensation to the Developer if the specific proposal has not been completed on or before **INSERT DATE** being a date 5 years (60 months) from the date of Council’s decision to enter

into this Agreement. Accordingly, the Agreement shall have no further force or effect and henceforth the development of the Lands shall conform to the provisions of the Rothesay Zoning By-law.

62. Notwithstanding the preceding paragraph (61) above, the Parties agree that the development shall be deemed to have commenced if within a period of not less than three (3) months prior to **INSERT DATE** the construction of the municipal service infrastructure has begun and that such construction is deemed by the Development Officer in consultation with the Director of Operations as being continued through to completion as continuously and expeditiously as deemed reasonable.

63. The Developer agrees that should the Town terminate this Agreement the Town may call the Letter of Credit described herein and apply the proceeds to the cost of completing the work or portions thereof as outlined in this Agreement. If there are amounts remaining after the completion of the work in accordance with this Agreement, the remainder of the proceeds shall be returned to the Institution issuing the Letter of Credit. If the proceeds of the Letter of Credit are insufficient to compensate the Town for the costs of completing the work mentioned in this Agreement, the Developer shall promptly on receipt of an invoice pay to the Town the full amount owing as required to complete the work.

Security & Occupancy

64. The Developer expressly agrees and understands that notwithstanding any provision of Rothesay's Building By-laws or any statutory by-law or regulatory provision to the contrary, the Building Inspector shall not issue a building permit to the Developer for work directly connected with the development of the Lands, nor shall the Developer be entitled to such a permit unless and until the Developer deposits with Rothesay an Irrevocable Letter of Credit from a Canadian Chartered Financial Institution or other security acceptable to Rothesay; and

    a. Valued at 50% of the cost of construction to execute the work approved by the Engineer pursuant to this agreement; and

    b. Containing a provision that upon the expiration of a thirty-six (36) month term it be renewed and extended (with appropriate amendments to reduce the sum to an amount sufficient to recover the remaining work) from year to year until such time as Rothesay has accepted "final completion" of the work mentioned in this agreement, by resolution of Rothesay Council.

65. The Town and Developer agree that Final Occupancy of the proposed building(s), as required in the Building By-law, shall not occur until all conditions above have been met to the satisfaction of the Development Officer and an Occupancy Permit has been issued.

Failure to Comply

66. The Developer agrees that after sixty (60) days written notice by the Town regarding the failure of the Developer to observe or perform any covenant or condition of this Agreement, then in each such case:

    (a) The Town shall be entitled to apply to any court of competent jurisdiction for injunctive relief including an order prohibiting the Developer from continuing such default and the Developer hereby submits to the jurisdiction of such Court and waives any defense based upon the allegation that damages would be an adequate remedy;

    (b) The Town may enter onto the Lands and perform any of the covenants contained in this Agreement or take such remedial action as is considered necessary to correct a breach of the Agreement,

whereupon all reasonable expenses whether arising out of the entry onto the Lands or from the performance of the covenants or remedial action, shall be a first lien on the Lands and be shown on any tax certificate issued under the Assessment Act;

(c) The Town may, by resolution of Council, discharge this Agreement whereupon this Agreement shall have no further force or effect and henceforth the development of the Lands shall conform with the provisions of the Land Use By-law; and/or

(d) In addition to the above remedies, the Town reserves the right to pursue any other remediation under the *Community Planning Act* or Common Law in order to ensure compliance with this Agreement.

Entire Agreement

67. This Agreement contains the whole agreement between the parties hereto and supersedes any prior agreement as regards the lands outlined in the plan hereto annexed.

Severability

68. If any paragraph or part of this agreement is found to be beyond the powers of the Town Council to execute, such paragraph or part or item shall be deemed to be severable and all other paragraphs or parts of this agreement shall be deemed to be separate and independent therefrom and to be agreed as such.

Reasonableness

69. Both parties agree to act reasonably in connection with any matter, action, decision, comment or approval required or contemplated under this Agreement.

DRAFT

This Agreement shall be binding upon and endure to the benefit of the Parties hereto and their respective heirs, administrators, successors and assigns.

IN WITNESS WHEREOF, each of the parties set out below has caused this Agreement, made in duplicate, to be duly executed by its respective, duly authorized officer(s) as of _____, 2026.

Sandra Jean Shea / Pat Shea

_____ _____
Witness: Developer

Rothesay

_____ _____
Witness: Mayor name, Mayor

_____ _____
Witness: Clerk name, Clerk

DRAFT

SCHEDULE A – LEGAL DESCRIPTION OF PARCELS

PID: 00173443 (portion)

