

Town of Rothesay

Land Acknowledgement

We would like to respectfully acknowledge that our town of Rothesay exists on the traditional lands of the Wolastoqiyik / Maliseet and Mi'Kmaq whose ancestors, along with the Passamaquoddy / Peskotomuhkati Tribes / Nations signed Peace and friendship Treaties with the British Crown in the 1700s.

We respectfully acknowledge that The United Nations Declaration of the Rights of Indigenous Peoples (UNDRIP) was adopted by the United Nations on September 13, 2007 and enshrined in law in Canada by Parliament on June 21, 2021 as Bill C-15.

We respectfully endorse the Calls to Action of the Truth and Reconciliation Commission of 2015 as it applies to our Municipal Government of the town of Rothesay.

- presented by the Honourable Graydon Nicholas
September 13th, 2021



2026Sept14OpenSessionFINAL_003
ROTHESAY
COUNCIL MEETING
Town Hall Common Room
Monday, September 14, 2026
7:00 p.m.



PLEASE NOTE: Electronic means of communication may be used during the meeting.

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

3. APPROVAL OF AGENDA

4. ADOPTION OF MINUTES

➤ Regular Meeting

10 August 2026

5. DECLARATION OF CONFLICT OF INTEREST

6. OPENING REMARKS OF COUNCIL

- 6.1 2 September 2026 Certificate Presentation - Nick Kilfoil (13th Annual Through the Lens Photo Contest Winner)

7. DELEGATIONS

8. CONSENT AGENDA

- 8.1 25 August 2026 CN – Proclamation Request | Rail Safety Week 2026

9. CONSIDERATION OF ISSUES SEPARATED FROM CONSENT AGENDA

10. CORRESPONDENCE FOR ACTION

- 10.1 8 August 2026 Email from L'Arche Saint John – Community Building Gala

Refer to the Finance Committee

- 10.2 25 July 2025 Email from resident RE. request for a gate to be installed on path between Colonsay Place and Charles Crescent

Refer to the Works and Utilities Committee

- 10.3 9 September 2026 Email from resident RE. power outage on Sept. 5, 2026

Refer to the Works and Utilities Committee

11. REPORTS

- 11.0 August 2026 **Report from Closed Session**

- 11.1 28 July 2026 Fundy Regional Service Commission Board meeting minutes

- 11.2 10 August 2026 New Brunswick Medical Education Foundation (NBMEF) Grant Application

- 11.3 31 July 2026 Draft unaudited Rothesay General Fund Financial Statements

- 31 July 2026 Draft unaudited Rothesay Utility Fund Financial Statements

- 31 July 2026 Donation Summary

➤ Fresh Start Casino Royale

➤ St. Joes Women's Campaign – KENT Pallet Build

➤ Fundy Soccer

➤ KV Association for Community Living Inc.

- 3 September 2026 Donation Motions

ROTHESAY

Regular Council Meeting

Agenda

-2-

10 August 2026

- 11.4 3 September 2026 Draft Finance Committee meeting minutes
- 11.5 28 August 2026 Draft 2026 Budget process memo
- 11.6 8 September 2026 Draft Planning Advisory Committee meeting minutes
 - 88 Hampton Road – Rezoning to Central Commercial (CC)
 - Sagamore Heights – Rezoning from Single Family Residential –Standard Zone [R1B] to Two Family Residential Zone [R2]
 - Cameron Road – Rezoning to Attached Residential [R3]
- 11.7 August 2026 Monthly Building Permit Report

12. UNFINISHED BUSINESS

TABLED ITEMS**12.1 Marr Road/Chapel Road signalization** (Tabled April 2024)*No action at this time***12.2 Draft by-law amendments RE: Consumer Fireworks** (Tabled September 2024)*No action at this time*

13. NEW BUSINESS**13.1 Weeden Avenue Culvert Lining and Remaining PMHP Budget**

9 September 2026 Memorandum from CAO McLean

13.2 East Riverside FloatWalk - Update

10 September 2026 Memorandum from CAO McLean

14. NEXT MEETING**Regular meeting** Tuesday, October 13, 2026 at 7:00 p.m.**15. ADJOURNMENT**



ROTHESAY
COUNCIL MEETING
Rothesay Town Hall Common Room
Monday, August 10, 2026
7:00 p.m.



PRESENT: MAYOR MATT ALEXANDER
DEPUTY MAYOR TIFFANY MACKAY FRENCH (*electronic participation*)
COUNCILLOR HELEN BOYLE
COUNCILLOR DAVE BROWN
COUNCILLOR TYLER DAVIS
COUNCILLOR PETER J. LEWIS
COUNCILLOR BILL McGUIRE
COUNCILLOR DON SHEA

CHIEF ADMINISTRATIVE OFFICER (CAO) BRETT McLEAN
ASSISTANT TREASURER LAURA ADAIR
TOWN CLERK NEIL McKENNA
ASSISTANT CLERK LIZ HAZLETT
DIRECTOR OF DEVELOPMENT/PLANNING SERVICES (DPDS) MARK READE
DIRECTOR OF OPERATIONS (DO) TIM COLWELL
DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN
DIRECTOR OF HUMAN RESOURCES ASHLEY BURCHELL

1. CALL TO ORDER

Mayor Alexander called the meeting to order at 7:00 p.m.

2. LAND ACKNOWLEDGEMENT

Mayor Alexander read the Rothesay Land Acknowledgement and spoke about the Indigenous history of the Kennebecasis River. He spoke about how the River and its surrounding forests provided resources for families for generations, and served as a natural corridor connecting inland communities with the larger river and coastal systems.

3. APPROVAL OF AGENDA

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

CARRIED.

4. ADOPTION OF MINUTES

➤ Regular Meeting 13 July 2026

MOVED by Counc. Lewis and seconded by Counc. McGuire the Open Session Council minutes of July 13, 2026 be adopted as circulated.

CARRIED.

5. DECLARATION OF CONFLICT OF INTEREST

Mayor Alexander declared a conflict of interest with respect to Item 4, Adoption of Minutes.

Counc. Boyle declared a conflict of interest with respect to Item 4, Adoption of Minutes and Item 11.2.

Counc. Shea declared a conflict of interest with respect to Item 11.2 and Item 11.5.

DO Colwell declared a conflict of interest with respect to Item 13.3.

ROTHESAY

Regular Council Meeting
Minutes

-2-

10 August 2026

6. OPENING REMARKS OF COUNCIL

Mayor Alexander shared the following remarks:

- On Thursday, Rothesay officially opened the Float Walk. The opening generated even more public interest than was expected, and finishing touches will be applied over the next few weeks.
- The Rothesay Yacht Club hosted a successful Regatta event, which featured sailors from clubs across Nova Scotia, Prince Edward Island, New Brunswick, and Québec.
- The “Taste of KV” event is happening this coming weekend. The event will take place on Saturday, August 15, from 4:00 PM to 8:00 PM at the Quispamsis Arts and Culture Park.
- On August 20th, A&W Restaurants will host a “Burgers to Beat MS” Day. \$2 from every Teen Burger sold on that day will be donated to MS Canada.
- Mayor Alexander thanked Councillor McGuire for attending the awards ceremony of the New Brunswick Tennis Open Championship on 26 July, and he thanked Councillor Brown for attending the Fundy Regional Service Commission meeting on 28 July.

7. DELEGATIONS

N/A

8. CONSENT AGENDA

- 8.1 24 July 2026 Invitation to A&W “Burgers to Beat MS” Day (August 20th)
8.2 24 July 2026 Rothesay Yacht Club Regatta Proclamation request

MOVED by Counc. Lewis and seconded by Counc. Brown the consent agenda be received/filed.

CARRIED.

9. CONSIDERATION OF ISSUES SEPARATED FROM CONSENT AGENDA**10. CORRESPONDENCE FOR ACTION**

- 10.1 16 July 2026 Email from resident RE: Concerns regarding e-bike and e-scooter
safety and enforcement

MOVED by Counc. McGuire and seconded by Counc. Brown the email from a resident dated 16 July 2026 regarding e-bike and e-scooter safety and enforcement be referred to the Works and Utilities Committee.

CARRIED.

- 10.2 16 July 2026 Email from resident RE: Peters Lane and Almon Lane
21 July 2026 Email from resident

MOVED by Counc. Shea and seconded by Counc. Boyle the emails from a resident dated 16 July 2026 and 21 July 2026 regarding Peters Lane and Almon Lane be referred to the Works and Utilities Committee.

CARRIED.

- 10.3 23 July 2026 Fundy Soccer Association donation request

MOVED by Counc. McGuire and seconded by Counc. Boyle the donation request Fundy Soccer Association from dated 23 July 2026 be referred to the Finance Committee.

ROTHESAY

Regular Council Meeting
Minutes

-3-

10 August 2026

CARRIED.

10.4 4 August 2026 Letter from Rothesay Hive member RE: Rothesay Hive
MOVED by Counc. Lewis and seconded by Deputy Mayor Mackay French the letter from a resident dated 4 August 2026 regarding the Rothesay HIVE be referred to the Age Friendly Advisory Committee.

ON THE QUESTION:

Councillors expressed frustration at the negative tone and anonymous nature of the email.

YEA vote recorded from: Counc. Davis

NAY votes recorded from: Deputy Mayor Mackay French, and Councs. Boyle, Brown,
Lewis, McGuire, and Shea

DEFEATED.

11. REPORTS

11.0 August 2026 Report from Closed Session

11.1 23 April 2026 Fundy Regional Service Commission (FRSC) Board meeting minutes
25 June 2026 FRSC Board meeting minutes

MOVED by Counc. Brown and seconded by Counc. Lewis the Draft Fundy Regional Service Commission (FRSC) Board meeting minutes dated 23 April 2026 and 25 June 2026 be received/filed.

CARRIED.

11.2 30 June 2026 Draft unaudited Rothesay General Fund Financial Statements

MOVED by Counc. Shea and seconded by Counc. Boyle the draft unaudited Rothesay General Fund Financial Statements dated 30 June 2026 be received/filed.

CARRIED.

30 June 2026 Draft unaudited Rothesay Utility Fund Financial Statements

MOVED by Counc. Shea and seconded by Counc. Davis the draft unaudited Rothesay Utility Fund Financial Statements dated 30 June 2026 be received/filed.

CARRIED.

30 June 2026 Donation Summary

MOVED by Counc. Shea and seconded by Counc. Boyle the Donation Summary dated 30 June 2026 be received/filed.

CARRIED.

23 July 2026 Draft Finance Committee meeting minutes

MOVED by Counc. Lewis and seconded by Counc. Boyle the draft Finance Committee meeting minutes dated 23 July 2026 be received/filed.

CARRIED.

ROTHESAY

Regular Council Meeting
Minutes

-4-

10 August 2026

➤ Shining Horizons

MOVED by Counc. Lewis and seconded by Counc. McGuire that Council approve a donation to Shining Horizons in the amount of \$1,200.00.

CARRIED.

➤ Athletics – All-Star Cheerleading Booster Club

MOVED by Counc. McGuire and seconded by Counc. Boyle that Council approve a donation to Sky Athletics – All-Star Cheerleading Booster Club.

DEFEATED.

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

➤ KV Old Boys

MOVED by Counc. Lewis and seconded by Counc. McGuire that Council approve a donation to KV Old Boys in the amount of \$500.00 to support their Country & Western Concert.

CARRIED.

Counc. Shea returned to the meeting.

Counc. Boyle declared a conflict of interest and left the meeting.

➤ Fiona Boyd

MOVED by Deputy Mayor Mackay French and seconded by Counc. Lewis that Council approve a donation to Fiona Boyd in the amount of \$500.00 to support the Coady Institute – Feminist Leadership workshop in Nepal.

CARRIED.

Counc. Boyle returned to the meeting.

23 July 2026

Signing Authority

MOVED by Deputy Mayor Mackay French and seconded by Counc. McGuire that Council approve the Mayor, Deputy Mayor, Councillor Shea, CAO, Treasurer and Clerk as signing officers.

CARRIED.

23 July 2026

Lagoon Desludging – Sagamore Point

MOVED by Counc. Lewis and seconded by Counc. Shea that Council authorize a payment to Debly Enterprises in the amount of \$431,989.43 including HST.

CARRIED.

23 July 2026

Dobbin Street Completion

MOVED by Counc. Lewis and seconded by Counc. Shea that Council authorize a payment to Galbraith Construction Ltd. in the amount of \$247,204.00.

CARRIED.

11.3 31 July 2026

Draft Parks and Recreation Committee meeting minutes

MOVED by Counc. McGuire and seconded by Counc. Brown the Draft Draft Parks and Recreation

ROTHESAY

Regular Council Meeting
Minutes

-5-

10 August 2026

Committee meeting minutes dated 31 July 2026 be received/filed.

CARRIED.

11.4 22 July 2026 Draft Works and Utilities Committee meeting minutes

MOVED by Counc. Brown and seconded by Counc. Boyle the Draft Parks and Recreation Committee meeting minutes dated 22 July 2026 be received/filed.

CARRIED.

➤ Highland Avenue/Hampton Road signal request

MOVED by Counc. Shea and Counc. Lewis that Council send a letter to the resident, thanking them for their email and advising that, due to the proximity of existing crosswalks along Hampton Road, the Town will not be installing an additional pedestrian crossing at the requested location.

CARRIED.

➤ Intersection at Hampton Road, Gondola Point Road, and Rothesay Road

MOVED by Counc. Brown and Counc. Boyle that Council contact the Kennebecasis Regional Police Force to conduct monitoring and enforcement at the Hampton Road, Gondola Point Road, and Rothesay Road intersection during peak afternoon hours of 4:00pm to 6:00pm and provide a report on any observed issues or incidents.

CARRIED.

➤ Islay Drive Road Conditions

MOVED by Counc. McGuire and Counc. Shea that Council send a letter to the resident explaining the Town employs third-party consultants to do road condition surveys and that information is utilized to set priorities for street work each year. The condition of Islay Drive did not meet the conditions for highest priority in 2026, however it will be reassessed along with other streets for inclusion with the annual resurfacing program for 2027.

CARRIED.

11.5 4 August 2026 Draft Planning Advisory Committee meeting minutes

MOVED by Counc. Lewis and seconded by Counc. Davis the Draft Planning Advisory Committee meeting minutes dated 4 August 2026 be received/filed.

CARRIED.

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

➤ 37 Chapel Road – Rezoning to R3

MOVED by Counc. Lewis and Counc. Davis that Council schedule a public hearing, in accordance with the Community Planning Act, SNB 2017, c. 19, for Monday, October 19, 2026 at the Bill McGuire Centre immediately following a public hearing, to consider the rezoning of an approximate 4.4-hectare parcel of land between Chapel Road and Campbell Drive (PID 00479212 & PID 00173443 (portion)) from Single Family Residential – Standard [R1B] to Attached Residential [R3].

ON THE QUESTION:

Counc. Lewis noted that there is significant public interest regarding this application and suggested that the public hearing be held at the Bill McGuire Centre.

ROTHESAY

Regular Council Meeting
Minutes

-6-

10 August 2026

CARRIED.

➤ Sagamore Heights – Rezoning to R2

MOVED by Counc. Lewis and Counc. McGuire that Council schedule a public hearing, in accordance with the Community Planning Act, SNB 2017, c. 19, for Monday, September 28, 2026 at the Bill McGuire Centre immediately following a public hearing, to consider the rezoning of an approximate 8.3-hectare portion of the remaining lands within the Sagamore Heights Development along Greenbrier Street and Maliseet Drive (PID 00245928) from Single Family Residential – Standard [R1B] to Two Family Residential Zone (R2).