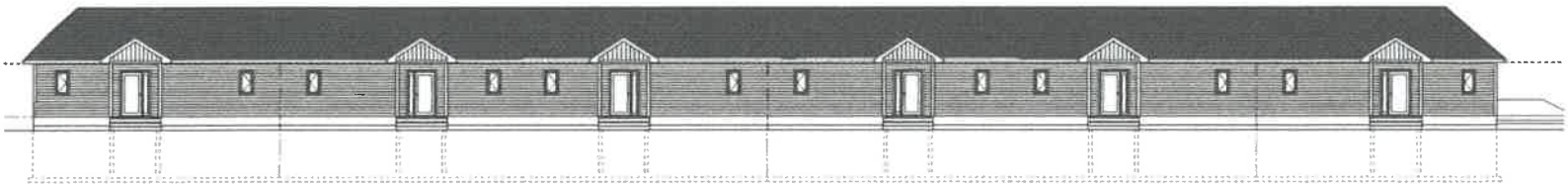
DRAFT

SCHEDULE B – PROPOSED BUILDING PLANS

DRAFT

KV CUSTOM HOMES

LUXURY DEFINED

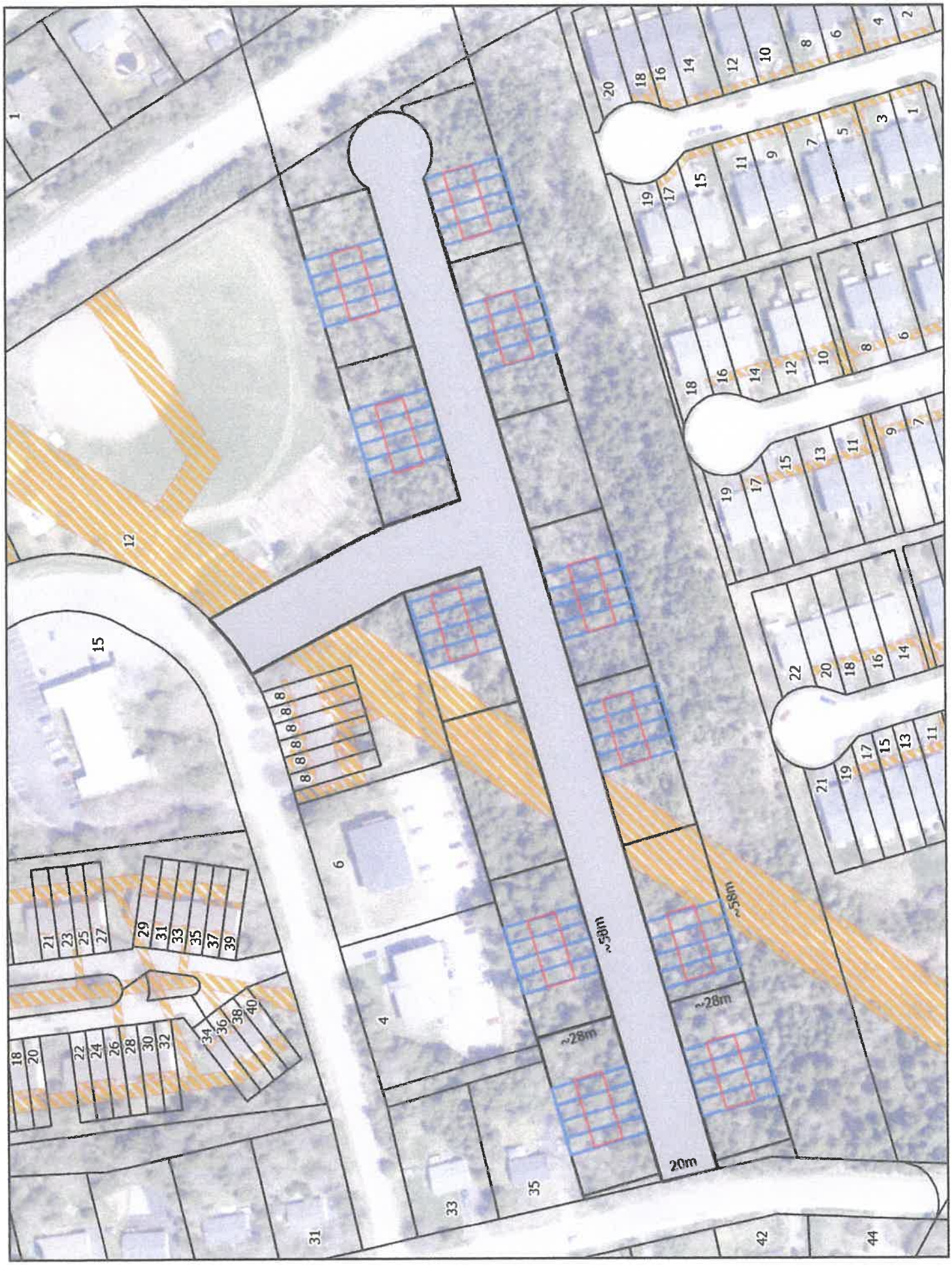






SCHEDULE C – PROPOSED SITE PLAN

DRAFT


~58m
~28m
20m

FFFIDAVIT OF CORPORATE EXECUTION

Land Titles Act, S.N.B. 1981, c.L-1.1, s.55

Deponent:	Sandra Shea / Patrick Shea PO Box 4694 Rothesay NB E2E 5X4
Office Held by Deponent:	**Director**
Corporation:	Company name
Place of Execution:	Rothesay, Province of New Brunswick.
Date of Execution:	_____, 2026

I, **DANNY DOBSON**, the deponent, make oath and say:

1. That I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to;

2. That the attached instrument was executed by me as the officer(s) duly authorized to execute the instrument on behalf of the corporation;

3. the signature "**Danny Dobson**" subscribed to the within instrument is the signature of me and is in the proper handwriting of me, this deponent.

4. the Seal affixed to the foregoing indenture is the official seal of the said Corporation was so affixed by order of the Board of Directors of the Corporation to and for the uses and purposes therein expressed and contained;

5. That the instrument was executed at the place and on the date specified above;

DECLARED TO at Rothesay,
in the County of Kings,)
and Province of New Brunswick,)
This ___ day of _____, 2026)
)
BEFORE ME:)
)
_____)
Commissioner of Oaths)

_____
Danny Dobson

DRAFT

Form 45

AFFIDAVIT OF CORPORATE EXECUTION

***Land Titles Act*, S.N.B. 1981, c.L-1.1, s.55**

Deponent:	**CLERK** Rothesay 70 Hampton Road Rothesay, N.B. E2E 5L5
Office Held by Deponent:	Clerk
Corporation:	**Rothesay**
Other Officer Who Executed the Instrument:	**MAYOR** Rothesay 70 Hampton Road Rothesay, N.B. E2E 5L5
Office Held by Other Officer Who Executed the Instrument:	Mayor
Place of Execution:	Rothesay, Province of New Brunswick.
Date of Execution:	_____, 2026

I, **CLERK NAMR**, the deponent, make oath and say:

1. That I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to;

6. That the attached instrument was executed by me and **MAYOR NAME,** the other officer specified above, as the officer(s) duly authorized to execute the instrument on behalf of the corporation;

7. The signature "**MAYOR NAME**" subscribed to the within instrument is the signature of Mayor Name, who is the Mayor of the town of Rothesay, and the signature "**Clerk Name**" subscribed to the within instrument as Clerk is the signature of me and is in the proper handwriting of me, this deponent, and was hereto subscribed pursuant to resolution of the Council of the said Town to and for the uses and purposes therein expressed and contained;

8. The Seal affixed to the foregoing indenture is the official seal of the said Town and was so affixed by order of the Council of the said Town, to and for the uses and purposes therein expressed and contained;

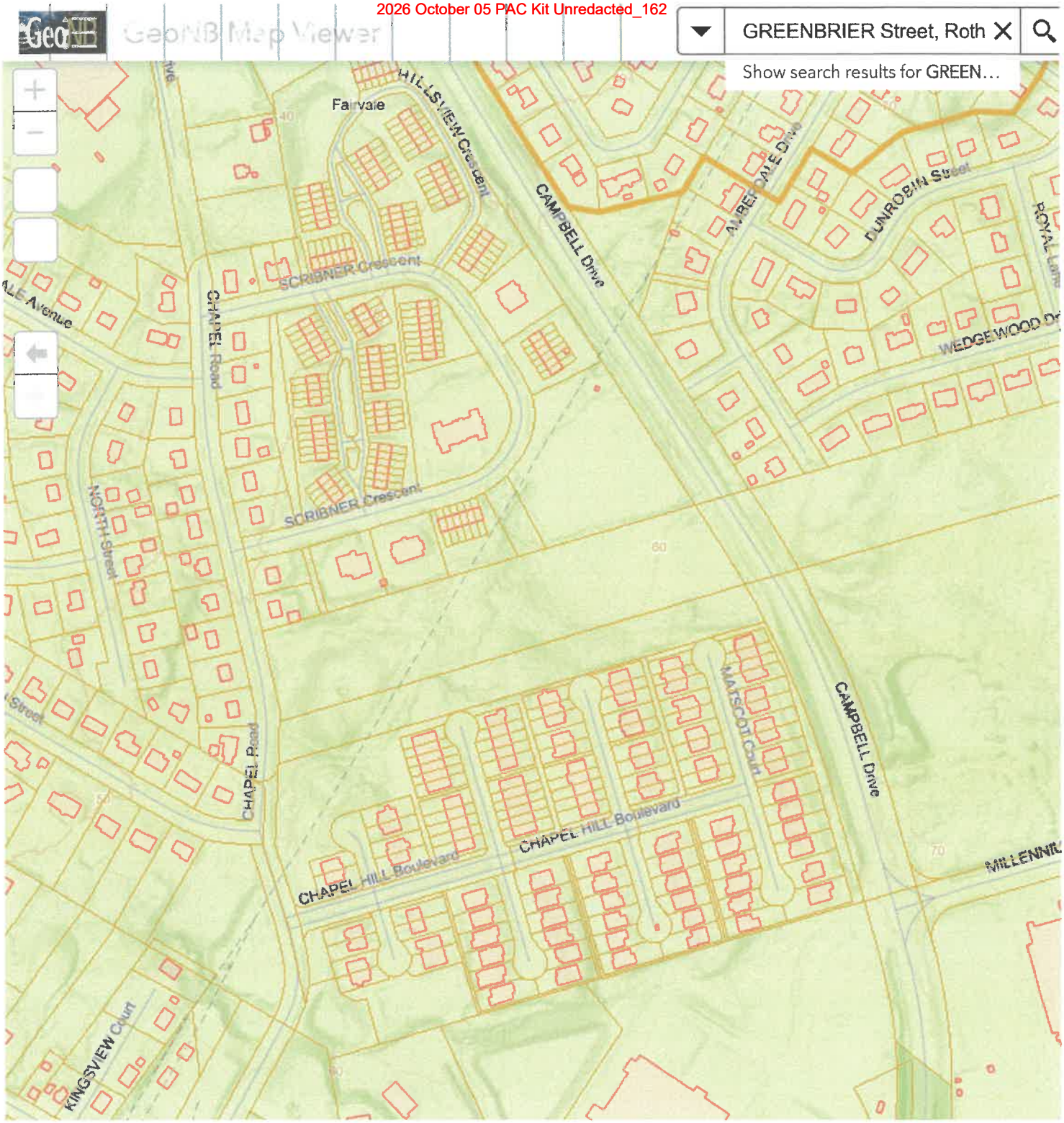
9. That the instrument was executed at the place and on the date specified above;

DECLARED TO at town of Rothesay, in the County of Kings, and Province of New Brunswick, This ___ day of _____, 2026)

BEFORE ME:)

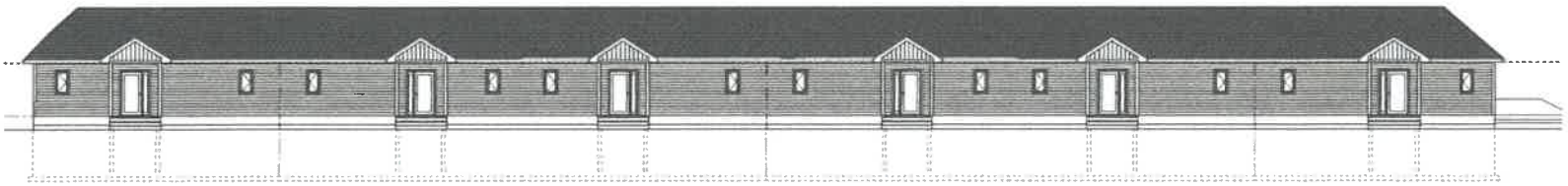
_____)
Commissioner of Oaths)

_____
CLERK NAME


GeoNB Map Viewer
GREENBRIER Street, Roth
Show search results for GREEN...
Fairvale
HILLSVIEW Crescent
CAMPBELL Drive
ALBERDALE Drive
DUNROBIN Street
SCRIBNER Crescent
CHAPEL Road
NORTH Street
WEDGEWOOD
CHAPEL HILL Boulevard
MATSCOTT Court
KINGSVIEW Court
100m

KV CUSTOM HOMES

LUXURY DEFINED







2026 October 05 PAC Kit Unredacted 164

RECEIVED
JUL 27 2026

July 27, 2026

DARCY Hudson
ASSISTANT Development Officer
Town of Rothesay
RE: Rezoning Chapel Road PIDS 00173443 + 00479212

I just learned about the proposed rezoning of land at Chapel Road TO R3.

I recently completed the Town survey and made comments regarding the over development of Multi family houses in the Fairvale section of Rothesay

I first moved to the valley in 1970. Lately there seems to be a rapid need to grow the population quickly and cut down all the wooded spaces that contribute to the quality of life in this area. This elimates the homes of the wildlife and sends the deer, raccoons, Rats and others into the residential sections to find new homes. It also adds to the Traffic congestion and the need for more Traffic lights as left hand turns in this community are becoming more dangerous.

Is this how Rothesay should grow? There is already a development planned for the corner of Millennium + Campbell DR. that will destroy a lot of Trees and habitat. Can't we leave some green space in this area of Town.

4 Windermere Court

RECEIVED
JUL 29 2026

3 Alexscot Court
Chapel Hill Estates
Rothesay, NB
E2E 0A7

July 29, 2026

Darcy Hudson
Assistant Development Officer
Rothesay Planning Advisory Committee
70 Hampton Road
Rothesay, NB
E2E 5L5

Mr. Hudson and PAC:

With respect to the *application from Mr. Pat Shea to rezone lands (PIDs 00173443 & 00479212) at Chapel Road from the Single Family Residential- Standard Zone (R1B) to the Attached Residential Zone (R3) to allow for future development involving townhouse dwellings*, we find it strange that "those with comments or concerns" are being invited to forward these before learning the details of this proposal on August 4. We also find it peculiar and inconsiderate that only a few of the 110 residents of Chapel Hill Estates were notified of this proposal, and that your letter arrived in the summer when many residences are busy or potentially away from home. All residents of CHE should have been informed by the Town of Rothesay because of our proximity to the proposed development. Fortunately for us, we learned about your letter from neighbours and we can express our *comments and concerns*.

We have concerns. Chapel Hill Estates (CHE) is a sought-after neighbourhood that we hope to preserve. Houses in our neighbourhood sell by word of mouth, often above the asking price, and we do not want property value to be reduced. Home owners of CHE proudly take good care of our properties. We also are fortunate to have a well-organized volunteer-based Home Owners Association which assists home owners and takes good care of Trustee Land. We are a community of mostly retired adults who value our peaceful space and place where neighbours look after one another. The peace has noticeably changed in recent years because of nearby residential development and increased vehicular and pedestrian traffic, and we would like to curb that uncomfortable trend before it gets even worse.

We value the beautiful trees of Chapel Hill Estates which we maintain, and we do not want to lose the trees that border our beautiful neighbourhood. If the forest is depleted to make way for a housing development, even more deer and other animals will wander through Rothesay. The animals are already literally on our front doorsteps. Let the animals live in the woods, and let us all respect and preserve the ecosystem where the animals are meant to live.

With another set of residences built, in addition to the two recent nearby apartment buildings on Chapel Hill Road and Holland Drive, pedestrian traffic will inevitably increase through Chapel Hill to the Superstore, liquor store etc. There is already litter, including empty liquor bottles, left in our neighbourhood, especially on the trail from Chapel Hill Estates to the Superstore. We do not want more litter from pedestrians who do not have the care and attention for our neighborhood as we do. Besides potential litter, pedestrians of all ages from a new housing development could be a traffic hazard and be in danger of traffic accidents especially since there are no sidewalks on CHE courts.

Traffic on Chapel Hill Road and Marr Road will definitely increase beyond the frustrating state that now exists.

In addition to our above stated current concerns, we look forward to hearing an explanation about why a housing development would be built so close to NB Power Lines! This seems like a strange, unhealthy, and perhaps illegal activity. Has the builder retained a formal right-of-way authorization for the housing development from NB Power?

We are not NIMBY (Not In My Back Yard) people, and did not complain when two recent apartment complexes were built. But enough is enough. We now feel the need to express our concern for the environment and for the peace and stability of our beautiful neighbourhood for which we are thus far grateful. We hope common sense will prevail, and that the Town of Rothesay will respect our comments and justified concerns, and that Council will prevent the housing development from being built so close to Chapel Hill Estates.

Sincerely yours,

cc Mayor and Council
Town of Rothesay (— Separate letter delivered)

Darcy Hudson

From:
Sent: July 23, 2026 10:26 AM
To: Darcy Hudson
Subject: Chapel Hill Rd/Pat Shea Development

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I have the following concerns with the proposed Pat Shea development on Chapel Rd.

1. Are traffic lights going to be installed on the corner of Marr Rd. and Chapel Rd.to deal with the increased traffic flow. With the new apartments by the Credit Union, the joining of Chapel Rd and Holland Dr. to support that new apartment development and now this additional Pat Shea project, it is my daily observation that these traffic lights are an absolute requirement.
2. What buffer provisions are being addressed between the Pat Shea development and Chapel Hill Estates.

4 Matscot Ct.

Rothesay N.B.

E2E 6G5

.

JULY 22, 2026

RE: Rezoning Application – Chapel Road (PIDs 00173443 & 00479212)

To Whom It May Concern:
We are writing this letter to express our strong opposition to the above-noted Rezoning Application.

We have been residents of the Estates of Chapel Hill (hereafter referred to as CHE Inc.) for 15 years; a neighbourhood that is one of the most sought-after areas in Rothesay. It is well managed by its HOA, beautifully maintained and known for its quiet, peaceful ambiance.

Given this, we have a number of issues of concern related to the proposed rezoning, including the manner in which the public was notified. We consider the methodology of the dissemination of information to have been faulty for several reasons. Firstly, the letter regarding the proposal was not sent to all CHE Inc. residents. Secondly, the letter was sent during summer months when there is a greater likelihood of people being away or otherwise occupied thus not having the same opportunity to adequately consider the proposal. As well, the time frame provided for responding to the letter was very brief. A similar situation arose within the past 18-24 months regarding a rezoning application for self-storage units located behind 69 Marr Road, which is in close proximity to CHE Inc. Only a small number, not all, residents of CHE Inc. homeowners were notified by letter.

In recent years there has been (and continues to be) a significant amount of both commercial and residential development surrounding CHE Inc. This includes, but is not limited to Chapel Hill Suites, apartment buildings on Holland Drive (currently under construction) and relocation of Shoppers Drug Mart to the Superstore/Dollarama complex (currently under construction). Also, the previously mentioned proposed self-storage facility and the large scale four-phase, twenty-year project at the corner of Campbell Drive and Millenium Drive. All of these activities completely surround CHE Inc. and have significant impact upon the overall quality of life for its residents.

There has been a dramatic increase in traffic; both because of additional residents in the new housing units but also the multitude of construction vehicles associated with the various projects. With the increased traffic come issues such as speeding, inadequate

traffic signals (example: intersection of Marr Road and Chapel Road), greater risk to pedestrians, increased noise level and increased wear/tear on already damaged roads.

Over the past 18 months Chapel Road has become more dangerous because of the ongoing construction projects in the immediate area. There is a large volume of heavy equipment travelling on it. Measures undertaken to enhance safety (three-way stop sign, a new crosswalk and a speed measuring device) have done little to nothing to decrease the speed of vehicles or to enhance the safety of pedestrians and motorists alike.