ON THE QUESTION:

Counc. Lewis noted that there is significant public interest regarding this application and suggested that the public hearing be held at the Bill McGuire Centre.

CARRIED.

Counc. Shea returned to the meeting.

➤ 9 Clark Road - Rezoning to R2

MOVED by Counc. Lewis and Counc. Davis that Council schedule a public hearing, in accordance with the Community Planning Act, SNB 2017, c. 19, for Monday, October 19, 2026 at 7:00 p.m. at the Bill McGuire Centre, to consider the rezoning of 9 Clark Road (PIDs 30130454 & 00241778) from Single Family Residential – Standard [R1B] zone to the Two Family Residential Zone (R2).

CARRIED.

➤ 88 Hampton Road – Rezoning to Central Commercial (CC)

MOVED by Counc. Lewis and Counc. Shea that Council schedule a public hearing, in accordance with the Community Planning Act, SNB 2017, c. 19, for Monday, September 28, 2026 at 7:00 p.m. at the Bill McGuire Centre, to consider the rezoning of an approximate 0.70-hectare portion of 88 Hampton Road (PID 00245928) from Single Family Residential – Standard [R1B] to Central Commercial (CC) for the expansion of veterinary clinic services on the property.

CARRIED.

11.6 July 2026 Monthly Building Permit Report

MOVED by Counc. Brown and seconded by Deputy Mayor Mackay French the July 2026 Monthly Building Permit Report be received/filed.

CARRIED.**12. UNFINISHED BUSINESS****TABLED ITEMS****12.1 Marr Road/Chapel Road signalization (Tabled April 2024)**

No action at this time

12.2 Draft by-law amendments RE: Consumer Fireworks (Tabled September 2024)

ROTHESAY

Regular Council Meeting
Minutes

-7-

10 August 2026

No action at this time

13. NEW BUSINESS**13.1 Provincial Municipal Highway Partnership (PMHP) Program 2028-2030**

5 August 2026 Report prepared by DO Colwell
2028-2030 PMHP Program

MOVED by Counc. Brown and seconded by Counc. McGuire that Rothesay Mayor and Council adopt the document entitled Rothesay Three-Year Plan for the PMHP Program 2028-2030.

ON THE QUESTION:

Counc. Davis asked about the Hampton Road project, and wondered if staff had considered the idea of establishing a multi-use path by the portion of the sidewalk that will have to be repaired. DO Colwell replied that the right of way in the area is completely maxed out, which would make it very difficult for a multi-use path to be installed.

CARRIED.**13.2 Well TH90-1 Final Hydrogeological Assessment and EIA Approval Report**

5 August 2026 Report prepared by DO Colwell

MOVED by Counc. Lewis and seconded by Counc. McGuire that Rothesay Mayor and Council issue a purchase order in the amount not exceeding \$35,000 plus HST to Sullivan's Well Drilling to provide pump testing services.

MOVED by Counc. Lewis and seconded by Counc. Brown that Rothesay Mayor and Council issue a purchase order in the amount not exceeding \$45,000 plus HST to Hydrostrata Engineering and Environmental Inc. to author a report to the NB Department of Environment EIA branch to obtain the Approval to Operate Well TH90-1 as a production well.

CARRIED.

DO Colwell declared a conflict of interest and left the meeting.

13.3 Sagamore Point – Lagoon Infill

5 August 2026 Report prepared by CAO McLean

MOVED by Counc. McGuire and seconded by Counc. Lewis that Rothesay Mayor and Council authorize a full and final payment to Galbraith Construction Ltd. in the amount of \$562,062.50 including HST, for the infill of the Sagamore Point Lagoon Cell #1.

CARRIED.

DO Colwell returned to the meeting.

13.4 Encroachment Agreement - 38 Elizabeth Parkway

5 August 2026 Memorandum from DPDS Reade
DRAFT Encroachment Agreement

MOVED by Counc. McGuire and seconded by Counc. Brown that Council authorize the Mayor and Clerk to enter into an encroachment agreement with Wendy Klohn (the Owner), associated with 38

ROTHESAY

Regular Council Meeting
Minutes

-8-

10 August 2026

Elizabeth Parkway (PID 00235531), to permit the cleaning of the existing path and the installation of stairs to provide access to the river over Town-owned lands, and to permit the installation of a floating wharf on lands abutting the river (PID 00234575), subject to the Owner obtaining all required Provincial and Municipal permits and complying with any applicable conditions.

ON THE QUESTION:

Counc. Brown sought clarification that all liability concerns would be addressed, and that the Owner would have insurance. CAO McLean confirmed that the Town would not be liable.

CARRIED.**13.5 Encroachment Agreement - 67 Elizabeth Parkway**

5 August 2026 Memorandum from DPDS Reade
DRAFT Encroachment Agreement

MOVED by Counc. Davis and seconded by Counc. Shea that Council authorize the Mayor and Clerk to enter into an encroachment agreement with Sharon L. Laidlaw (the Owner) associated with 67 Elizabeth Parkway (PID 00234336) to stabilize the bank and construct stone steps to access the river and over Town-owned lands abutting the river and to permit the installation of a floating wharf on lands abutting the river (PID 00234575), subject to the Owner obtaining all required Provincial and Municipal permits and complying with any applicable conditions.

CARRIED.**13.6 Community Survey**

6 August 2026 Memorandum from Communications Coordinator McLaughlin
2026 Rothesay Community Survey

MOVED by Counc. Boyle and seconded by Counc. Lewis the Rothesay Community Survey be received/filed.

ON THE QUESTION:

Counc. Davis asked if the results of the survey would be shared public by the Town. Staff confirmed that they would do so on the Town's communication channels.

CARRIED.**13.7 Assumption Life – MAC – Goguen Champlain Community Fund Application**

4 August 2026 Memorandum from K. Flood
21 July 2026 RICC Community Walking Track Wellness Initiative application

MOVED by Counc. Lewis and seconded by Counc. Shea that Council approve the following resolution: "That Rothesay Town Council endorses and supports the RICC Community Walking Track Wellness Initiative and authorizes the submission of this resolution in support of the Town's application to the Assumption Life - MAC -Goguen Champlain Community Fund."

CARRIED.**14. NEXT MEETING**

The next meeting is scheduled as follows:

ROTHESAY

Regular Council Meeting
Minutes

-9-

10 August 2026

Regular meeting

Monday, September 14, 2026 at 7:00 p.m.

15. ADJOURNMENT

MOVED by Counc. McGuire and seconded by Counc. Brown the meeting be adjourned.

CARRIED.

The meeting adjourned at 7:55 p.m.

MAYOR

CLERK

13th Annual Photo Contest Winner:
Nick Kilfoil





Fw: Reminder | Proclamation Request | Rail Safety Week 2026

From Neil McKenna <neil.mckenna@rothesay.ca>

Date Wed 2026-08-26 3:12 PM

To Neil McKenna <neil.mckenna@rothesay.ca>

From: Patrick Lortie [REDACTED]

Sent: August 25, 2026 12:05 PM

To: Rothesay Info <rothesay@rothesay.ca>

Subject: Reminder | Proclamation Request | Rail Safety Week 2026

Some people who received this message don't often get email from [REDACTED]. [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.

Dear Mayor Grant,

Friendly Reminder: Rail Safety Week will take place across Canada from September 21 to 27, 2026.

CN has partnered with Operation Lifesaver Canada (OL) to raise public awareness about the dangers of crossing and trespassing on railway property for more than 20 years. Unfortunately, we have recently seen disturbing spikes in deaths and serious injuries related to both. Inattention and distraction at crossings, risky behaviour on and around trains, the rise of homeless encampments along rail corridors, and mental health crises are all factors.

CN and OL ask your council to help keep communities safe by raising awareness about the critical issue of rail safety. Options include adopting the enclosed [Rail Safety Week proclamation](#) and promoting rail safety on your [social media platforms](#).

Rail Safety is a shared responsibility, and your leadership plays a vital role in educating the public. We would be honoured to publicly acknowledge your commitment to this cause if you agree to participate.

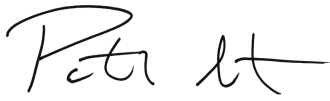
If you have any questions or concerns, please contact Thomas Bateman, your local CN Public Affairs representative, at [REDACTED].

For more information:

- Questions or concerns about rail safety in your community, contact our Public Inquiry Line at 1-888-888-5909 or contact@cn.ca
- For additional information about Rail Safety Week 2026 visit [cn.ca/RailSafety](https://www.operationlifesaver.ca) or <https://www.operationlifesaver.ca>
- Let us know how you promote rail safety in your community by posting on [cn.ca/RSW2026](https://www.operationlifesaver.ca)
- For any questions about this proclamation, please email RailSafety@cn.ca

- 2026 Sep 14 Open Session FINAL 016
- Visit cn.ca/RSW-toolkit to access the Rail Safety Week toolkit which includes resources to help you further promote rail safety education in your community

Thank you in advance for your support.



Patrick Lortie
Senior Vice-President and
Chief Strategy and
Stakeholder Relations Officer



Shawn Will
CN Chief of Police
and Chief Security
Officer



Chloé Devine Drouin
Director, Marketing and
Engagement
Operation Lifesaver Canada



Liz Hazlett

From: Don Dickson [REDACTED]
Sent: Saturday, August 8, 2026 8:18 AM
To: Rothesay Info
Subject: L'Arche Saint John Community Building Gala

Some people who received this message don't often get email from [REDACTED]. [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.

Dear Mayor Alexander,

I hope things are well with you and you're getting some restful time off this summer.

I'm reaching out to you as a board chair of L'Arche Saint John, a registered charity that is close to my heart, with an invitation to join us in our mission. We build community with and around adults with intellectual disabilities through housing and day program support models. More than just support, it really is a community where each person is celebrated for who they are.

Our biggest annual fundraiser is called Building Community, and it's coming up on Wednesday, Sept. 16 at the Delta Hotel. Since 2021, Building Community has grown to be our biggest annual fundraiser, helping us inch closer to our fundraising target this year of about \$430,000 (close to 50 per cent of our budget). It's also an important evening for outreach and awareness reaching, with consistent sold-out crowds of 400+ community, political and business leaders. Most importantly, it's an opportunity to live out our mission: to make known the gifts of adults with intellectual disabilities, revealed through mutually transforming relationships.

The event features a sit-down three-course dinner, silent auction, guest speaker and more. Our guest speaker this year is Madison Tevlin, an acclaimed keynote speaker, content creator, actor, and advocate who is helping reshape how the world views disability and inclusion. Born with Down syndrome, she has become a powerful voice for representation, challenging assumptions and demonstrating what is possible when barriers are removed and people are given the opportunity to thrive. We're really excited to welcome Madison – our first special guest with an intellectual disability.

Our emcee for the evening is Emily Rodger. An executive coach, television host, speaker, and former elite athlete. She is the host of Atlantic Pursuits, a television series celebrating the people, places, and traditions that make Atlantic Canada unique, and was recognized as one of Atlantic Canada's Top 25 Most Powerful Women in Business.

Would you consider supporting L'Arche by attending this inspiring event? Your support would directly support L'Arche Saint John's work of building a more connected, compassionate, and inclusive Saint John -- one where adults with intellectual disabilities are supported to thrive and belong.

Tickets are \$150 each or a table of 10 for \$1,400. More event details are available on our website: www.larchesaintjohn.org/buildingcommunity



Don Dickson

PRESIDENT and BOARD CHAIR



[**Donate** today to help us foster a more inclusive society](#)

[**Watch** to learn how we're making an impact](#)

[**Connect** on LinkedIn](#)

Liz Hazlett

From: [REDACTED]
Sent: Saturday, July 25, 2026 9:01 PM
To: Matthew Alexander; Rothesay Info
Subject: Request for a gate
Attachments: Video.mov

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

Hello

I would like to request a gate be installed on the path between Colonsay Place and Charles Crescent. My suggestion is for a gate similar to the one on the QR trail at Pettingill Road. This is a permanent gate that opens to allow snow removal crews.

A few years ago the town paved the path and it is now wide enough for a car to go down it. This is the perfect path for teenagers on mopeds and even delivery drivers speeding down the street to make their deliveries on time. They know they aren't supposed to be on the path so they fly up and down it. I complained last year and they placed several large boulders down the path which helped. This year only one small boulder was placed on one end of the path. When I asked for a better solution I was told no by Chris Mott.

While this has stopped the vans and cars, it has not stopped the teens on mopeds. The last few days there has been an adult on a small dirt bike speeding up and down the path. I finally caught him on video tonight. My 10 year old son and his friend were playing basketball and he almost ran them over. I'm very concerned for the safety of my son and his friends.

Here is a video from tonight. I wish I had more videos but they go by so fast they are gone before I get out my phone.

Please come up with a solution to stop the mopeds before they hit a child.

Thanks,





Power disruption

From [REDACTED]

Date Wed 2026-09-09 1:09 PM

To Rothestay Info <rothesay@rothesay.ca>

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

Good Afternoon,

I am writing with concern regarding the power outage that occurred and lasted a few hours on Saturday September 5, 2026.

This power outage seemed strange in nature for a few reasons and I am wondering if you can offer an explanation for what occurred that day.

I returned home after a walk and noticed that my clocks were flashing as though the power had gone off while I was gone. In the first 15 mins I was home the power fluctuated and went off then back on a few seconds later another 2-3 times. The power was then on for what I would guess was about 20 minutes followed by another few short fluctuations the next few minutes and then about 20 minutes later again, power remained off for many hours (5 perhaps, I was gone out and not sure but based on the clock times I believe this was how long it was off for). The fluctuation seems strange that it would come and go. If it was due to wind and trees down on lines (a common reason for lost power supply), I would think that the power would be cut off and stay off rather than fluctuate as I described above.

Secondarily, I am further perplexed by the fact that my cell phone service was also interrupted during this same time frame. I have complained to my service provider (virgin mobile on the Bell towers) before about having inconsistent service in my house but it will work in some places and cut out in others. This was a very different scenario as I was not able to even send text messages (this is never an issue with my regular service). I thought this was strange but it wasn't until I heard from others that they did not have service at their houses either that it was actually a problem that was more widespread than my lot (which is on Cameron Road).

I am reaching out to town council with concern as to why these incidents happened on a relatively nice day, with winds that were not extreme. It is concerning to not have access to phone for emergency services if the need should arise when power outages happen.

Please feel free to forward this email on to an appropriate member of council.

Regards,

--

[REDACTED]



Regular Board Meeting Minutes

Date: July 28, 2026, 4:00 p.m.
Location: Crane Mountain Landfill
10 Crane Mountain Road, Saint John

MEMBERS PRESENT Robert Doucet, Mayor, Hampton
Brittany Merrifield, Mayor, Grand Bay-Westfield
John MacKenzie, Deputy Mayor, Saint John
Dave Brown, Councillor, Rothesay
John Cairns, Mayor, Fundy-St. Martins
Kerrie Luck, Deputy-Mayor, Quispamsis
Sara Moginot, Member, Fundy Rural District Advisory Committee

MEMBERS ABSENT Matthew Alexander, Mayor, Rothesay
Ray Riddell, Chair, Fundy Rural District Advisory Committee

STAFF Phil Ouellette, CEO, Fundy Regional Service Commission
Cassie Silhanek, Recording Secretary, Fundy Regional Service Commission

Meeting Minutes of the Board of Directors of Fundy Regional Service Commission.

1. Closed Session

The Board proceeded to Closed Session as prescribed under section 68 of the Local Governance Act, SNB 2017, c 18.

2. Order of Business

2.a Call to Order

Chair MacKenzie called the meeting to order at 4:44 p.m.

2.a.1 Land Acknowledgement

Recording Secretary, Cassie Silhanek, gave a land acknowledgment to open the meeting.

2.b Record of Attendance

The record shows Sara Maginot in for Ray Riddell, and Dave Brown in for Matt Alexander.

2.c Approval of Agenda

Chair MacKenzie called for a motion to approve the agenda.

Resolution Number: RM-2026-059

Moved by: Director Merrifield

Seconded by: Director Moginot

THAT the Board approve the July 28, 2026, agenda with 5.1 removed and the addition of 7.1 Committee Nominations to be added to the agenda.

Motion Carried

Amendment:

Moved by: Director Merrifield

Seconded by: Director Moginot

THAT the Board also include an item, previously missed, as 7.2 Maintenance Technician Role.

Motion Carried

2.d Approval of Minutes

Chair MacKenzie called for approval of the minutes.

Resolution Number: RM-2026-060

Moved by: Director Moginot

Seconded by: Director Doucet

THAT the Board approve the June 25, 2026, meeting minutes as presented.

Motion Carried

2.e Disclosure of Conflict of Interest

Chair MacKenzie called for acknowledgement of any conflicts of interest, there were none presented.

3. CEO Verbal Update

No update was presented.

4. Consent Items

Chair MacKenzie called for a motion on the consent items.

Resolution Number: RM-2026-061

Moved by: Director Brown

Seconded by: Director Doucet

THAT the Board approve all consent items as presented.

Motion Carried

4.a Planning & Building Inspection Monthly Report

Resolution Number: RM-2026-061

Moved by: Director Brown

Seconded by: Director Doucet

THAT the Board receive and file this report.

Motion Carried

4.b Planning Review and Adjustment Committee By-law

Resolution Number: RM-2026-061

Moved by: Director Brown

Seconded by: Director Doucet

THAT the Board adopts the updated Planning Review and Adjustment Committee By-law as outlined in this July 28, 2026, report.

Motion Carried

5. Reports/Presentations

5.a Proposed Amendment to FRSC Procedural Bylaw: Meeting Timing

Graeme Stewart-Robertson, Director of Policy and Research, spoke to the proposed change to the By-Law, touching on the past discussions surrounding this proposal.

Discussion included noted times members may be unavailable. As a result, the suggestion was to hold the next 3 meetings on the 4th Tuesday of the month from 3 p.m. to 5 p.m. as a pilot project.

Resolution Number: RM-2026-062

Moved by: Director Moginot

Seconded by: Director Merrifield

THAT the Board approves a pilot project ending after three meetings starting in August 2026 to host FRSC Board meetings on the 4th Tuesday of each month starting at 3:00 p.m., with an in-camera (closed) session included, if required, and ending at 5 p.m.

Motion Carried

5.b 2026 Workplan Mid-year Update

Resolution Number: RM-2026-063

Moved by: Director Doucet

Seconded by: Director Brown

THAT the Board receive and file the 2026 mid-year update as presented.

Motion Carried

5.c Fundy Transit Plan Project Update

Removed from agenda.

6. Standing Items

6.a Envision Saint John Update

Andrew Beckett, CEO of Envision Saint John, started his presentation with a promotional video (that can be found on YouTube), and proceeded with a verbal update speaking to the new office space, cost savings, and the accumulated surplus spending.

Mr. Beckett noted his plans to provide their workplan updates on a quarterly basis, with a written report to accompany it. This verbal update included touching on mountain biking work, promotional opportunities, post secondary institutions, investment attraction, and other general updates.

Resolution Number: RM-2026-064

Moved by: Director Merrifield

Seconded by: Director Doucet

THAT the Board receive and file 6.1.a., 6.1.b., and 6.1.c as presented.

Motion Carried

6.a.1 2025 Audited Financial Statement

THAT the Board receive and file the 2025 Audited Financial Statements for Envision Saint John.

6.a.2 2027 Operating Budget Proposal

6.a.3 Health Professional Recruitment

THAT the Board receive and file the Health Professional Recruitment reports as presented.

6.b Committee Agendas

Chair MacKenzie called for a motion to receive and file the attached agendas.

Resolution Number: RM-2026-065

Moved by: Director Brown

Seconded by: Director Merrifield

THAT the Board receive and file the committee agendas presented.

Motion Carried

7. New Business

7.a Committee Nominations

Resolution Number: RM-2026-066

Moved by: Director Doucet

Seconded by: Director Merrifield

THAT the Board approves the following items in relation to FRSC Committees:

1. Appoint Mayor Rob Doucet as Chair of the Fundy Regional Facilities Committee starting on August 7, 2026, until August 7, 2028.
2. Appoint Councillor Brian Wyatt as Vice Chair of the Fundy Regional Facilities Committee starting on August 7, 2026, until August 7, 2028.
3. Appoint the positions of Chief Administrative Officer (CAO) from City of Saint John, Town of Rothesay, Town of Quispamsis, Town of Grand Bay-Westfield, Town of Hampton, Village of Fundy-St. Martins and the Rural District Manager for the Fundy Rural District to the Fundy Regional Facilities Committee starting on August 7,

2026, or until such time that the Board of Directors alters the membership of the committee.

4. Appoint Advisory Committee Member Sara Maginot as Chair of the Regional Public Safety Committee starting on August 7, 2026, until August 7, 2028.
5. Appoint to the Regional Public Safety Committee starting on August 7, 2026, until August 7, 2028, or until such time that the Board of Directors alters the membership of the committee, the positions of;
 - a. Kennebecasis Regional Police Force Chief or designate (Deputy Chief Mary Henderson);
 - b. Kennebecasis Fire Department Chief or designate (Fire Chief Shawn White);
 - c. Saint John Police Force Chief or designate (Staff Sergeant Dwayne Hussey);
 - d. Saint John Fire Department Chief or designate (Fire Chief Rob Nichol);
 - e. New Brunswick RCMP representative (Supt. Chantal Farrah);
 - f. New Brunswick RCMP representative (Staff Sergeant Tyson Nelson);
 - g. Hampton Fire Department Chief or designate (Fire Chief Benjamin LeBlanc);
 - h. Grand Bay-Westfield Fire-Rescue Department Chief or designate (Fire Chief Troy Gautreau);
 - i. Fundy-St. Martins Fire Chief or designate (Fire Chief Brian Hunter);
 - j. Fundy Rural District Fire Chief or designate (Fire Chief David MacCready);
 - k. Ambulance New Brunswick representative (Peter Turnbull); and,
 - l. New Brunswick Emergency Measures Organization representative (Kevin Comeau);
6. Appoint Mayor Brittany Merrifield as Chair of the Regional Transportation Committee starting on August 7, 2026, until August 7, 2028.
7. Appoint Councillor Mike Biggar as Vice Chair of the Regional Transportation Committee starting on August 7, 2026, until August 7, 2028.

8. Appoint Councillor Dave Brown as Vice Chair of the Regional Transportation Committee starting on August 7, 2026, until August 7, 2028.
9. Appoint the following individuals to the Regional Transportation Committee members starting on August 7, 2026, until August 7, 2028;
 - a. Andras Balazs Lajtha,
 - b. Chris White,
 - c. Doug Scott,
 - d. Jane McCulloch,
 - e. Nick Cameron,
 - f. Michael Lynch, and
 - g. Tim O'Reilly.
10. Appoint Mayor Mary Schryer as Chair of the Community Development Committee starting on August 7, 2026, until August 7, 2028.
11. Appoint Councillor Eric Savoie as Vice Chair of the Community Development Committee starting on August 7, 2026, until August 7, 2028.
12. Appoint the following at-large representatives to the Community Development Committee starting on August 7, 2026, until August 7, 2028.
 - a. Alexya Heelis, Senior ED Central & SW NB United Way Maritimes. (returning)
 - b. Shilo Boucher, CEO YMCA SW NB, (returning)
 - c. Julia Woodhall-Melnik, Director of HOME-RL & Professor, UNBSJ (returning)
 - d. Tamara Kelly, ED ONE Change (returning)
 - e. Jana Comeau, ED BCAP (new ED to replace Monica Chaperlin).
13. Appoint Mayor Matt Alexander as Chair of the Solid Waste Engagement Committee starting on August 7, 2026, until August 7, 2028.
14. Appoint Councillor Keri Burpee as Vice Chair of the Solid Waste Engagement Committee starting on August 7, 2026, until August 7, 2028.

15. Appoint community members Stacey Hines, Matt Joyce, Anne McShane, Tori Ruigrok, and Yemi Timson to the Solid Waste Engagement Committee starting on August 7, 2026, until August 7, 2028.
16. Appoint Councillor Tom Raithby as Board Designate of the Planning Review and Adjustment Committee starting on August 7, 2026, until August 7, 2030.
17. Appoint Larry Booker and Gerry Gray as members of the Planning Review and Adjustment Committee starting on August 7, 2026, until August 7, 2030.

Motion Carried

7.b Maintenance Technician Role

Resolution Number: RM-2026-067

Moved by: Director Moginot

Seconded by: Director Brown

THAT the Board approve the updated role and corresponding annual wage for the maintenance technician, proposed in the closed session report, on a going forward basis.

Motion Carried

8. Correspondence

Resolution Number: RM-2026-068

Moved by: Director Merrifield

Seconded by: Director Doucet

THAT the Board receive and file all correspondence as presented.

Motion Carried

8.a Local Governance Commission Training Session

8.b Regional Services Support Fund (RSSF) Allocation of Interest Earned Memo

8.c Minister Kennedy Meeting Correspondence

8.d Minister Kennedy Regional Facilities Correspondence

9. Adjournment

Chair MacKenzie called for a motion to adjourn.

Resolution Number: RM-2026-069

Moved by: Director Doucet

Seconded by: Director Brown

THAT the Board adjourn the July 28, 2026, meeting at 5:53 p.m.

Motion Carried

John MacKenzie, Chairperson

Cassie Silhanek, Recording Secretary

Date



**The New Brunswick Medical
Education Foundation Inc.**
**La fondation d'éducation médicale
du Nouveau-Brunswick Inc.**

95 James Renforth Drive
Rothesay, NB, E2H 1K7
August 10, 2026

Town of Rothesay
Rothesay, NB

Securing Rothesay's Healthcare Future: A Scholarship Proposal

September 2026

Overview of the Current Situation

The average physician in New Brunswick is over 49 years old, and the province predicts that the waitlist for a family physician will exceed 180,000 by the end of this calendar year. The percentage of citizens with a permanent primary care provider continues to decline. With looming mass [REDACTED] growth, and evolving practice models, it is essential to take proactive steps [REDACTED] further negative outcomes for patients and communities. Establishing a robust pipeline of future physicians prepared to serve New Brunswick is critical to addressing the region's current and future healthcare challenges.

About the New Brunswick Medical Education Foundation (NBMEF)

NBMEF is a registered Canadian charity dedicated to attracting and retaining physicians in New Brunswick. Founded in 2010, NBMEF raises funds to provide return-to-service scholarships to New Brunswick medical students, ensuring a steady pipeline of future physicians ready to practice in the province. This initiative is the first of its kind in Canada and is recognized as one of the most cost-effective, high-yield physician recruitment programs in the province's history.

Impact of Scholarships

NBMEF scholarships are transformative, enabling students to focus on their medical education and community involvement without the burden of excessive student debt. This financial support empowers students and strengthens the future of healthcare in New Brunswick.

We hope representatives from Rothesay will join us at our Scholarship Gala October 13, 2026 at the Delta Marriot Saint John. The NBMEF will award almost \$1.5 million in return-to-service scholarships almost 190 talented and deserving students, each of whom pledged to practice in New Brunswick upon qualification.



**The New Brunswick Medical
Education Foundation Inc.**
**La fondation d'éducation médicale
du Nouveau-Brunswick Inc.**

By supporting New Brunswick medical students, the Town of Rothesay contributes to the overall well-being and growth of the province. Each scholarship recipient is a future healthcare professional who will play a vital role in addressing physician shortages, improving access to care, and enhancing health outcomes. Due to limited funding, however, many qualified students were declined, underscoring the ongoing need for financial support.

NBMEF's work has a ripple effect across New Brunswick, particularly in underserved regions, ensuring future generations have access to the medical care they need.

The Need for Physicians in New Brunswick

Currently, over 220,000 New Brunswickers are waiting for a family doctor or nurse practitioner, and 45% of the province's doctors are nearing retirement age. This shortage has significantly impacted access to after-hours clinics, operating rooms, and emergency care. Previous efforts to address these issues have often been fragmented, costly, and region-specific, yielding inconsistent results.

Proposal for the Town of Rothesay

██████████ Town of Rothesay for its past support of the Medical Education Scholarship through NBMEF and respectfully request continued funding for the benefit of Rothesay's residents and all New Brunswickers. This scholarship provides substantial financial assistance to medical students from your community while securing a return-to-service pledge from each recipient.

Requested Funding Amount: \$5200.00

Proposed Timeline and Review

We propose that the Town of Rothesay Scholarship be continued in 2027.

Expected Outcomes

- Provide vital tuition relief to a New Brunswick medical student enrolled in medical school. Scholarship funds are paid directly to the student's university account.
- Ensure physician(s) return to work in designated New Brunswick region(s) upon qualification. Students who breach their return-to-service commitments agree to repay their awards.
- Enhance access to healthcare in the designated region, leading to improved health outcomes and broader social, economic, and generational benefits.



**The New Brunswick Medical
Education Foundation Inc.**
**La fondation d'éducation médicale
du Nouveau-Brunswick Inc.**

Recognition and Administration

NBMEF will provide recognition through social media, newsletters, our website, and email acknowledgments. We will collaborate with the Town of Rothesay on any additional mutually agreed-upon recognition campaigns or communication materials.

Next Steps

We look forward to discussing this grant application with the Town of Rothesay. We would be honored to present the New Brunswick Medical Education Foundation to your organization's leadership in person, at council or via an electronic platform. Thank you for reviewing and considering this application.