The following paragraphs outline issues which we believe will arise and negatively impact the Estates of Chapel Hill:
Intended Use (at time of proposal) vs. Eventual Actual finished project. Although an indication has been given as to the intended purpose for the rezoning, what guarantee is there that the finished project will in fact be what was proposed?

Infrastructure. With recent and future planned development, it is quite apparent that the current infrastructure (condition and design of roads, municipal services such as water/sewerage, etc.) is not and will not be adequate.

Neighbourhood being used as a thoroughfare/path. Given the close proximity of the proposed development to CHE Inc., it stands to reason that residents of the newly developed area will choose to walk through our neighbourhood in an effort to access services such as grocery stores, pharmacies, etc. This will undoubtedly lead to an increase in discarded garbage, possible damage to properties because of foot traffic and a deterioration in the overall safety/security of the neighbourhood.

CHE Inc. already has to contend with the garbage that is generated from a nearby shopping complex (including Superstore, NBLC, Dollarama, Starbucks, NB Cannabis Store). On a daily basis, debris from that area blows into our yards. It is quite common for individuals to shop at those various stores, cut through our neighbourhood and throw/drop cigarette butts and garbage on the ground.

In conclusion, we want to reiterate that we strongly oppose the rezoning proposal. What was once a quiet, peaceful neighbourhood surrounded by an abundance of green space and natural beauty, it is quickly losing its uniqueness and appeal. What benefit is there to the residents of CHE Inc. to have even more development and less green space? The quality of life that we enjoyed 15 years ago when we moved here has deteriorated and we question how our tax dollars are of benefit to us.

We respectfully request that our letter be given serious consideration and that the rezoning proposal be denied.

Respectfully Submitted,

10 Alexscot Court
Rothesay, NB

Darcy Hudson

From:
Sent: July 22, 2026 7:44 AM
To: Darcy Hudson
Subject: Rezoning application Chapel Road IDs 00173443 & 00479212 - comments, concerns

Importance: High

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I am responding to your letter of July 14, 2026 regarding rezoning of the two parcels identified above, from single family residential Standard Zone (R1B) to Attached Residential Zone (R3).

Concerns and questions:

- Traffic: two recent apartment developments (Holland Hills with one building near complete and the second one soon to break ground, plus Chapel Hill Suites) have and will continue to significantly impact traffic on Chapel Road
- Walking and safety: Existing drivers on Chapel Road are a concern to walkers, often speeding through the stop signs and ignoring the one poorly marked crosswalk sign. This roadway is used by walkers frequently, at their own risk. Additional units will add only more traffic, leaving walkers, often seniors who live in the area for the proximity to necessities, forced to consider transportation.
- Environmental: Chapel Hill Estates has taken an environmental approach of keeping noise and light pollution at a minimum, through only lighting the boulevard and calming traffic through street design. The closeness of the proposed development will greatly impact light and noise pollution.
- Right of way and safety: I note the footnote to the map noting the map may not be free from error or omission, is that why there is no clear right of way for the power line shown? Increased population will also increase danger of increased activity around the power lines.
- Information request: Is a copy of the rezoning application and site plan available? Does this include exact list of building uses and heights? What would the setback requirement be?
- Storm water/drainage: Property along the power line is varied in grade. Impact to neighbors, Chapel Hill and Scribner residents from the development.
- Driving and Safety: How will the proposed properties be accessed, extension to Robinson, from Campbell Drive, Scribner or another route?
- Recreation, health and food security: Impact to recreational land (ball field, public garden plots).

This area has been chosen by residents because of the quietness and closeness to necessities. The extensive development in the immediate and surrounding area is significantly impacting the

lifestyle and undoubtedly our real estate values as the desirable urban feel of the community is lost.

Regards,

21 Windermere Court
Rothesay, NB E2E5Y4

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Darcy Hudson

From:
Sent: July 20, 2026 10:49 AM
To: Darcy Hudson
Subject: Rezoning application-Chapel Road

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Hi Mr. Hudson,

My name is and I am the President of the Chapel Hill Estates Homeowners Association. We are a 110-unit garden home development that will potentially be impacted by this proposal. Four of our streets are adjacent to the proposed development.

I have a few initial questions:

- Where are the access points planned for this development?
- How close would the actual construction be to our property line?

I understand you may not be responding directly to this email, but I do plan on attending the PAC meeting on August 4th and expect that many of these questions will be addressed at that time.

One additional observation is that the existing power transmission lines appear to significantly reduce the amount of usable land for building purposes. Has a timeline for the project been developed?

Thank you, and I look forward to learning more at the meeting.

Regards, President – Chapel Hill Estates Inc.

Darcy Hudson

From:
Sent: July 20, 2026 1:21 PM
To: Darcy Hudson
Subject: Rezoning application - Chapel Road

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I am looking at a copy of the application which residents on Matscot Crt. was to have been received by mail. I did not get a letter.

The attachment does not give enough information to make sensible observations. What is going to be on the 3.5 acre land PID 00479212)? Are the streets into the development area going to junction on Chapel Road or might the join onto our streets? If so I have some concerns. We are not really designed for additional traffic flow and it would do a great job of dramatically reducing the appeal of our community.

I would appreciate a more detailed view on what physical structures (dwellings and roads) would be located.

A quick reply would be appreciated.

6 Matscot Crt.

From: Darcy Hudson
To: Mark Reade
Subject: Fw: Rezoning adjacent to Chapel Hill Estates
Date: July 27, 2026 9:37:34 PM

Darcy Hudson
Assistant Development Officer / GIS Technician
(506) 848-6666
darcyhudson@rothesay.ca

From:
Sent: Monday, July 27, 2026 6:22:38 p.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Rezoning adjacent to Chapel Hill Estates

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As a resident of Windermere Court in Chapel Hill Estates I was not notified of this rezoning application. My concern would be the additional car traffic on Chapel Road from this housing when it comes in addition to the Holland Drive apartment building. We already have a difficult time getting out on to the Marr Road if we want to turn left off of Chapel on to Marr. Also concerned about the proposed buffer being enforced between the two properties and also ensuring that our courts will not be extended as a thoroughfare to this new development. I have been a resident here since 1999.

10 Windermere Court Rothesay
Sent from my iPad

From: Darcy Hudson
To: Mark Reade
Subject: Fw: Rezoning Application Chapel Road
Date: July 29, 2026 9:00:15 PM

Darcy Hudson
Assistant Development Officer / GIS Technician
(506) 848-6666
darcyhudson@rothesay.ca

From:
Sent: Wednesday, July 29, 2026 8:44:30 p.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Rezoning Application Chapel Road

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As a resident of Chapel Hill Estates we have a property that borders the proposed rezoning parcels of land.

We feel the removal of the trees between our park and the new proposed townhomes will greatly reduce the value of our home and take away the peaceful enjoyment of our yard. Therefore, we would ask that the requested rezoning of the 3.5 acre parcel of land (PID00479212) be denied and enforce a mandate that this parcel of land remain undisturbed.

Our second concern is with regards to the power line that goes through the proposed new development. We ask for more detailed information on any changes as it is our understanding homes cannot be built close to a power line.

Our last issue is with regards to increased traffic as the result of new townhomes and ask that the installation of a new traffic light at the intersection of Chapel Road and Marr Road be installed by the developer.

Respectfully,

19 Mapledawn Court
Rothesay, NB

Get Outlook for Android

From: Darcy Hudson
To: Mark Reade
Subject: Fw: Rezoning application for proposed development near Chapel Hill Estates
Date: July 27, 2026 5:45:42 PM

Darcy Hudson
Assistant Development Officer / GIS Technician
(506) 848-6666
darcyhudson@rothesay.ca

From:
Sent: Monday, July 27, 2026 5:37:47 p.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Rezoning application for proposed development near Chapel Hill Estates

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In May, 2025, we moved to 10 Mapledawn Court in Chapel HIll Estates, Rothesay, NB.

On Thursday, 23 July 2026, we received an information email from Chapel Hill Estates stating a proposed development which "could have a significant impact on homeowners in Chapel Hill Estates". We have not received anything through Canada Post about this and would like to have the information concerning this rezoning proposal so we may determine what, if any, impact this may have on our current residence.

Thank you.