Thank you

David Ryan



Town of Rothesay

General Fund Financial Statements

July 31, 2026

Attached Reports:

General Capital Fund Balance Sheet	G1
General Reserve Fund Balance Sheet	G2
General Operating Fund Balance Sheet	G3
General Operating Revenue & Expenditures	G4-G6
Variance Report	G7
Capital Summary	G8

Town of Rothesay

Balance Sheet - Capital General Fund

7/31/2026

ASSETS

Capital Assets - General Land	5,290,014
Capital Assets - General Fund Land Improvements	11,352,075
Capital Assets - General Fund Buildings	10,008,788
Capital Assets - General Fund Vehicles	6,429,904
Capital Assets - General Fund Equipment	5,277,910
Capital Assets - General Fund Roads & Streets	51,772,299
Capital Assets - General Fund Drainage Network	22,538,248
Capital Assets - Under Construction - General	250,000
	112,919,237

Accumulated Amortization - General Fund Land Improvements	(6,109,528)
Accumulated Amortization - General Fund Buildings	(3,673,454)
Accumulated Amortization - General Fund Vehicles	(4,083,601)
Accumulated Amortization - General Fund Equipment	(3,163,788)
Accumulated Amortization - General Fund Roads & Streets	(25,901,145)
Accumulated Amortization - General Fund Drainage Network	(9,103,160)
	(52,034,675)

\$ 60,884,562

LIABILITIES AND EQUITY

Gen Capital due to/from Gen Operating	(120,500)
Total Long Term Debt	3,991,000

Total Liabilities	\$ 3,870,500
-------------------	--------------

Investment in General Fund Fixed Assets	57,014,062
---	------------

\$ 60,884,562

Town of Rothesay

Balance Sheet - General Fund Reserves
7/31/2026

ASSETS

BNS CCBF Interest Account	3,412,658
BNS General Operating Reserve #214-15	1,054,518
BNS General Capital Reserves #2261-14	1,981,818
BNS - RICC reserve	856,310
BNS - Capital Renewal Fund	867,609
CCFB tax receivable	443,066
Gen Reserves due to/from Gen Operating	454,804
	<u>\$ 9,070,784</u>

LIABILITIES AND EQUITY

Def. Rev -CCBF Fund - General	2,465,111
Invest. in General Capital Reserve	1,425,701
General CCBF Funding	1,390,613
Invest. in General Operating Reserve	1,054,518
Invest. in Land for Public Purposes Reserve	200,734
Invest. in Regional Facilities	256,066
Invest. in RICC	1,410,431
Invest. in Capital Renewal Fund	867,609
	<u>\$ 9,070,784</u>

Town of Rothesay
 Balance Sheet - General Operating Fund
 7/31/2026

CURRENT ASSETS

Cash	1,649,206
Receivables	40,755
HST Receivable	805,943
Inventory	63,320
Gen Operating due to/from Util Operating	1,577,678
Gen Operating due to/from Util reserve	(12,038)
Total Current Assets	<u>4,124,864</u>
Other Assets:	
Projects	<u>3,851,567</u>
TOTAL ASSETS	<u><u>7,976,431</u></u>

CURRENT LIABILITIES AND EQUITY

Accounts Payable	1,125,823
Other Payables	1,160,951
Gen Operating due to/from Gen Reserves	1,322,414
Gen Operating due to/from Gen Capital	120,500
Gen Operating due to/from Gas Tax Reserves	443,066
Accrued Sick Leave	58,545
Accrued Pension Obligation Y/E	(119,900)
Accrued Retirement Allowance	385,828
Def. Rev-Quispamsis/Library Share	35,420
TOTAL LIABILITIES	<u>4,532,646</u>

EQUITY

Retained Earnings	479,535
Surplus/(Deficit) for the Period	<u>2,964,251</u>
	<u>3,443,785</u>
	<u><u>7,976,431</u></u>

Town of Rothesay

Statement of Revenue & Expenditure
7 Months Ended 7/31/2026

	CURRENT MONTH	BUDGET FOR MONTH	CURRENT Y-T-D	BUDGET Y-T-D	VARIANCE Better(Worse)	NOTE #	ANNUAL BUDGET
REVENUE							
Warrant of Assessment	2,006,160	2,006,160	14,043,118	14,043,118	(0)		24,073,917
Sale of Services	50,511	42,675	398,763	319,125	79,638		534,000
Services to Province of New Brunswic	0	0	50,018	50,000	18		80,000
Other Revenue from Own Sources	72,448	7,861	931,007	59,834	871,173		99,138
CORE Equalization	4,472	4,472	31,301	31,302	(1)		53,660
Conditional Transfers	0	0	24,848	18,000	6,848		47,000
Other Transfers	50,000	50,000	462,285	462,285	0		712,285
	<u>\$2,183,590</u>	<u>\$2,111,167</u>	<u>\$15,941,339</u>	<u>\$14,983,663</u>	<u>\$957,676</u>		<u>\$25,600,000</u>
EXPENSES							
General Government Services	144,000	158,184	2,195,005	2,132,389	(62,615)		3,082,039
Protective Services	514,687	516,115	4,279,690	4,288,312	8,622		6,858,426
Transportation Services	244,723	263,870	2,675,245	2,710,056	34,812		4,677,215
Environmental Health Services	74,413	75,583	548,614	549,083	470		947,000
Environmental Development	67,927	75,534	425,748	506,936	81,188		949,703
Recreation & Cultural Services	275,007	320,338	1,708,006	1,691,940	(16,065)		3,149,897
Fiscal Services	10,906	1,250	1,144,783	423,587	(721,197)		5,935,720
	<u>\$1,331,664</u>	<u>\$1,410,875</u>	<u>\$12,977,089</u>	<u>\$12,302,304</u>	<u>(674,785)</u>		<u>\$25,600,000</u>
Surplus (Deficit) for the Year	<u>\$851,926</u>	<u>\$700,292</u>	<u>\$2,964,251</u>	<u>\$2,681,359</u>	<u>\$282,891</u>		<u>\$ (0)</u>

2026Sept14OpenSessionFINAL_039

Town of Rothesay

Statement of Revenue & Expenditure
7 Months Ended 7/31/2026

	CURRENT MONTH	BUDGET FOR MONTH	CURRENT Y-T-D	BUDGET YTD	VARIANCE Better(Worse)	NOTE #	ANNUAL BUDGET
REVENUE							
Sale of Services							
Bill McGuire Memorial Centre	6,667	3,333	34,600	23,333	11,267		40,000
Wells Canopy revenue	813	1,000	7,009	7,000	9		12,000
Town Hall Rent	9,769	8,333	68,882	58,333	10,549		100,000
Community Garden revenue	0	0	920	1,000	(80)		1,000
Fox Farm & Neil St Rental revenue	0	0	6,000	0	6,000		0
Arena Revenue	847	208	175,201	133,858	41,343	1	253,500
Recreation Programs	32,414	29,800	106,150	95,600	10,550		127,500
	50,511	42,675	398,763	319,125	79,638		534,000
Other Revenue from Own Sources							
Licenses & Permits	28,176	4,792	96,310	33,642	62,668	2	57,600
Interest & Sundry	6,025	2,500	56,569	17,500	39,069	3	30,000
Miscellaneous	4,002	569	14,334	3,984	10,350		6,830
RICC Donations & Sponsorships	34,245	0	759,085	0	759,085	4	0
Local Improvement Levy Mulberry Lane	0	0	4,708	4,708	0		4,708
	72,448	7,861	931,007	59,834	871,173		99,138
Conditional Transfers							
Canada Day Grant	0	0	2,410	2,000	410		2,000
Grant - Other	0	0	7,500	0	7,500		0
Grant - Students	0	0	14,938	16,000	(1,062)		45,000
	0	0	24,848	18,000	6,848		47,000
Other Transfers							
Surplus of 2nd Previous Year	0	0	112,285	112,285	0		112,285
Utility Fund Transfer	50,000	50,000	350,000	350,000	0		600,000
	50,000	50,000	462,285	462,285	0		712,285
EXPENSES							
General Government Services							
Legislative							
Mayor	7,372	4,742	30,863	33,192	2,329		56,900
Councillors	10,603	14,833	100,393	103,833	3,441		178,000
Regional Service Commission 9	4,881	4,881	34,168	34,168	(0)		58,573
Other	267	3,228	5,677	22,599	16,922		38,741
	23,122	27,685	171,100	193,792	22,691		332,214
Administrative							
Administration - Wages & Benefits	73,940	95,599	745,400	716,611	(28,789)	5	1,299,223
Office Building	19,027	12,417	170,552	140,917	(29,635)	6	204,000
Supplies	15,265	11,000	253,051	201,167	(51,884)	7	287,000
Solicitor	0	0	27,718	27,718	0		50,000
Professional Fees	0	2,917	19,017	20,417	1,400		35,000
Other	10,731	7,425	95,431	84,474	(10,958)	8	121,598
	118,963	129,358	1,311,169	1,191,302	(119,867)		1,996,821
Other General Government Services							
Website/Other	0	250	1,418	1,750	332		3,000
Community Communications (Team)	306	892	3,279	6,242	2,963		10,700
Civic Relations	0	0	11,452	1,500	(9,952)	9	1,500
Insurance	0	0	268,158	286,545	18,387	10	286,545
Donations	1,000	0	8,500	36,500	28,000		36,500
Cost of Assessment	0	0	395,059	395,059	0		395,059
Property Taxes - L.P.P.	0	0	19,790	19,700	(90)		19,700
Fox Farm Rental Expenses	609	0	5,080	0	(5,080)		0
	1,915	1,142	712,736	747,296	34,560		753,004
Total General Government Services	144,000	158,184	2,195,005	2,132,389	(62,615)		3,082,039
Protective Services							
Police							
Police Protection	297,237	297,460	2,080,661	2,082,218	1,557		3,569,517
Crime Stoppers	0	0	0	2,800	2,800		2,800
	297,237	297,460	2,080,661	2,085,018	4,357		3,572,317
Fire							
Fire Protection	217,130	213,364	1,844,018	1,840,252	(3,766)		2,911,609
Water Costs Fire Protection	0	0	340,000	340,000	0		340,000
	217,130	213,364	2,184,018	2,180,252	(3,766)		3,251,609
Emergency Measures							
EMO Director/Committee	0	0	0	1,000	1,000		1,000
	0	0	0	1,000	1,000		1,000
Other							
Animal & Pest Control	320	292	1,840	2,042	202		3,500
Other	0	5,000	13,170	20,000	6,830		3,000
	320	5,292	15,010	22,042	7,032		33,500
Total Protective Services	514,687	516,115	4,279,690	4,288,312	8,622		6,858,426
Transportation Services							
Common Services							
Administration (Wages & Benefits)	139,540	148,279	1,079,258	1,082,029	2,771		1,872,500
Workshops, Yards & Equipment	65,963	57,375	432,952	430,900	(2,052)		733,775
Engineering	0	0	0	0	0		10,000
	205,503	205,654	1,512,210	1,512,929	719		2,616,275
Roads & Streets							
Crosswalks & Sidewalks	8,549	7,667	38,527	53,667	15,139	11	92,000
Culverts & Drainage Ditches	2,133	3,500	16,070	16,000	(70)		53,000
Street Cleaning & Flushing	2,422	0	48,596	66,750	18,154	12	175,000
Snow & Ice Removal	4,557	10,000	16,878	20,000	3,122		20,000
	90	2,500	792,393	748,291	(44,102)	13	1,247,000
	17,751	23,667	912,464	904,707	(7,756)		1,587,000
Street Lighting	15,361	15,833	105,619	110,833	5,215		190,000
Traffic Services							
Street Signs	18	5,000	7,300	12,000	4,700		12,000
Traffic Lanemarking	766	0	39,306	40,000	694		40,000
Traffic Signals	792	9,167	17,194	64,167	46,973	14	110,000
Railway Crossing	4,386	4,300	20,972	17,200	(3,772)		26,000
	5,962	18,467	84,772	133,367	48,595		188,000
Public Transit							
Public Transit - Comex Service	0	0	46,470	46,470	(0)		92,940
Public Transit - Other	146	250	1,022	1,750	728		3,000
Public Transit - KV Go	0	0	12,688	0	(12,688)	15	0
	146	250	60,180	48,220	(11,960)		95,940
Total Transportation Services	244,723	263,870	2,675,245	2,710,056	34,812		4,677,215

2026Sept14OpenSessionFINAL_040

Environmental Health Services

Solid Waste Disposal Land Fill garbage	22,700	25,000	168,087	175,000	6,913	300,000
Solid Waste Disposal Landfill Compost	4,840	3,333	25,748	23,333	(2,415)	40,000
Solid Waste Collection Fero	46,874	47,250	327,912	330,750	2,838	567,000
Clean Up Campaign	0	0	26,867	20,000	(6,867)	40,000
Total Environmental Health Services	74,413	75,583	548,614	549,083	470	947,000

Environmental Development Services

Planning & Zoning							
Administration (Wages and benefits)	40,874	39,692	247,447	297,692	50,245	16	516,000
Administration	4,603	12,558	21,146	43,758	22,612	17	151,800
Planning Projects	0	833	3	5,833	5,830		10,000
Heritage Committee	0	0	0	500	500		500
	45,477	53,084	268,596	347,784	79,188		678,300
Envision Saint John	22,450	22,450	157,152	157,152	0		269,403
Tourism	0	0	0	2,000	2,000		2,000
	22,450	22,450	157,152	159,152	2,000		271,403
Total Environmental Development Service	67,927	75,534	425,748	506,936	81,188		949,703

Recreation & Cultural Services

Administration (wages and benefits)	35,731	35,769	281,707	268,269	(13,437)	18	465,000
Administration	2,772	3,092	66,493	55,642	(10,851)	19	71,100
RICC Fundraising	10,433	10,436	87,308	77,436	(9,872)	20	134,000
Rothsay Arena	33,385	31,042	289,764	249,722	(40,042)	21	419,000
Parks & Gardens	97,986	113,803	521,304	537,608	16,305	22	883,600
Playgrounds and Fields	6,161	24,250	53,822	84,250	30,428	23	149,000
Rothsay Common Rink	826	5,125	81,968	70,455	(11,513)	24	108,200
Memorial Centre	5,641	6,013	45,416	51,198	5,781		81,500
Wells Building	3,416	3,583	37,436	37,083	(353)		55,000
James Renforth	44	167	2,830	3,592	762		4,425
Beaches	23,484	29,700	29,831	36,500	6,669		66,500
Summer Programs	36,951	33,942	53,602	51,642	(1,960)		107,500
The Hive expenses	1,287	1,921	11,004	13,447	2,443		23,052
Regional Facilities Operating	0	0	55,327	55,327	0		221,308
Kennebecasis Public Library	9,279	9,279	64,954	64,954	0		111,349
Regional Facilities Capital	0	0	0	0	0		196,363
Special Events	7,610	4,717	25,242	27,317	2,075		45,500
PRO Kids	0	7,500	0	7,500	7,500		7,500
Total Recreation and Cultural Services	275,007	320,338	1,708,006	1,691,940	(16,065)		3,149,897

Fiscal Services

Debt Charges							
Interest	2,298	1,250	89,919	82,587	(7,333)		207,720
Debenture Payments	0	0	341,000	341,000	0		528,000
	2,298	1,250	430,919	423,587	(7,333)		735,720
Transfers To:							
Capital Fund for Capital Expenditures	0	0	0	0	0		5,200,000
Reserve Funds	8,608	0	713,864	0	(713,864)	25	0
	8,608	0	713,864	0	(713,864)		5,200,000
Total Fiscal Services	10,906	1,250	1,144,783	423,587	(721,197)		5,935,720

Town of Rothesay

Variance Report - General Fund

Note #	Actual	month ending Budget	7/31/2026 Better/(Worse)	Description of Variance
Revenue				
1	Arena Revenue	\$ 175,201	\$ 133,858	\$ 41,343 Higher than anticipated
2	Licenses & Permits	\$ 96,310	\$ 33,642	\$ 62,668 Timing
3	Interest & Sundry	\$ 56,569	\$ 17,500	\$ 39,069 Conservative budget
4	RICC Donations & Sponsorships	\$ 759,085	\$ -	\$ 759,085 RICC donations not budgeted
Expenses				
<i>General Government</i>				
5	Administration - Wages & Benefits	745,400	716,611	\$ (28,789) Unbudgeted last pay for 3 people
6	Office Building	170,552	140,917	\$ (29,635) Renovations to office and kitchenette
7	Supplies	253,051	201,167	\$ (51,884) IT equipment offset by capital, \$14K Ispire - updating VOIP Connections unbudgeted
8	Other	95,431	84,474	\$ (10,958) Mayor's retirement, Oath of office and general meeting meals
9	Civic Relations	11,452	1,500	\$ (9,952) Fabiola Martinez art work @ Wells
10	Insurance	268,158	286,545	\$ 18,387 Lower than anticipated
<i>Protective Services</i>				
<i>Transportation</i>				
11	Roads & Streets	38,527	53,667	\$ 15,139 timing with Asphalt
12	Culverts & Drainage Ditches	48,596	66,750	\$ 18,154 timing
13	Snow & Ice Removal	792,393	748,291	\$ (44,102) timing
14	Traffic Signals	17,194	64,167	\$ 46,973 Only expense to date LED audible signals at Hampton/Marr
15	Public Transit - KV Go	12,688	0	\$ (12,688) 50% of KV Go follow up survey
<i>Environmental Health</i>				
<i>Environmental Development</i>				
16	Administration (wages and benefits)	247,447	297,692	\$ 50,245 Vacant position
17	Adminsitration	21,146	43,758	\$ 22,612 Bylaw enforcement - timing potentially
<i>Recreation & Cultural Services</i>				
18	Administration (wages and benefits)	281,707	268,269	\$ (13,437) Vacation pay outs, unbudgeted raise
19	Administration	66,493	55,642	\$ (10,851) Jackets for staff
20	Rothesay Arena	289,764	249,722	\$ (40,042) Unbudgeted raise, and timing with RICC events
21	Parks & Gardens	521,304	537,608	\$ 16,305 Timing, budgeted allocated monthly
22	Playgrounds and Fields	53,822	84,250	\$ 30,428 \$21K Power allocated monthly, new Arena Coordinator position
26	Rothesay Common Rink	81,968	70,455	\$ (11,513) Vacant position and timing
<i>Fiscal Services</i>				
27	Reserve Funds	\$ 713,864	\$ -	\$ (713,864) RICC donations transfer to reserve

Town of Rothesay

Capital Projects

General Fund

7 Months Ended 7/31/2026

	ANNUAL BUDGET	CURRENT Y-T-D	Remaining Budget
General Government			
G-202*-001 Town Hall Improvements	103,000	8,949	94,051
G-202*-00* IT	15,000	0	15,000
Total General Government	118,000	8,949	109,051
Transportation			
T-202*-00* 2026 Asphalt	1,715,000	2,045,951	(330,951)
Frances Ave Culvert	380,000	48,434	331,566
T-202*-00* Fleet Replacement	680,000	486,737	193,263
T-202*-00* Wiljac Improvements	1,800,000	19,254	1,780,746
T-202*-00* Hillsvieview Crescent	250,000	430	249,570
T-20**-00* Vincent Road	1,400,000	0	1,400,000
T-202*-00* Designated Highway	547,000	0	547,000
Villa Madonna	0	2,276	(2,276)
Total Transportation	6,772,000	2,603,082	0 4,168,918
Recreation			
T-2025-00* Renforth Property study	250,000	0	250,000
East Riverside water access	235,000	235,266	(266)
R-202*-00* Arena Renovation	100,000	53,715	46,285
R-202*-00* RICC	2,820,000	582,345	2,237,655
R-202*-00* Wells Trail Connector	2,800,000	0	2,800,000
Total Recreation	6,205,000	871,326	5,333,674
Carryovers			
T-2025-001 Asphalt (13)	0	359,403	(359,403)
R-202*-00* Synthetic Turf	0	3,186	(3,186)
R-202*-00* Recreation Equipment	0	4,693	(4,693)
	0	367,281	(367,281)
Total	\$ 13,095,000	\$ 3,850,638	\$ 9,244,362

Funding	Total	Operating	Reserve	Borrow	CCBF	Grant
General Government	118,000	118,000				
Transportation	6,772,000	1,677,000	80,000	535,000	1,280,000	3,200,000
Recreation	6,205,000	3,405,000				2,800,000
	13,095,000	5,200,000	80,000	535,000	1,280,000	6,000,000

Town of Rothesay

Utility Fund Financial Statements

July 31, 2026

Attached Reports:

Capital Balance Sheet	U1
Reserve Balance Sheet	U2
Operating Balance Sheet	U3
Operating Income Statement	U4
Variance Report	U5
Capital Summary	U6

Town of Rothesay

Capital Balance Sheet

As at 7/31/2026

ASSETS

Assets:

Capital Assets - Under Construction - Utilities	1,846,329
Capital Assets Utilities Land	119,970
Capital Assets Utilities Buildings	3,295,037
Capital Assets Utilities Equipment	813,621
Capital Assets Utilities Water System	30,912,097
Capital Assets Utilities Sewer System	30,527,595
Capital Assets Utilities Land Improvements	42,031
Capital Assets Utilities Roads & Streets	220,011
Capital Assets Utilities Vehicles	113,001
	67,889,693

Accumulated Amortization Utilites Buildings	(1,194,505)
Accumulated Amortization Utilites Water System	(11,418,506)
Accumulated Amortization Utilites Sewer System	(11,417,878)
Accumulated Amortization Utilites Land Improvements	(42,031)
Accumulated Amortization Utilites Vehicles	(68,490)
Accumulated Amortization Utilites Equipment	(615,146)
Accumulated Amortization Utilites Roads & Streets	(33,724)
	(24,790,280)

TOTAL ASSETS	
	43,099,413

LIABILITIES

Current:

Total Current Liabilities	
	-

Long-Term:

Long-Term Debt	
	8,472,609
Total Liabilities	
	8,472,609

EQUITY

Investments:

Investment in Fixed Assets	
	34,626,804
Total Equity	
	34,626,804
TOTAL LIABILITIES & EQUITY	
	43,099,413

Town of Rothesay
Balance Sheet - Utilities Fund Reserves
7/31/2026

ASSETS

BNS Utility Capital Reserve # 00241 12	2,595,583
Util Reserves due to/from Util Oper	<u>12,038</u>
	<u>\$ 2,607,621</u>

LIABILITIES AND EQUITY

Invest. in Utility Capital Reserve	2,043,725
Invest. in Utility Operating Reserve	125,579
Invest. in Sewerage Outfall Reserve	<u>438,318</u>
	<u>\$ 2,607,621</u>

Town of Rothesay

Utilities Fund Operating Balance Sheet

As at 7/31/2026

ASSETS

Current assets:

Accounts Receivable Net of Allowance	1,262,623
Total Current Assets	<u>1,262,623</u>

Other Assets:

Projects	2,761,380
	<u>2,761,380</u>

TOTAL ASSETS	<u><u>\$ 4,024,004</u></u>
--------------	----------------------------

LIABILITIES

Accrued Payables	14,492
Due from General Fund	1,577,678
Deferred Revenue	8,007
Total Liabilities	<u>1,600,177</u>

EQUITY

Surplus:

Opening Retained Earnings	(1,050)
Profit (Loss) to Date	2,424,877
	<u>2,423,827</u>

TOTAL LIABILITIES & EQUITY	<u><u>\$ 4,024,004</u></u>
----------------------------	----------------------------

Town of Rothesay
Utilities Operating Income Statement
7 Months Ended 7/31/2026

	CURRENT MONTH	BUDGET FOR MONTH	CURRENT YTD	BUDGET YTD	VARIANCE Better(Worse)	NOTE #	ANNUAL BUDGET
RECEIPTS							
Sale of Water	(2,334)	0	712,111	634,500	77,611	1	1,250,000
Meter and non-hookup fees	0	0	38,242	31,000	7,242		62,000
Water Supply for Fire Prot.	0	0	340,000	340,000	0		340,000
Local Improvement Levy	0	0	58,686	59,000	(314)		59,000
Sewerage Services	(550)	0	2,585,300	2,575,000	10,300	2	2,575,000
Connection Fees	1,200	6,250	17,175	43,750	(26,575)	3	75,000
Interest Earned	15,380	7,500	93,129	52,500	40,629	4	90,000
Misc. Revenue	825	176	3,525	1,234	2,291		2,115
Infrastructure Grants	0	0	232,757	0	232,757	5	0
Surplus - Previous Years	0	0	33,385	33,385	0		33,385
TOTAL RECEIPTS	14,521	13,926	4,114,310	3,770,369	343,941		4,486,500
WATER SUPPLY							
Share of Overhead Expenses	20,000	20,000	140,000	140,000	0		240,000
Wages	18,007	17,500	116,038	147,500	31,462	6	260,000
Audit/Legal/Training	3,065	500	9,943	11,500	1,557		14,000
Other Water	0	167	598	1,167	568		2,000
Purification & Treatment	14,794	23,583	480,231	480,450	219		710,000
Transmission & Distribution	7,991	14,167	33,865	67,083	33,218	7	135,000
Power & Pumping	3,842	5,667	38,041	39,667	1,626		68,000
Billing/Collections	23	167	474	1,167	693		2,000
Water Purchased	407	292	1,052	1,168	116		1,750
Misc. Expenses	(7,030)	250	18,667	16,750	(1,917)		18,000
McGuire Road Operating	1,911	926	9,509	9,981	472		17,110
TOTAL WATER SUPPLY	63,010	83,218	848,418	916,432	68,014		1,467,860
SEWERAGE COLLECTION & DISPOSAL							
Share of Overhead Expenses	30,000	30,000	210,000	210,000	0		360,000
Wages	32,500	32,500	227,500	227,500	0		390,000
Audit/Legal/Training	0	750	6,487	11,250	4,763		15,000
Collection System Maintenance	1,319	6,000	13,735	16,500	2,765		75,000
Sewer Claims	5,850	6,500	17,507	19,500	1,993		26,000
Lift Stations	5,209	12,375	49,063	89,325	40,262	8	152,500
Treatment/Disposal	5,557	9,333	74,606	78,333	3,727		125,000
Misc. Expenses	0	1,667	6,322	11,667	5,344		20,000
TOTAL SWGE COLLECTION & DISPC	80,435	99,125	605,220	664,075	58,855		1,163,500
FISCAL SERVICES							
Interest on Bank Loans	0	0	0	0	0		75,000
Interest on Long-Term Debt	0	0	132,366	132,366	0		312,105
Principal Repayment	0	0	81,000	81,000	0		618,035
Transfer to Reserve Accounts	0	0	0	0	0		75,000
Capital Fund Through Operating	0	0	0	0	0		775,000
TOTAL FISCAL SERVICES	0	0	213,366	213,366	0		1,855,140
TOTAL EXPENSES	143,445	182,343	1,667,003	1,793,873	126,870		4,486,500
NET INCOME (LOSS) FOR THE PER	(128,924)	(168,417)	2,447,306	1,976,496	470,811		0

Town of Rothesay

Variance Report - Utility Operating
7/31/2026

Note #	Account Name	Actual YTD	Budget YTD	Variance Better(worse)	Description of Variance
Revenue					
1	Sale of Water	712,111	634,500	77,611	Larger consumption compared to past Q's + water break
2	Sewerage Services	2,585,300	2,575,000	10,300	Conservative budget
3	Connection Fees	17,175	43,750	(26,575)	timing
4	Interest Earned	93,129	52,500	40,629	Conservative budget
5	Infrastructure Grants	232,757	0	232,757	WWTP
Water					
6	Wages	116,038	147,500	31,462	vacancy due to WCB
7	Transmission & Distribution	33,865	67,083	33,218	Not as many anticipated water breaks
Sewer					
8	Lift Stations	49,063	89,325	40,262	Timing on lift station mtce
Fiscal Services					

Town of Rothesay

Capital Projects
Utility Fund

7 Months Ended 7/31/2026

	Original BUDGET	Current Y-T-D	Remaining Budget
WATER			
W-202*-00* Well Field and WTP	565,000	150,162	414,838
W-202*-00* Treatment effluent tank re-lining	100,000	20,857	79,143
SCADA	60,000	59,051	949
W-202*-00* Hillsvieview Crescent water	420,000	-	420,000
W-202*-00* Wiljac Improvement	800,000	-	800,000
Unbudgeted items:			
New Well	0	\$ 18,304	(18,304)
Water Model Study	0	\$ 2,034	(2,034)
	<u>\$ 1,945,000</u>	<u>\$ 250,408</u>	<u>\$ -</u>
			<u>\$ 1,694,592</u>

SEWER			
S-202*-00* WWTP	10,000,000	\$ 2,519,271	7,480,729
S-202*-00* Frances Ave lift station replacement	100,000	\$ -	100,000
Rothesay Road sewer shed capacity study	50,000	\$ 14,131	35,869
Unbudgeted items:			
	<u>10,150,000</u>	<u>2,533,402</u>	<u>-</u>
			<u>7,616,598</u>

Total Approved	<u>12,095,000</u>	<u>2,783,810</u>	<u>-</u>	<u>9,311,190</u>
-----------------------	-------------------	------------------	----------	------------------

Carryovers

Funded from Reserves	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>12,095,000</u>	<u>2,783,810</u>	<u>-</u>	<u>9,311,190</u>

Funding:

	Total	Operating	Reserves	Borrow	CCBF	Grants
Water	1,945,000	625,000	100,000	\$ 800,000	420,000	
Sewer	10,150,000	150,000	-	\$ 2,667,000		7,333,000
	<u>\$ 12,095,000</u>	<u>\$ 775,000</u>	<u>\$ 100,000</u>	<u>\$ 3,467,000</u>	<u>\$ 420,000</u>	<u>\$ 7,333,000</u>

Town of Rothesay

2026-07-31

219500-60

Donations/Cultural Support

Budget

Paid to date

KV3C (in kind)	2,500.00	-
NB Medical Education Trust	5,000.00	5,000.00
KV Food Basket	5,000.00	
Fairweather Scholarship	1,000.00	1,000.00
Saint John Theatre Company	1,000.00	
Symphony NB	2,500.00	
sub	17,000.00	6,000.00

Other:	19,500.00	
Junior Achievement NB		250.00
KV Basketball Association		250.00
Lakefield Elementary School		250.00
Gala Ballet Production		500.00
KV Minor Hockey Association		500.00
YMCA - Red Triangle event		250.00
RNS - 2026 Art Show & Sale		500.00
Fiona Boyd		500 Paid in Aug
KV Old Boys		500 Paid in Aug
Shining Horizons Therapeutic Riding Association		1200 Paid in Aug
sub	19,500.00	2,500.00

36,500.00 8,500.00

G/L Balance

8,500.00
Other:

Kennebecasis Crimestoppers	2,800.00	Protective Services
PRO Kids	7,500.00	Recreation
	10,300.00	-



ROTHESAY

MEMORANDUM



TO: Mayor and Council
FROM: Finance Committee
DATE: September 3, 2026
RE: Donation Recommendations

The finance committee recommends the following motion regarding donation requests:

Council approve a \$500 sponsorship for Fresh Start Casino Royale.
(note – the Finance committee recommends defeating these motions)

Council approve a \$500 donation for St. Joes Women's Campaign – KENT Pallet Build.
(note – the Finance committee recommends defeating these motions)

Council approve a \$910 in-kind donation to Fundy Soccer.

Council approve a \$500 sponsorship to the KV Association for Community Living Inc.

TOWN OF ROTHESAY

FINANCE COMMITTEE

September 03, 2026

In attendance:

Mayor Matt Alexander, Chairman
Deputy Mayor Tiffany Mackay French
Councillor Helen Boyle
Councillor Don Shea
CAO, Brett McLean
Assistant Treasurer Laura Adair

The meeting was called to order at 8:30am.