From: Darcy Hudson
To: Mark Reade
Subject: Fw: Rezoning application-Chapel Road (PIDS 00173443&00479212
Date: July 29, 2026 3:40:04 PM

Darcy Hudson
Assistant Development Officer / GIS Technician
(506) 848-6666
darcyhudson@rothesay.ca

From:
Sent: Wednesday, July 29, 2026 12:36:37 p.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Rezoning application-Chapel Road (PIDS 00173443&00479212

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I am a resident of Chapel Hill, 5 Alexscot Court.
I am concerned about this proposed development. Some of the following reasons are:
1) the increased traffic on Chapel Road, particularly at the intersection with Marr Road,
2)the increased foot traffic through our development through to the Superstore and other commercial properties,
3) the possibility of no tree barrier, or any barrier between Chapel Hill and the proposed development.
4)effects of construction activity on our peace, quiet and lifestyle.
As to the effect on the existing infrastructure I look forward to hearing from Rothesay staff.
I will be attending on August 4.
Thank you,

Sent from my iPad

Outlook

RE: **shared "PAC Letter for Rezoning (1)" with you**

From Matthew Alexander <matthewalexander@rothesay.ca>
Date Sun 2026-09-27 8:46 PM
To Tiffany Mackay French <TiffanyMackayFrench@rothesay.ca>; Helen Boyle <helenboyle@rothesay.ca>; Peter Lewis <PeterLewis@rothesay.ca>; Tyler Davis <tylerdavis@rothesay.ca>; Bill McGuire <BillMcGuire@rothesay.ca>; Don Shea <DonShea@rothesay.ca>; Dave Brown <davebrown@rothesay.ca>

Hi :

Thank you for your email and for taking the time to provide a letter outlining your concerns regarding the proposed rezoning application.

I have forwarded your correspondence to Town staff so that it can be included with the information and submissions provided to Council as part of the Public Hearing process. Therefore, your concerns will form part of the information available for consideration as Council considers the rezoning application.

Thank you again for reaching out and for taking the time to share your perspective on this matter. Public input is an important part of the municipal planning and rezoning process.

Thank you,

Matt

Matt Alexander
Mayor

matthewalexander@rothesay.ca

70 Hampton Rd
Rothesay NB, E2E 5L5
T: 506-848-6600 | F: 506-848-6677
rothesay.ca

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The information in this message sent today (and any attachments) is private and confidential and is intended for the sole use of the recipient(s). If you are not the intended recipient or a person responsible for delivering this message to the intended recipient, or if you believe you have received this message in

error, you are notified that any use of the information is strictly prohibited. Please notify the sender immediately by replying to the message and then delete the message from your email provider.

From:
Sent: September 27, 2026 10:15 AM
To: Matthew Alexander <matthewalexander@rothesay.ca>; Tiffany Mackay French <tiffanymackayfrench@rothesay.ca>; davebrown@rothesay.nb; Helen Boyle <helenboyle@rothesay.ca>; Peter Lewis <peterlewis@rothesay.ca>; Tyler Davis <tylerdavis@rothesay.ca>; Bill McGuire <billmcguire@rothesay.ca>; Don Shea <donshea@rothesay.ca>
Subject: Fwd: shared "PAC Letter for Rezoning (1)" with you

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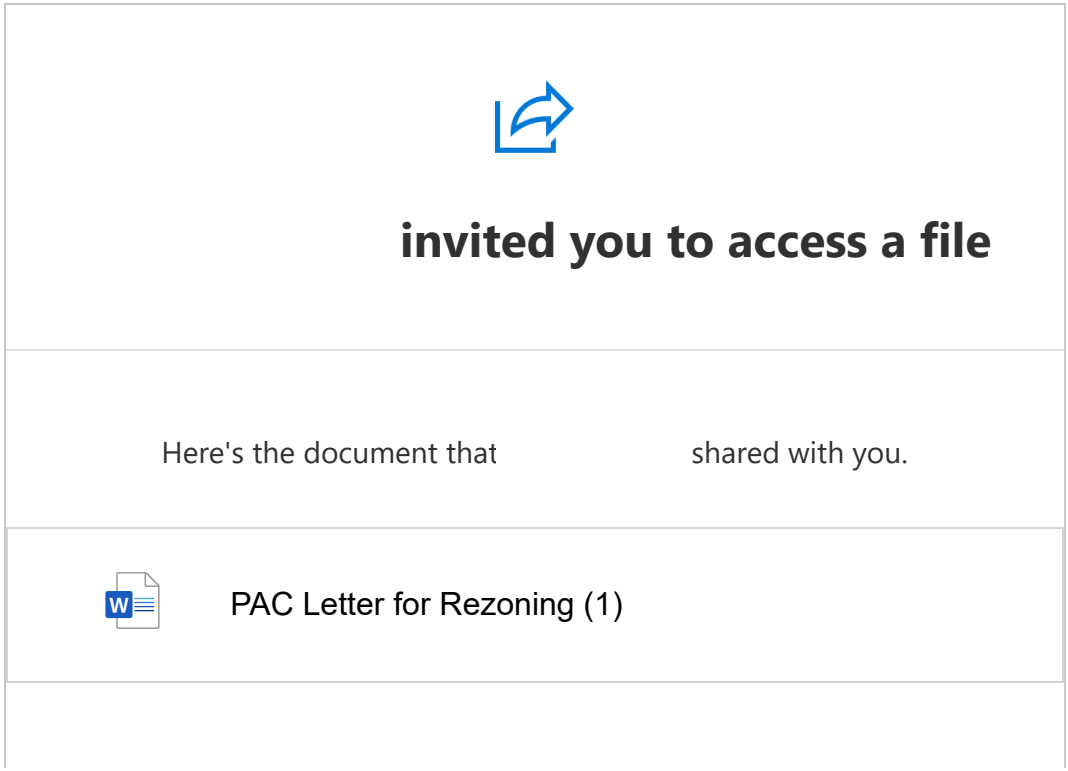
---------- Forwarded message ---------
From:
Date: Sun, 27 Sept 2026 at 10:06
Subject: shared "PAC Letter for Rezoning (1)" with you
To:

Please find attached our letter of opposition to be considered at the scheduled Public Hearing for a rezoning application by Mr. Pat Shea. Meeting to be held on October 19, 2026.

Should you have any questions please feel free to contact us at 506-849-2438.

Regards,

10 Alexscot Court
Rothesay, NB



SEPTEMBER 27, 2026

RE: Rezoning Application Chapel Road (PIDs: 00173443 & 00479212)

Town of Rothesay Mayor and Councillors:

We are writing this letter regarding the above-noted application and wish to express our strong opposition to it.

We attended the PAC meeting on August 4, 2026 regarding the application for rezoning by Mr. Pat Shea. As a result, we have the following concerns:

- **Lack of transparency** – since this process began (August 4/26) it has become apparent that there has been little to no effort made to provide clear, comprehensive information about the requested rezoning. It is our understanding that there are established requirements which must be met in order for the issue to move forward; specifically, that a detailed plan (by the applicant be submitted in advance of any vote to move it forward). It was apparent at the PAC meeting that no plan was submitted by Mr. Shea and in fact he stated that he would not be submitting a plan unless and until he was successful in his bid for rezoning. In spite of this the PAC members voted in favour of moving forward with the application. With this in mind, we are skeptical that Town officials will follow established processes and thus we are not confident that they will truly look out for the best interests/wellbeing of our community.

- **Unknown Variables** – Should the rezoning be approved we are concerned about what other issues we could be subjected to. For example, should Mr. Shea decide to later modify his original plan, what guarantees and/or recourse would be available to Chapel Hill residents?

- **Potential Devaluation of our Homes** – At the very least, in the short term, the value of our homes could be greatly decreased as we would be in the midst of an ongoing major construction project which would involve heavy equipment traffic, associated noise, dirt and possible adverse effects on existing infrastructure.

- **Quality of Life** – If the project were to go ahead, we are extremely concerned about the negative effects on the quality of life that Chapel Hill residents have come to enjoy. At the present time we enjoy a serene, safe and secure environment. This would likely change with increased traffic (both vehicle and pedestrian) in the neighbourhood. As well, we are concerned about how the wildlife will be impacted. As more and more construction occurs, the natural habitat for wildlife is greatly

2026 October 05 PAC Kit Unredacted_183

decreased. This could also lead to increased traffic issues as the wildlife is more often on the roadways.
We will now refer to comments made by the Mayor some time ago:
"We don't want to grow at an unprecedented rate. We end up with a host of other issues including traffic. We will be asked to balance growth with preservation. We all want future generations to enjoy the same quality of life that has made this town such a special place to call home."