The agenda was approved with the removal of Item #4, Credit Card Policy, pending review from CAO, Brett McLean. (DS/TM)

Review of Minutes

The minutes of July 27,2026 were accepted as presented (TM/DS)

July Internal Financial statements

Assistant Treasurer, Laura Adair reviewed internal F/S for both funds, noting any significant variances on G7 & U6.

General Fund

- No new variances that weren't already discussed from prior minutes
- Capital Budget – 2026 Asphalt includes the work at Renforth Wharf for the retaining wall and Designated Highway; costs will be separated once the final invoices is received. Capital budget for Town Hall building and IT will be offset by the variance in the operating budget.
- Capital Budget – East Riverside water access is the floating walkway, RICC capital are the Stantec and Engineering by Houghton fees.

Utility Fund

- No new variances to report from previous month
- Grant submission to be sent to offset expenses for Wastewater Treatment Plant
- Frances Lift station replacement is deferred until 2027

It was agreed **the financial statements for both funds should be referred to Council for approval (TM/HB).**

Donation Requests

Fresh Start Casino Royale Sponsorship – Moved to recommend to Council to approve sponsorship of \$500 (HB/TM)

DEFEATED

St. Joes Women's Campaign – KENT Pallet Build - Moved to recommend to Council to approve donation \$1,000 (TM/HB)

DEFEATED

Fundy Soccer - Moved to recommend to Council to approve in-kind donation of \$910 (DS/HB)

MOVED

KV Association for Community Living Inc. - Moved to recommend to Council to approve silver sponsorship of \$500 (HB/TM)

MOVED

Kennebecasis Rowing Club \$3,000 - Tabled until Canada Summer Games is announced

For Information

Budget Memo – The date for Joint Finance hosted by Quispamsis, will need to be rescheduled. CAO Brett McLean to follow up.

Compliance report – all items filed.

Motion to accept and receive **items for information (HB/DS)**

Next Meeting

The next meeting TBD

The meeting adjourned at 9:05am.

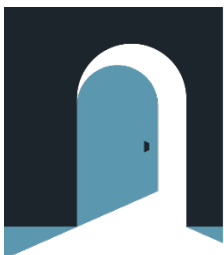
Deputy Matt Alexander, Chairman

Laura Adair, Recording Secretary

Casino Royale

Sponsorship Package 2026

Presented by Fresh Start Services



**Fresh
Start**
SERVICES



You're Invited to Be Part of Something Transformative

Imagine a night where every hand dealt brings us closer to ending homelessness in our community. That's the magic Fresh Start Services annual Casino Royale Fundraiser.

On **Saturday, November 21st, 2026**, we're gathering our community for a night of impact - and we're inviting YOU to be part of it.

In return, we'll give your business meaningful visibility and a chance to connect with an engaged, cause-driven audience.

Event Details

Casino Royale will transform the Royal Kennebecasis Yacht Club into an upscale casino experience. Guests will enjoy an evening filled with exciting casino games like blackjack, roulette, and poker. Instead of gambling for cash, guests will be playing for fun, with all proceeds supporting Fresh Start Services' mission to end homelessness. The evening will also feature live music, delicious local food and drinks, a photo booth, and a sought-after silent auction.

Sponsorship Levels

1. High Roller – Top Tier Sponsor

Investment: \$2000

As a High Roller, you'll enjoy maximum visibility and premium experiences as the evening's top sponsor.

Perks include:

- **Prominent Logo Placement** on signage
- **Opportunity to Display Company Banners** and distribution of company merchandise to attendees
- **4 Complementary Event Tickets** providing opportunity to network with community members
- **VIP Poker Access**
- **Social Media Promotion**
- **Table Sponsorship** with branded signage
- **MC Shoutouts** at opening and closing

Every bet placed, every hand dealt, brings us closer to ending homelessness.



2. Jackpot – Mid Tier Sponsor

Investment: \$1000

Get great exposure and perks with this value-packed sponsorship.

Perks include:

- **Table Sponsorship** with branded signage
- **2 Complimentary Tickets** providing opportunity to network with community members
- **Logo on signage**
- **Social Media Promotion**
- **MC Thank-You** Announcement

3. Lucky Ace – Entry-Level Sponsor

Investment: \$500

Perfect for individuals and businesses who want to contribute meaningfully and gain community exposure.

Perks include:

- **2 Complimentary Tickets** providing opportunity to network with community members
- **Social Media Promotion**
- **MC Thank-You** Announcement

4. Item-Specific Donation

Investment: Varies by Item

Target your impact and sponsor something that aligns with your brand.

Perks include:

- **Signage at sponsored item or station**
- **Social Media Promotion**

Tax-Deductible Giving: Fresh Start Services Inc. is a registered nonprofit. A donation receipt will be provided.

[Freshstarts.ca](https://freshstarts.ca)

[Instagram](#)

[Facebook](#)

Fresh Start's CASINO ROYALE

NOV 21 2026

6 pm to 11 pm

RKYC

1042 Milledge Ave

CASINO GAMES

LIVE MUSIC

SILENT AUCTION

PHOTO BOOTH

VIP POKER ROOM

FOOD AND DRINK



**Fresh
Start**
SERVICES

EVENTBRITE.CA



ROTHESAY

Policy

Topic:	Grants and Donations Policy	Date Prepared	Sept 2014
Application:		Date Adopted	14 Oct 2014
		Date Amended	14 Nov 2016 12 Aug 2019
		Mayor & Council:	
		Town Manager:	

BACKGROUND:

This policy provides guidance to Council in considering requests for financial support from groups to apply consistent criteria in evaluating requests. In accordance with the criteria outlined below, all requests for financial support shall be accompanied by the attached application (Schedule A)

CRITERIA:

- 1) Council will consider requests for financial support from **individuals** who:
 - a) are engaged in an activity for which they receive no income
 - b) have been a resident of the town for at least 12 months prior to the request
 - c) have not made a similar request within the preceding 36 months
 - d) are prepared to make a significant personal contribution to the activity
 - e) are not in arrears of any amount owing to the Town
 - f) have excelled in the field or activity for which funding is requested
 - g) might not otherwise be able to participate in the activity for which the funding is requested
- 2) Council will consider requests for financial support from **groups** that:
 - a) are a registered charity or not for profit group
 - b) have a mandate which includes public service to Rothesay citizens
 - c) include a substantial number of Town residents in their memberships
 - d) are not in arrears of any amount owing to the Town
 - e) do not have primarily religious or political objectives nor are affiliated with organizations which do
 - f) are not receiving funding from the Town through a regular funding arrangement, nor are associated with a group receiving regular funding
 - g) Council will consider requests for financial support from groups that have not made a request for funding within the previous 12 months
- 3) The activity to be funded should:
 - a) be beneficial to the Town or residents of the greater Saint John region
 - b) promote the Town or the greater Saint John region, as a place to live, work or play
 - c) reflect a need beyond the resources of the individual or group
 - d) be a proposal to host an event of national or international importance

- 4) Council may consider requests at a Council meeting at which a presentation may be made by the requesting group or individual. Any presentation will be made in accordance with Town policy for Council delegations.
- 5) Requests for "in-kind" donations are subject to this policy.
- 6) Council will attempt to allocate funds consistently and fairly, and may require the applicant to complete an application form which would include the following information:
 - a) the name and address of the group or individual requesting funding
 - b) an explanation of how any Town donations would be used
 - c) the location, date, and time at which the activity will take place
 - d) the total costs of project and amount requested from the Town
 - e) the amount and sources of other support
 - f) an explanation of how the donation will benefit Rothsay and its residents
 - g) financial statements (for group application)
- 7) Council may budget for grants and donations but when the budgeted allocation has been utilized in a fiscal year, no further requests will be considered.
- 8) The Mayor has the authority under this policy to approve up to \$1,000 for donation requests, as long as there is sufficient room in the current year budget. The Mayor shall provide a regular report to Council indicating requests received in an amount of \$1,000 or less and the decision made regarding each request.
- 9) Requests for grants in excess of \$1,000 are to be forwarded to Council for a decision, with a recommendation from the Finance Committee.

November 14, 2016 Schedule A (Form) Amended
August 12, 2019 Section 2(g) added



Dr. Matthew Alexander, Mayor,

This September, St. Joseph's Hospital Foundation will bring our community together for **September for St. Joe's**, a month-long campaign to support Women's Health at St. Joseph's Hospital.

As part of the campaign, we're excited to host the **KENT Pallet Build** on September 19, a fun, hands-on community event where teams will put their creativity and build-skills to work for an important cause.

We welcome your support by sponsoring a team for this fun and creative community event. Sponsorships start at just \$500 and will help to attract teams, encourage participation, and build the momentum we need to make this event a success.

Funds raised will support the purchase of a new breast ultrasound at St. Joseph's Hospital, to provide timely, high-quality breast imaging for women throughout our region, from Sussex to St. Stephen.

We hope you'll consider sponsorship of a team and help build a successful event with stronger community participation, and better Women's Health care close to home.

Thank you for your consideration and continued support of St. Joseph's Hospital Foundation.

Warmly,

[Redacted Signature]
Trish Hamilton
Marketing / Community Engagement
St. Joseph's Hospital Foundation

SCHEDULE A**Application for Rothesay Municipal Grant**App. Date: 08/18/2026Applicant: St. Joseph's Hospital FoundationAddress: 130 Bayard Drive Saint John, NB, E2L 3L6Contact: Trish HamiltonTel. [REDACTED]Email: [REDACTED]**Organization Description:**

For over 43 years St. Joseph's Hospital Foundation has been raising funds to enhance healthcare delivery at St. Joseph's Hospital through equipment, upgrades, research and education. Charitable Registration Number: BN 11918 3523 RR0001

Amount Requested: \$ 1,000.00**Descriptions of proposed event or activity:**

September for St. Joe's - KENT Pallet Build. (Sept 19) Teams of four are given four pallets and four hours. They face off at Kent East Saint John to construct and showcase amazing, up-cycled pallet projects. A celebrity judging panel selects the winners, and an online auction gives the community an opportunity to bid on the completed projects to support St. Joe's Foundation. We are looking to our community partners to sponsor a team, or enter one of your own.

Project costs:

\$500 covers the team registration, while there may be some additional material costs depending on what they decide to build.

Benefits to town of Rothesay:

Sponsoring September for St. Joe's is an opportunity to show your employees, customers and community that you support Women's Health at St. Joseph's Hospital. Your sponsorship means better care and technology for women throughout our region, while giving your business meaningful community visibility and engagement. Whether you sponsor a Pallet Build team or support the larger campaign, you're helping turn community spirit into better healthcare close to home. Thank you for your consideration.

All records in the custody and control of the town of Rothesay are subject to the provisions of the Right to Information and Protection of Privacy Act ("the Act"), SNB 2009, c R-10.6 and may be subject to disclosure under the provisions of "the Act". The information collected on this form may be shared with internal departments, external agencies or released at a public Town Council or committee meeting.

Any questions regarding the collection of this information can be directed to the Rothesay Town Clerk, 70 Hampton Road, Rothesay, NB E2E 5L5 (506-848-6664).

SCHEDULE A**Application for Rothesay Municipal Grant**App. Date: July 23, 20Applicant: Fundy Soccer AssociationAddress: 48 Hampton Road, Rothesay, NBContact: Jason BrownTel. [REDACTED]Email: [REDACTED]Organization Description:We operate a non-profit youth soccer programs across KV for players ages 2 up to adults.Amount Requested: \$ 910.00Descriptions of proposed event or activity:We are hosting the Dominos New Brunswick Soccer League Provincial Championships for Under 15 and Under 17 Boys and Girls. September 5th-6th Club teams from around NB will compete for the chance to qualify for the Canada Soccer National Championships in October. Under 15 travels to BC while Under 17 will head to Newfoundland. A great way to build off the recent World Cup in Canada.Project costs:We are looking for in-kind donation of the Arthur Miller Turf Fields. Total cost is \$910.Benefits to town of Rothesay:We bring in 17 teams from around NB who will be playing in the Rothesay community. Eating at restaurants, visiting attractions, walking trails and enjoying the beauty around the Arthur Miller Turf Fields all while chasing sporting excellence.

All records in the custody and control of the town of Rothesay are subject to the provisions of the Right to Information and Protection of Privacy Act ("the Act"), SNB 2009, c R-10.6 and may be subject to disclosure under the provisions of "the Act". The information collected on this form may be shared with internal departments, external agencies or released at a public Town Council or committee meeting.

Any questions regarding the collection of this information can be directed to the Rothesay Town Clerk, 70 Hampton Road, Rothesay, NB E2E 5L5 (506-848-6664).

SCHEDULE A**Application for Rothesay Municipal Grant**App. Date: August 17Applicant: KV Association for Community Living Inc.Address: 248 Bradley lake Rd, Rothesay NB, es 1b7Contact: Amy GiffordTel: [REDACTED]Email: [REDACTED]**Organization Description:**

Vocational Training Centre is a non-profit Charity supporting adults with intellectual, physical and mental health disabilities to gain life and employment sk

Amount Requested: \$ 2,500.00**Descriptions of proposed event or activity:**

On Oct.30th we are having our 2nd annual Casino Night supporting our job coaching roles in the community and our daily programs that are provided to the individuals we serve. We have a variety of sponsorship levels that we will attach in this email.

Project costs:

On going cost throughout the year, last year job coaching cost just over 55,000.

Benefits to town of Rothesay:

To support inclusion and employment opportunities in the community and to help fill current vacant positions while the individuals have the support they need to be successful.

All records in the custody and control of the town of Rothesay are subject to the provisions of the Right to Information and Protection of Privacy Act ("the Act"), SNB 2009, c R-10.6 and may be subject to disclosure under the provisions of "the Act". The information collected on this form may be shared with internal departments, external agencies or released at a public Town Council or committee meeting.

Any questions regarding the collection of this information can be directed to the Rothesay Town Clerk, 70 Hampton Road, Rothesay, NB E2E 5L5 (506-848-6664).



2nd Annual Casino Night Sponsorship Opportunity

Friday, October 30, 2026
6:30 p.m. – 10:00 p.m.
Exhibition Park

Dear Valued Supporter,

The Vocational Training Centre (VTC) is excited to host our 2nd Annual Casino Night, and we invite you to become a valued sponsor of this exciting community event.

Following the success of last year's inaugural Casino Night, we are looking forward to another evening of entertainment while raising funds to support adults with intellectual and physical disabilities.

At VTC, we provide life skills training, employment programs, community volunteering, and meaningful paid work opportunities that help individuals gain confidence, independence, and skills for the future. Every sponsorship directly supports these programs and creates opportunities for the people we serve.

We hope you will consider partnering with us. Your generosity truly makes a difference and helps us continue creating opportunities where potential blooms.

Thank you for supporting the Vocational Training Centre and helping us build a stronger, more inclusive community.

Sincerely,

Amy Gifford
Manager



Sponsor Commitment Form

Business Name: _____

Contact Person: _____

Mailing Address: _____

Phone: _____

Email: _____

Sponsorship Level

☐ Platinum Sponsor – \$2,500+

☐ Gold Sponsor – \$1,000

☐ Silver Sponsor – \$500

☐ Bronze Sponsor – \$250

☐ Prize Sponsor

Prize Donation: _____

Business Name for Recognition:

Business Logo Included: ☐ Yes ☐ No

Email logos to: 

Questions? 



VOCATIONAL TRAINING CENTRE

Where Potential Blooms



JOIN US FOR OUR

SECOND ANNUAL CASINO *Night!*

SUPPORT. HAVE FUN. MAKE A DIFFERENCE.



BLACKJACK



ROULETTE



HORSE RACES



GREAT PRIZES



THURSDAY
OCTOBER
30TH



6:30 PM
TO
10:00 PM



EXHIBITION
PARK
SAINT JOHN, NB

All proceeds support the programs and opportunities for adults with intellectual and physical disabilities at VTC.

Your support helps potential bloom!



FUN GAMES
GREAT PRIZES
COMMUNITY
IMPACT

TICKETS ON SALE NOW!

Contact VTC for tickets and more information



506-693-3831



VTC – Vocational
Training Centre

TOGETHER, WE CREATE OPPORTUNITIES. TOGETHER, WE BLOOM.





ROTHESAY

MEMORANDUM



TO	
FROM	Finance Committee
DATE	Laura Adair
RE	August 28, 2026
	Budget Process

Provincial regulations require the Town to submit operating budgets annually on or before November 15th for both the General Fund and the Utilities Fund. We generally have conducted at least one public meeting as part of the process and opportunities for Council, either directly or through the Finance Committee, to review and approve both operating budgets. The recommended 2026 process is as follows:

- Preliminary discussion of “third party” submissions at the regular **Finance Committee** meeting on **September 23rd**.
- **Joint Finance** committee meeting with Quispamsis on Thursday **September 24th**.
- Review of status and potential implications with **Council** at its regular session (closed) on **October 13th**.
- Draft budgets discussed with the **Finance Committee** at its regular meeting on **October 22nd**.
- Draft budgets presented for discussion to **Council** and the **public** on Monday **October 26th** at 6:00 pm (special meeting).
- The public is invited to provide written comments to the Town on or before noon Friday October 30th.
- Comments will be presented by staff to the **Finance Committee November 5th** for a final recommendation to Council on November 9th. (council submissions are required not later than the 6th).
- Final budget presented to **Council** its regular meeting on Tuesday **November 9th**.



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



DRAFT

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

OWNER:

PID:

PROPOSAL:

Hughes Surveys and Consultants Ltd.

Sarah Graves

30243232

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

OWNER:

PID:

PROPOSAL:

Charles Abbate

ENGs Holdings Inc.

00245928

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

OWNER:

PID:

PROPOSAL:

Patrick Shea

619699 N.B. Inc. (Directors – Patrick Shea and Edward Harley)

00241240 (portion)

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



2026 Sept 14 Open Session FINAL 076
ROTHESAY
MEMORANDUM



TO : Mayor Alexander and Council
FROM : Planning Advisory Committee
DATE : 9 September 2026
RE : 88 Hampton Road
PID 00245928

Recommendation:

- 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.
- 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.

Background:

The Planning Advisory Committee passed the following motions at its regular meeting of Tuesday, September 8, 2026:

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

- b) That the use of the 0.70-hectare rezoned area be limited to the following land uses:

ROTHESAY

TO: Mayor and Council

2026Sept14OpenSessionFINAL_077

FROM: Planning Advisory Committee

RE: 88 Hampton Road

-2-

September 9, 2026

- iii. Those uses permitted in the Single Family Residential – Standard Zone [R1B]
- iv. A veterinary clinic.

CARRIED.





**BY-LAW 2-10-43
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 2-10-43”.

The purpose of the amendment is to rezone a 0.70 hectare portion of the property located at 88 Hampton Road (portion of (PID 00245928) from Single Family Residential – Standard (R1B) to Central Commercial (CC) to utilize the property in conjunction with the existing veterinary clinic at 90 Hampton Road.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

READ IN ENTIRETY :

THIRD READING BY TITLE
AND ENACTED :

MAYOR

CLERK

Attachment A - Bylaw 2-10-43

PID 00245928



2026-08-27

1:1,646

Type
Commercial
Residential
Subject Property

0 25 50 100
Metres



To: Chair and Members of the Rothesay Planning Advisory Committee

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

Date: Wednesday August 26, 2026

Subject: Rezoning Central Commercial [CC]– 88 Hampton Road (portion of PID 00245928)

Applicant:	Charles Abbate	Property Owner:	ENGs Holdings Inc
Mailing Address:	90 Hampton Road Rothesay, NB E2E 2P5	Mailing Address:	90 Hampton Road Rothesay, NB E2E 2P5
Property Location:	88 Hampton Road	PID:	00245928
Plan Designation:	High Density Residential	Zone:	Central Commercial (CC) (portion) Single Family Residential – Standard [R1B] (portion)
Application For:	Rezoning from Single Family Residential – Standard [R1B] to Central Commercial (CC)		
Input from Other Sources:	Operations, KVFD, KRPF, Building Inspection		

Origin:

Rothesay has received a rezoning application from Charles Abbate on behalf of ENGs Holdings Inc. for the property at 88 Hampton Road (PID 00245928).

At their meeting of August 10, 2026, Rothesay Council scheduled a Public Hearing for the rezoning application at 7 PM on Monday, September 28, 2026.

Background:

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 subject site is a flag lot approximately 8,266 square metres in area with an approximate frontage of 12 metres along Hampton Road and an approximate depth of 185 metres. A single unit dwelling and

garage are currently located on the property. The property is designated High Density Residential on the Municipal Plan Future Land Use Map.

The front portion of the property, extending approximately 65 metres from Hampton Road, is zoned Central Commercial (CC). This commercially zoned area is approximately 1230 square metres in area with the rear portion, approximately 7036 square metres in area, zoned Single Family Residential – Standard (R1-B).



Figure 1 – View of site and adjacent veterinary clinic from Hampton Road.

Municipal Plan:

The subject property is designated High Density Residential in the Municipal Plan. While a rezoning request to Central Commercial (CC) would require the site to have the Commercial Land Use designation, Municipal Plan Policy and Zoning By-Law standards provide for uses permitted within adjacent land use designations to be considered for sites such as the subject site.

Policy IM-14 of the Municipal Plan and Section 1.2.2 (e) of the Zoning By-law provide the following:

Policy IM-14 Adjoining Designations: Consider amendments to the Zoning By-law on lands that adjoin a different land use designation for a use that is permitted within the adjoining designation. Notwithstanding the above, no such considerations shall be given to properties where the designations are not adjoining.

Section 1.2.2 (e) Rezoning Applications

- (e) *Where a property abuts a line separating designations in the Municipal Plan, it may be considered to be within either designation for the purposes of considering an amendment to this By-law.*

In this case, the property to the north, PID 30297816, is designated as Commercial in the Municipal Plan. As the subject property abuts the Commercial designation, the property can be considered as being within that commercial designation and therefore Council can consider the rezoning.

Policy C-2 of the Municipal Plan provides for a range of commercial uses on lands within the Commercial land use designation. The use of a portion of the site for the proposed veterinary clinic aligns with Policy C-2.

The proposed rezoning conforms to the Municipal Plan.

Zoning:

Staff conducted a compliance review of the applicant's proposal based upon the CC zone requirements and established the following:

Lot Size	The subject site (PID 00245928) has an area of 8,266 square metres. The minimum lot size in the CC zone is 1350 square metres. The site meets the lot size requirement of the CC zone.
Setbacks	The proposed building would comply with the applicable 6 meter major and 3 metre minimum side yard requirements as well as the front and rear yard requirements of the CC zone. Existing buildings on the site meet the CC zone yard setback standards.
Parking	Parking requirements are calculated based on 1 space per 20 square metres of floor area. The garage has an approximate floor area of 39 square metres, requiring 2 on-site parking spaces for the proposal. Two parking spaces will be required on-site, and the site has sufficient area to accommodate these spaces.
Building	The CC zone requires a minimum building floor area of 110 square metres. Both existing buildings are below this threshold. A variance will be required to reduce the minimum required building area to reflect existing conditions.
Area Compatibility	The immediate area to the north and along Hampton Road is commercial. Low Density residential development is located to the south and east of the site, the existing garage is buffered from these areas.

Staff recommend that the entirety of the rear portion of the site that is currently zoned Single Family Residential – Standard (R1B) be rezoned to Central Commercial (CC).

To mitigate the impact of the rezoning on adjacent residentially zoned properties, Staff recommend the use of the rezoned portion of the site be restricted to those uses currently permitted in the R1B zone, and a veterinary clinic.

While this rezones the entirety of the site to Central Commercial, imposing a condition limiting land uses to a limited set of land uses on the rear portion of the site will mitigate impacts on the adjacent residentially zoned properties. This can be accomplished by imposing a condition through a Council resolution in accordance with Section 59 of the *Community Planning Act*. In the future, should other forms of development be considered for the site, they will be subject to an amendment to the conditions imposed via resolution. This amendment process would involve public notification and a Public Hearing in accordance with the *Community Planning Act*.

Recommendation:

Staff recommend that the Planning Advisory Committee consider the following Motions:

- 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.
- 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.

Attachments:

Map 1	Aerial Photo Location Map
Map 2	Future Land Use Map - Municipal Plan
Map 3	Zoning Map
Attachment 1	Proposed Floor Plan
Attachment 2	DRAFT BYLAW 2-10-43



Report Prepared by: Mark Reade, P.Eng., RPP, MCIP
Date: Wednesday August 26, 2026