- It should be noted that there has been **conflicting/misleading information** offered to Chapel Hill residents on more than one occasion. To cite two examples: (1) At the PAC meeting residents were led to believe that Mr. Shea and Mr. Ron Scott were partners in the rezoning application when in fact that was not the case but rather that they are potentially two separate applicants for different projects; (2) At the PAC meeting, Mr. Shea made a comment that could only be considered a threat to the Chapel Hill Estates community by saying that if he did not get his requested rezoning he would then simply open up existing streets within Chapel Hill Estates even though Mr. Scott owns land which separates Mr. Shea's land from the Estates.

In conclusion we wish to clearly state that we are disappointed in the process which has occurred to date and would expect that our elected Mayor and Councillors would continue to responsibly protect our way of life. As previously stated, we are in complete opposition to the proposed rezoning application by Pat Shea.

Below you will find our original letter which was submitted to the PAC meeting on August 4, 2026.

Outlook

FW: Rezoning Application - Property Next to Chapel Hill Estates

From Mark Reade <markreade@rothesay.ca>
Date Fri 2026-10-02 11:49 AM
To Neil McKenna <neil.mckenna@rothesay.ca>

Neil, for the packet

From:
Sent: October 1, 2026 12:26 PM
To: Mark Reade <markreade@rothesay.ca>
Cc: Darcy Hudson <darcyhudson@rothesay.ca>; Matthew Alexander <matthewalexander@rothesay.ca>; Tiffany Mackay French <tiffanymackayfrench@rothesay.ca>; Bill McGuire <billmcguire@rothesay.ca>; Dave Brown <davebrown@rothesay.ca>; Helen Boyle <helenboyle@rothesay.ca>; Peter Lewis <peterlewis@rothesay.ca>; Tyler Davis <tylerdavis@rothesay.ca>; Don Shea <donshea@rothesay.ca>
Subject: Rezoning Application - Property Next to Chapel Hill Estates

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I am writing to register my opposition to the proposed Shea and Scott property developments next to Chapel Hill Estates. I moved here from Vancouver as I was tired of overgrowth, traffic, noise and years of construction fatigue. Having found a home where I could live out my senior years in the tranquility of a quiet retirement community, I now feel my quality of life is about to be threatened, disrupting my sense of peace and security.

Although a development plan has not yet been submitted, if the Scott property application were to be approved, it would likely mean a block of new homes stuck at the end of what is now a lovely treed cul-de-sac, which would all be removed to create a new entry/exit to our roads - negatively affecting the existing character and ambiance of our community. Any new homeowners would not be part of our HOA and not required to follow covenants as the rest of us do.

Residents here are mainly all seniors, some with limited mobility, frequently out walking dogs. The well-being of pedestrians and pets is already threatened by speeding vehicles on the narrow roads of the Boulevard. Additional development would necessarily increase traffic and safety concerns. To cross Chapel Road at the crosswalk at the end of the Boulevard is like running the gauntlet - frightening, at the rate of speed cars travel along there, not stopping despite clear speed limits and signage.

I favour preservation over growth in this neighbourhood and stand opposed to both the Shea and Scott developments. Both require clearcutting of trees, increasing traffic congestion, heightening road safety concerns, construction noise for how many years, as well as potential effects on water and sewage and environmental impacts on wildlife. The Scott development will clearly have a more direct impact on the Estates as we know it and the change in our small community and our quality of life would simply be a step too far.

12 Zackery Court

Outlook

Objection to rezoning application PIDs 00173443 and 00479212

From
Date Thu 2026-10-01 10:03 PM
To Rothesay Info <rothesay@rothesay.ca>

1 attachment (22 KB)
Objection Letter to rezoning application PIDs 00173443 and 00479212.docx;

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Enclosed is our letter of objection to be considered at the open meeting of council on October 19, 2026.

Thank you for your attention to this matter.

5 Alexscot Court
Rothesay, NB E2E 0A7

October 2, 2026

Town of Rothesay, Mayor and Councillors
rothesay@rothesay.ca

RE: Rezoning PIDs 00173443 and 00479212

Your Worship and Councillors:

We are residents of the Town of Rothesay and live at 5 Alexscot Court, Chapel Hill.

After many years of demanding work as lawyers in this Province, we began looking forward to retirement and sought a peaceful and private community in which to live.

We were fortunate to discover Chapel Hill, a retirement community designed and developed by Scott Brothers. We purchased our home there and have found the community to be exactly what we had hoped for: peaceful, private, safe and well situated, while still providing convenient access to local amenities.

Our decision was reinforced by the Mayor's later comments, which were:

> *We don't want to grow at an unprecedented rate. We end up with a host of other issues including traffic. We will be asked to balance growth with preservation. We all want future generations to enjoy the same quality of life that has made this town such a special place to call home.*

We, along with others in our community, were surprised and concerned by the proposal presented to the PAC on August 4, 2026. The proposal consisted only of a sketch with limited details. However, it appeared to show the development abutting Chapel Hill, with the existing tree buffer removed. Mr. Shea also indicated that there was a possibility that our courts could be extended as through streets to serve the proposed development.

It was suggested that this was a joint proposal by Mr. Shea and Mr. Scott. Mr Scott owns the property abutting Chapel Hill.

We, along with others in the community, objected to the proposal and raised concerns about the lack of detail provided. We also submitted a formal letter of objection.

Despite the lack of a detailed plan, the PAC forwarded the proposal to you for discussion at the open meeting on October 19.

A committee of property owners was formed to obtain more information and clarification about the proposal.

Mr. Shea subsequently met with a member of the Committee and assured her that he was moving forward only with his property and not that of Mr. Scott.

To our knowledge, Mr. Shea has not provided a new, detailed development plan. Therefore, the only proposal before you at this time is the original sketch.

We object to this sketch/proposal because of the potential impact it could have on our community and our way of life. If the proposal moves forward, the potential loss of the tree buffer, the possibility of extending our courts to create through streets, and the construction activity would significantly affect the character and day-to-day life of our community. Pedestrian and vehicular traffic would substantially increase on our private courts, diminishing safety, peace and tranquility that we and so many others value and sought when choosing to live here.

Please consider this letter of objection. We will attend the open meeting to voice the community concerns and answer any questions you may have.

Sincerely,

Outlook

FW: Request for rezoning of property own by Pat Shea

From Mark Reade <markreade@rothesay.ca>
Date Fri 2026-10-02 11:49 AM
To Neil McKenna <neil.mckenna@rothesay.ca>

1 attachment (99 KB)
Rothesay Planning Committee.pdf;

Neil, for the packet

From:
Sent: September 30, 2026 3:20 PM
To: Mark Reade <markreade@rothesay.ca>; Darcy Hudson <darcyhudson@rothesay.ca>
Cc: Matthew Alexander <matthewalexander@rothesay.ca>; Tiffany Mackay French <tiffanymackayfrench@rothesay.ca>; Bill McGuire <billmcguire@rothesay.ca>; Dave Brown <davebrown@rothesay.ca>; Helen Boyle <helenboyle@rothesay.ca>; Peter Lewis <peterlewis@rothesay.ca>; Don Shea <donshea@rothesay.ca>; Tyler Davis <tylerdavis@rothesay.ca>
Subject: Request for rezoning of property own by Pat Shea

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

Dear Mayor Allexander, Council Members and Mr. Reade, please find attached my letter related to the request for rezoning of land owned by Pat Shea. Please feel free to contact me if you have any questions or concerns related to my letter. Kindest regards,

September 30, 2026

Mark Reade, Director of Planning
Planning Committee Members
Town of Rothesay
70 Hampton Road
Rothesay, NB E2E 5L5

Re: Rezoning of existing land from R1 to R3

Dear Planning Committee:

I write this letter to express my concerns with the planned development of land in close proximity to Chapel Hill Estates. My husband and I have lived in Chapel Hill Estates for the past five years. We selected this location because of its close proximity to various amenities including grocery stores, pharmacies, restaurants and others. We appreciate the ability to walk, bike of use other assistive devices to get around in neighborhood, as well as the green space provided by mature trees and shrubs in Chapel Hill Estates and the surrounding area.

I recognize there is a need for additional housing in Rothesay and that landowners want to develop their land to support housing. I would like to ask the Members of the Planning Committee to consider how proposed building projects address the needs of future generations and the livability of the entire area. By livability I mean the area is walkable, there is open green spaces, wildlife is able to coexist and have safe spaces to forage and live, and children and seniors can enjoy the outdoor spaces safely without worrying about traffic.

It is my understanding that Mr. Shea is proposing building 44 additional homes on his property if it is rezoned from R1 to R3. I would like to ask the Planning Committee to require the landowner to preserve green spaces that act as buffer zones to reduce noise from exiting traffic and improve air quality; build around the trees instead of clear cutting; protect wildlife habitats; and consider the present and future needs of children and seniors. Thank you for your time and attention.

7 Ayerscliffe Court
Rothesay, NB E2E 5Y5

Outlook

Fw: Chapel Hill Development Opposition

From Matthew Alexander <MatthewAlexander@rothesay.ca>
Date Thu 2026-10-01 11:02 AM
To Neil McKenna <neil.mckenna@rothesay.ca>

1 attachment (7 MB)
Chapel Hill Development Opposition .pdf;

Image
Matt Alexander
Mayor

matthewalexander@rothesay.ca

70 Hampton Rd
Rothesay NB, E2E 5L5
T: 506-848-6600 | F: 506-848-6677
rothesay.ca

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From:
Sent: Wednesday, 30 September 2026 15:13:54
To: Matthew Alexander <matthewalexander@rothesay.ca>; Tiffany Mackay French <tiffanymackayfrench@rothesay.ca>; Bill McGuire <billmcguire@rothesay.ca>; Dave Brown <davebrown@rothesay.ca>; Helen Boyle <helenboyle@rothesay.ca>; Peter Lewis <peterlewis@rothesay.ca>; Don Shea <donshea@rothesay.ca>; Tyler Davis <tylerdavis@rothesay.ca>; Mark Reade <markreade@rothesay.ca>; Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Chapel Hill Development Opposition

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Please read the attached letter opposing development on lands at Chapel Road (**PIDs 00173443 & 00479212**) and add to the information for the October 5 PAC and the October 19, 2026 Public Hearing.

Thank you.

3 Alexscot Court
Rothesay, NB

Town of Rothesay Mayor and Councillors,
Members of the Rothesay Planning Advisory Committee (PAC),
Director of Planning/Development Services Mark Reade
Assistant Development Officer Darcy Hudson

September 30, 2026

Dear Fellow Rothesay Residents:

With respect to the application from Mr. Pat Shea to rezone lands (**PIDs 00173443 & 00479212**) at Chapel Road from the Single Family Residential-Standard Zone (R1B) to the Attached Residential Zone (R3) to allow for future development involving townhouse dwellings, I first want to say, that I do not understand why this development is even being considered by Rothesay Town Council since neither Mr. Pat Shea nor Mr. Ron Scott have presented comprehensive plans for the ideas they have been entertaining. Their verbal intentions have caused considerable concern, frustration, and anxiety for residents of Chapel Hill Estates.

I am also frustrated by the poor communication of information or lack thereof. Because of a conversation that one of our residents had with Director of Planning/Development Services, **Mark Reade,** we learned, by chance, in September that Pat Shea and Ron Scott were *not* working together, but that Ron Scott would be presenting his own plan for his property PID 00479212. We have no idea when that idea, which does not have a comprehensive plan, was filed with the Town of Rothesay, or when the October 5 PAC was scheduled. The meeting has only been posted online for a short time. Clearly, residents do not have the required two months to add letters of support or opposition for Ron Scott's *idea* for development. The fact that an agenda for Monday Planning Advisory Committee meetings is not posted until the Friday before (in this case October 2, 2026) is another frustrating concern. Will Ron Scott's plan or idea even be on the agenda?

And if Mr. Ron Scott decides to not develop his property **PID 00479212**, what assurance exists that the land will not be sold and developed by someone else?

I also find it strange that Pat Shea's idea for development would qualify for a Public Hearing since clearly, he had no plan for development at the August 4 PAC. But, since that was the decision, I will do my best to express my sincere concerns and opposition to development on lands *PIDs 00173443 & 00479212* at Chapel Road.

Chapel Hill Estates (CHE) is a modern suburban oasis in a highly sought-after community of 110 garden homes. The natural beauty comes from the mature trees in and surrounding our neighbourhood.

Residents of CHE and our Homeowners Association keep our property in great shape. We pay over $500,000 in property tax, and we support local landscaping businesses and other Rothesay enterprises. In other words, we are a vivacious and contributing community of citizens who wish to preserve the beauty and peace of our vibrant sanctuary.

I strongly oppose the destruction of any trees on land adjacent to Chapel Hill Estates and ask that you not allow any development by Ron Scott or Pat Shea on that land of trees and greenery (PIDs 00173443 & 00479212).

I am shocked that Ron Scott would even consider attempting to damage the beautiful community he created or consider selling the land to someone else.

As Mayor Matt Alexander was quoted in the September 3, 2026 Telegraph Journal, "We don't want to grow at an unprecedented rate. We'll end up with a host of other issues, including traffic."

I concur with His Worship. The traffic on Chapel Road and Marr Road has already increased because of recent development and will be heavier when the 48-unit Holland Hills apartment on Holland Drive is completed. We do not need more traffic from development on Chapel Road.

I also wonder what ideas for future development Pat Shea has for the land he owns across the street from Chapel Hill Boulevard and at the top of Robinson Street. Will that development contribute to traffic congestion too?

Vehicle traffic is not the only concern. The woods adjacent to Chapel Hill that Pat Shea and Ron Scott want to develop, are home to many animals including the occasional piliated woodpecker, as was the case in the spring of 2026 and previous years. And ghost pipes, moss, mushrooms, and ferns are significant aspects of our local ecosystem. (see attached photos.)

A brook flows on the property every spring and nurtures the variety of plants that are present under the many trees. I appeal to your respect for the natural environment and passionately request that you choose to leave this patch of nature alone.

Please consider the longstanding reputation of Rothesay as a beautiful town with thoughtful and purposeful development. In recent years, it seems that our environment and ecosystem are being sacrificed for bricks and mortar. I acknowledge that people need places to live and that the Town of Rothesay wants and needs to increase its tax base. However, there is enough land for development in Rothesay without cutting down these trees.

Thank you for your service and all you do to maintain the beauty of Rothesay. I hope, as I do, you concur with His Worship who posted on his blog:

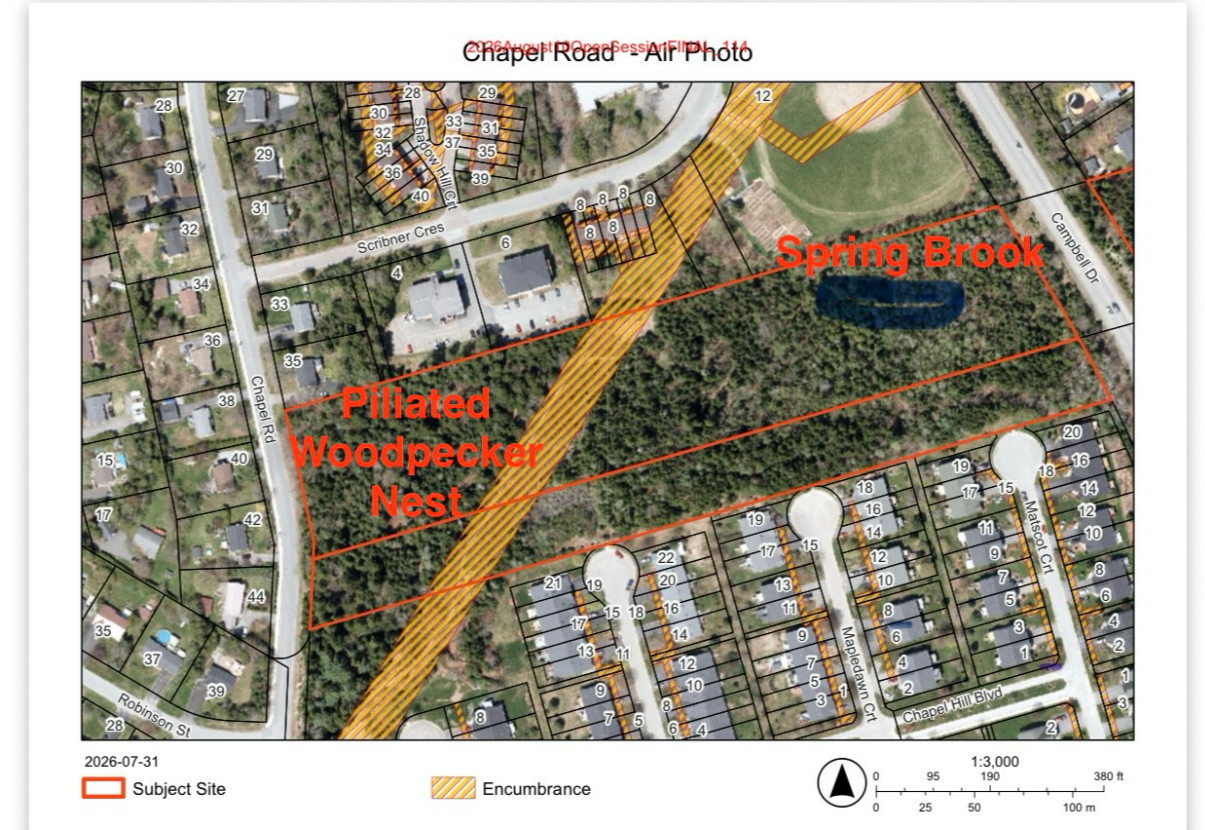
"*Rothesay is truly unique. We choose to live here because it is a community where natural beauty, strong welcoming neighbourhood connections, and a shared sense of pride come together to create an exceptional quality of life.*"

Environmental Scientist Dr. Matt Alexander's Blog, March 11, 2026

Sincerely,

3 Alexscot Court, Rothesay, NB




Chapel Road - Air Photo
Spring Brook
Piliated Woodpecker Nest
Scribner Cres
Shadow Hill Crt
Chapel Rd
Robinson St
Campbell Dr
Matscot Crt
Mapledawn Crt
Chapel Hill Blvd
2026-07-31
Subject Site
Encumbrance
1:3,000
0 95 190 380 ft
0 25 50 100 m










The only development on the land adjacent to Chapel Hill Estates that I would support is a walking trail under the power lines where people already walk from Chapel Road to Campbell Drive with connections to Scribner Cresent. No trees would be destroyed.



Outlook

RE: Proposed rezoning application

From Matthew Alexander <matthewalexander@rothesay.ca>
Date Thu 2026-10-01 6:39 PM
To Tiffany Mackay French <TiffanyMackayFrench@rothesay.ca>; Mark Reade <markreade@rothesay.ca>; Darcy Hudson <DarcyHudson@rothesay.ca>

Hi and :

Thank you for your email and for taking the time to provide a letter outlining your concerns regarding the proposed rezoning application.

I have forwarded your correspondence to Town staff so that it can be included with the information and submissions provided to Council as part of the Public Hearing process. Therefore, your concerns will form part of the information available for consideration as Council considers the rezoning application.

Thank you again for reaching out and for taking the time to share your perspective on this matter. Public input is an important part of the municipal planning and rezoning process.

Thank you,

Matt

Matt Alexander
Mayor

matthewalexander@rothesay.ca

70 Hampton Rd
Rothesay NB, E2E 5L5
T: 506-848-6600 | F: 506-848-6677
rothesay.ca

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From:
Sent: October 1, 2026 10:43 AM

To: Matthew Alexander <matthewalexander@rothesay.ca>; Tiffany Mackay French <tiffanymackayfrench@rothesay.ca>; Mark Reade <markreade@rothesay.ca>; Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Proposed rezoning application

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To whom it may concern:

Please be advised that my wife and I oppose the proposal to rezone the properties owned by Pat Shea and Ron Scott from R1 to R3. These properties are adjacent to Chapel Hill Estates Inc. (CHE), a community of 110 homeowners.

Reasons for Our Opposition:

Construction, Infrastructure, and Access

Building homes at the ends of our streets would bring substantial construction activity for an extended period. Before any rezoning is approved, the Town should determine whether the existing water and sewer systems can support the additional homes, whether our narrow streets can safely accommodate wide construction loads, and how residents in the cul-de-sacs will maintain reliable access to their driveways while heavy equipment is present.

Tree Loss and Environmental Impact

The two developments would require extensive clearing for homes and yards. If the Scott Bros. development is approved, its new homes would back directly onto the Shea family's proposed 44-home development, raising concern that little or no tree buffer would remain. This loss of habitat could also have significant effects on local wildlife.

Traffic, Access, and Safety

Both developments would add significant traffic to Chapel Road and increase the use of existing roads by vehicles from outside the community. This is especially concerning because approximately 99% of CHE residents are seniors and residents value the sense of safety created by the community's current design.

Community Character and Fairness

A neighbouring development would not share the established character of Chapel Hill Estates, and its residents would not belong to our homeowners' association even though they would use existing roads. CHE residents collectively contribute approximately $500,000 in annual property taxes to the Town of Rothesay. We ask the Town to give meaningful weight to protecting the community and quality of life our residents have built.

Alignment with the Mayor's Stated Priorities

Our new mayor has been quoted as saying: "We don't want to grow at an unprecedented rate. We'll end up with a host of other issues, including traffic. We will be asked to balance growth with preservation. We all want future generations to enjoy the same quality of life that has made this town such a special place to call home."

Town of Rothesay 2026 Citizen Survey

The survey identified growth pressure as the leading issue on the public agenda. The three most common top-of-mind concerns were overdevelopment and growth management (17%), traffic congestion and road safety (17%), and property taxes and affordability (15%). Housing affordability and options (8%) and active transportation (7%) followed.

These findings show that Rothesay residents generally—and CHE residents in particular—share serious concerns about overdevelopment, traffic, affordability, and the pace of growth. We respectfully ask the Town to consider these concerns and reject the proposed rezoning from R1 to R3.

Respectfully submitted

14 Matscot Court, Rothesay

Outlook

FW: Rezoning/Development Land owned by Pat Shea and Family and Ron Scott

From Mark Reade <markreade@rothesay.ca>
Date Fri 2026-10-02 2:14 PM
To Neil McKenna <neil.mckenna@rothesay.ca>

-----Original Message-----
From:
Sent: October 2, 2026 1:21 PM
To: Matthew Alexander <matthewalexander@rothesay.ca>; Tiffany Mackay French <tiffanymackayfrench@rothesay.ca>; Mark Reade <markreade@rothesay.ca>; Darcy Hudson <darcyhudson@rothesay.ca>; Bill McGuire <billmcguire@rothesay.ca>; Dave Brown <davebrown@rothesay.ca>; Helen Boyle <helenboyle@rothesay.ca>; Peter Lewis <peterlewis@rothesay.ca>; Don Shea <donshea@rothesay.ca>; Tyler Davis <tylerdavis@rothesay.ca>
Subject: Rezoning/Development Land owned by Pat Shea and Family and Ron Scott

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To All Concerned,

I am writing in concern of the proposed development of the above 2 properties as they are in the area of my residence in Chapel Hill Estates off Chapel Road, Rothesay.

1) The proposed development of the Shea Property, for 44 homes, which I understand is on the Agenda for the Public Meeting at the Bill McGuire Centre on October 19, 2026, would greatly add to the already congested traffic flow on Chapel Road and subsequent streets of Marr Road and Campbell Dr. out to Hwy. #1.
High density housing construction is perhaps not the best solution for this overall compact land area in my opinion . Consideration needs to be given for the residents already living here who have contributed greatly to the tax base of Rothesay so they may maintain their quality and standard of living which they have enjoyed and want to maintain going forward.
Rezoning the Shea Property from R1 to R3 would NOT be in the best interest of Rothesay residents surrounding this land , in my opinion.

2) I am also concerned about the possibility of the development of the Ron Scott Property as it is directly adjacent to Chapel Hill Estates, where I live.
In addition to my concerns with the Shea Property, I am very concerned with the idea of extending the end of Matscott, Mapledawn and Windermere streets of Chapel Hill Estates to join in with this new

development. We are a community of , by and large, senior people who feel safe in our neighbourhood, who are able to walk freely among quiet, local traffic and this would destroy this sense of security, of almost a gated community (without a gate) feeling, if this new development was allowed to have direct access to our streets/area.
This somewhat closed community was one of the reasons we chose to move here. Aside from the construction noise disturbing this wooded area, home to many aspects of nature would be uprooted and we would find even more critters in our yards destroying our hard work of trying to beautify our properties.
Again, I feel careful consideration should be given to all when considering development of this parcel of land and should NOT be rezoned from R1 to R3 and should never be allowed to be joined to Chapel Hill Estates.

In closing, may I remind you all, and I quote our Mayor Dr. Matt Alexander " We don't want to grow at an unprecedented rate. We'll end up with a host of other issues, including traffic. We will be asked to balance growth with preservation. We all want future generations to enjoy the same quality of life that has made this town such a special place to call home ".

Thank you for your time and consideration on this matter.
Regards,

12 Devonayer Crt.,
Rothesay, NB
E2E 6E2