88 Hampton Road - Air Photo



2026-03-05



Subject Site



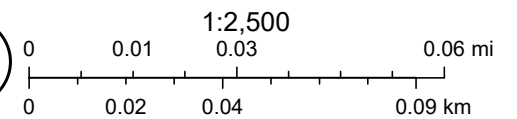
Property_Owner

CivicAddress

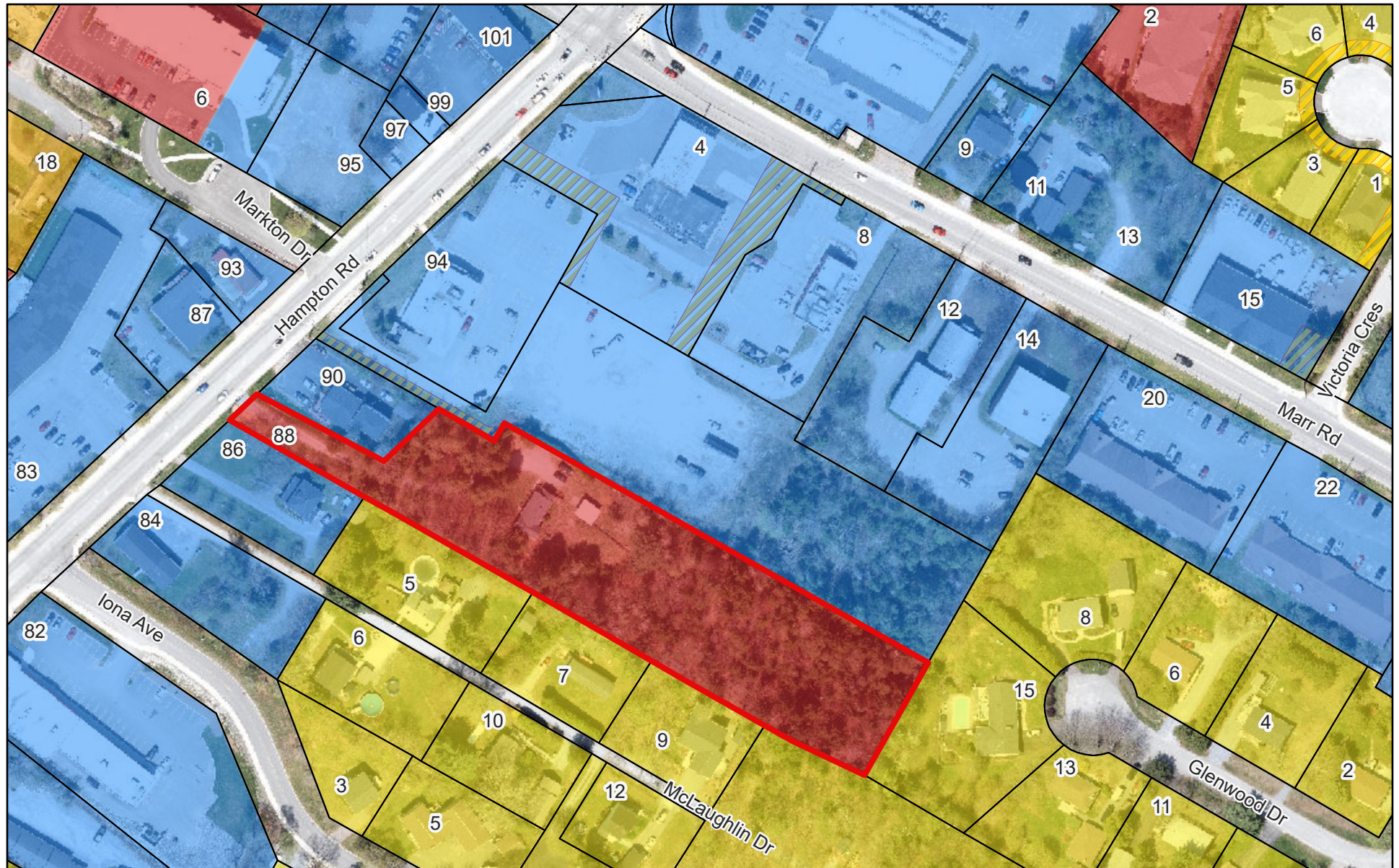


Encumbrance

Street



88 Hampton Road - Future Land Use



2026-03-05

 Subject Site
 Property_Owner
 CivicAddress

FutureLandUse

 Low Density
 Medium Density

 Commercial
 High Density
 Street

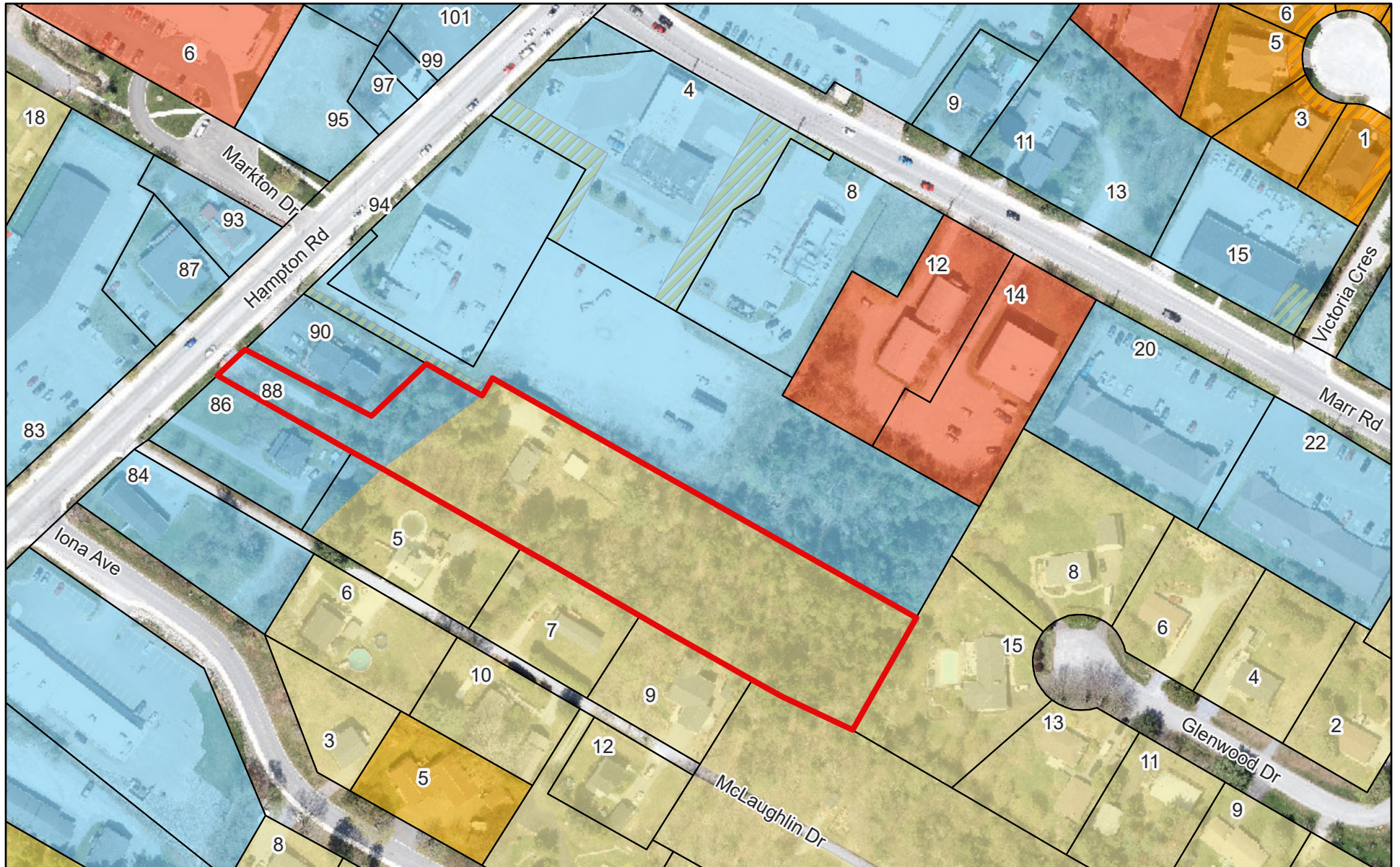
 Encumbrance



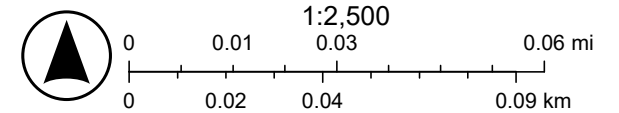
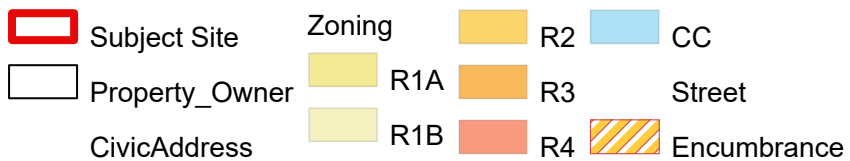
1:2,500
 0 0.01 0.03 0.06 mi
 0 0.02 0.04 0.09 km

88 Hampton Road - Zoning

2026-03-11 Open Session FINAL 086

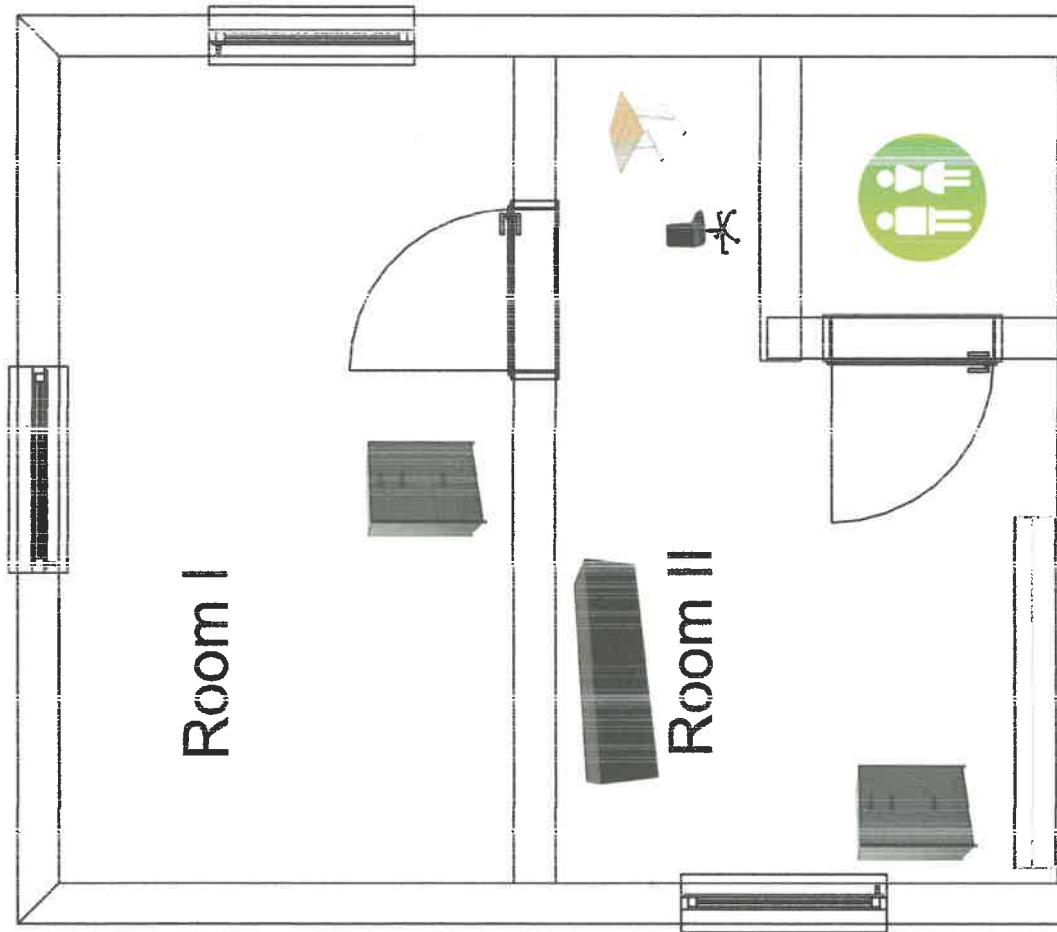


2026-03-05



Garage 88 Hampton Road.

2026 Sept 14 Open Session FINAL_087



Date: _____
Designer: _____
Scale: _____

This drawing is provided under copyright. At no time must any part of this drawing be reproduced in any way (print, photocopy or any other procedure) without the written permission of the author.

Trail:
Fix:

Front



**BY-LAW 2-10-43
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 2-10-43”.

The purpose of the amendment is to rezone a 0.70 hectare portion of the property located at 88 Hampton Road (portion of (PID 00245928) from Single Family Residential – Standard (R1B) to Central Commercial (CC) to utilize the property in conjunction with the existing veterinary clinic at 90 Hampton Road.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

READ IN ENTIRETY :

THIRD READING BY TITLE
AND ENACTED :

MAYOR

CLERK

Attachment A - Bylaw 2-10-43

PID 00245928



2026-08-27

1:1,646

Type
Commercial
Residential
Subject Property

0 25 50 100
Metres

Dear Committee Members,

I am writing to support the application to rezone the rear portion of **88 Hampton Road** from Single Family Residential (R1B) to Central Commercial (CC).

The plan to convert the existing garage into an extension for the current **veterinary clinic** is a practical and efficient use of the site. As a member of the pet services community, I believe this expansion provides a valuable benefit to local pet owners and supports a necessary local business.

I encourage the Committee to approve this application during the meeting on **April 7, 2026**.

Sincerely,



Global Pet Foods New Brunswick

From: Mary Jane Banks
Sent: Friday, March 13, 2026 1:45 PM
To: Mark Reade; Liz Hazlett
Subject: FW: Opposition for Rezoning Application - 88 Hampton Road

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

p (506)848-6664
f (506)848-6677

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

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

From:
Sent: Friday, March 13, 2026 1:41 PM
To: Rothesay Info <rothesay@rothesay.ca>
Subject: Opposition for Rezoning Application - 88 Hampton Road

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

. Learn why this is

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

Dear Planning Advisory Committee,

I am writing to formally oppose the proposed rezoning application for 88 Hampton Road from Single Family Residential - Standard (R1B) to Central Commercial (CC).

While I understand that there are existing businesses along Hampton Road, this property is currently zoned residential and sits close to surrounding homes. Expanding commercial use into this space raises concerns about increased traffic, parking demand, and noise that could negatively impact nearby residents and families.

I am also concerned that this proposal represents a form of spot rezoning, where a single property is granted a different zoning classification than surrounding residential properties. Approving this change could set a precedent for similar requests in the future and gradually lead to further commercial expansion into residential areas.

Residents who purchased homes in this area did so with the expectation that surrounding properties would remain residential. Changing the zoning may affect the stability and character of the neighbourhood and undermine long-term planning for the community.

For these reasons, I respectfully ask the Committee to reject this rezoning application and preserve the existing residential zoning.

Thank you for considering the concerns of residents.

Sincerely,

12 McLaughlin Drive

From:
Sent: Thursday, April 2, 2026 11:04 AM
To: Rothesay Info
Cc:
Subject: Rezoning Application - 88 Hampton Road

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.

I am a resident of the adjacent property, 5 McLaughlin Dr. Apologies for the late submission, I hope this can still be considered towards the decision to rezone 88 Hampton Rd to Central Commercial.

First, there seems to be an error on the notice that indicates the garage to be extended is located on 88 Hampton Road but notes the PID as 90 Hampton Road.

Assuming the garage is the one located at 90 Hampton Rd, adjacent to the veterinary clinic, I have no concern with extending the garage but do have concerns that the rezoning of 88 Hampton Road property in its entirety will allow for future commercial development outside the extension of the garage at 90 Hampton Rd. Rezoning of this property could impact the quality of life and character of the adjacent neighbourhood, McLaughlin Rd. My concerns are that rezoning of the entire property could allow for potential environmental impacts and be incompatible with the existing neighbourhood.

To reiterate I would have no concern with expansion of the existing garage at 90 Hampton Rd but have concerns that rezoning the entire property, 88 Hampton Rd, would impact the quality of the adjacent neighbours.

Than you for your time,



Outlook

Rezoning Application - 88 Hampton Road (PID 00245928)

From [REDACTED]
Date Thu 2026-09-03 11:51 AM
To Rothesay Info <rothesay@rothesay.ca>; Darcy Hudson <darcyhudson@rothesay.ca>
Cc Triggs Nicola <triggs.nicola@gmail.com>

Some people who received this message don't often get email from [REDACTED]. [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.

Please see previous email below regarding the proposed change to 88 Hampton Rd as per the posting on the Hampton Road. I am a resident at 5 McLaughlin Rd immediately adjacent to this property and I do not oppose the restricted rezoning as long as it is limited to the garage but does not include changes to the driveway, parking area or additional lighting. If however there are any additions since the initial proposal submitted for preparing 2 client rooms within the garage I am opposed to this request as per the details in the last paragraph of email below.

Thanks,

[REDACTED]

On Jul 25, 2026, at 10:55 AM, [REDACTED] wrote:

Good morning,

I am a resident of the adjacent property, [REDACTED], submitting my comments and concerns on the rezoning of 88 Hampton Rd to central commercial (CC).

At the previous planning committee meeting it was explained that the applicant proposes to expand the current garage on the property to house two client rooms for the rehabilitation of dogs. The applicant does not intend to make any alterations to the current driveway or parking area, or additional lighting for accessing this garage. While the proposed changes do not seem invasive my concern is rezoning the entire property to central commercial (CC) will open the door for future expansion on this property or possible resale for other commercial purposes without consultation.

If restrictions are placed on the rezoning application solely for the use of the existing detached garage for the specific purpose of expanding veterinary services (two

rooms for the rehabilitation of dogs) without changes to the driveway/parking area, then I have no complaint.

If restrictions cannot be placed, I oppose this application to rezone 88 Hampton Road property as it would impact the quality of life and the character of the adjacent neighbourhood, specifically McLaughlin Road and Glenwood Drive. Community and environmental impacts of concern include increased traffic, noise and activity, later operating hours, additional deliveries etc... and changes disrupting the nature of the existing neighbourhood.

Thank you for your time,

[REDACTED]



70 Hampton Road
Rothesay, NB
E2E 5L5 Canada

Rothesay Council
September 14, 2026

TO: Mayor Alexander and Members of Rothesay Council

SUBMITTED BY:

Brett McLean, P.Eng. - CAO

DATE: 2026 September 10

SUBJECT: **Request to Reschedule Public Hearing for Sagamore Heights Rezoning**

RECOMMENDATION:

Rothesay Council Hereby:

1. Cancels the Public Hearing scheduled for Monday, September 28, 2026, immediately following a public hearing, to consider rezoning of an approximate 8.3-hectare portion of the remaining lands within the Sagamore Heights Development along Greenbrier Street and Maliseet Drive (PID 00245928) from Single Family Residential – Standard [R1B] to Two Family Residential Zone (R2).

ORIGIN

On August 10, 2026, Rothesay Council scheduled a Public Hearing for Monday, September 28, 2026, immediately following a public hearing, to consider rezoning of an approximate 8.3-hectare portion of the remaining lands within the Sagamore Heights Development along Greenbrier Street and Maliseet Drive (PID 00245928) from Single Family Residential – Standard [R1B] to Two Family Residential Zone (R2). The intent of the rezoning was to provide for the inclusion of two-unit dwellings within remaining phases of the development.

At their meeting of September 8, 2026, the Planning Advisory Committee (PAC) defeated the following motions related to the proposed development:

- 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*.
- 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).

On September 10, 2026, Staff had an enquiry from the developer regarding rescheduling the Public Hearing to provide additional time for the developer to review changes to the plan and for discussions with Town Staff. The developer was instructed to provide a written request that Staff could bring forward to Council regarding rescheduling of the Public Hearing. The developer provided a request via e-mail.

DISCUSSION

The Developer, 619699 NB Inc., has requested the September 28, 2026, Public Hearing for the rezoning of land within the Sagamore Heights development be rescheduled. This will allow the developer additional time to review and revise the plan.

It is Staff's opinion that the request is reasonable given concerns expressed from the surrounding community. Given the developer is considering changes to the plan, this revised plan, when it is completed, should go back to the Planning Advisory Committee for their consideration.

Given this, Staff recommend the Public Hearing for the rezoning of lands with the Sagamore Heights Development, originally scheduled for September 28, 2026, be cancelled with the revised plan required to go back to PAC for their consideration with respect to the setting of a new Public Hearing date and formal recommendation to Rothesay Council regarding the rezoning of the lands.

Staff note the earliest the revised plan would be considered by the Planning Advisory Committee is the November 2, 2026, Planning Advisory Committee meeting.

Planning and Development Services notes that, although not a requirement of the legislated rezoning process, this approach also provides time for the Developer to undertake community consultation in the broader neighbourhood surrounding the development. This would include residents along Maliseet Drive, Malabean Lane, and River Road.

CONCLUSION

Staff recommend cancelling the previously scheduled Public Hearing with a new Public Hearing date to be scheduled following receipt of a revised development plan.



Report Prepared by: Mark Reade, P.Eng., MCIP, RPP - Director of Planning & Development Services

Attachments

Attachment A - E-Mail from 619699 NB Inc.

Mark Reade

From: [REDACTED]
Sent: September 10, 2026 11:57 AM
To: Mark Reade
Cc: Neil McKenna; Brett McLean
Subject: Sagamore Heights

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

Attention Mark;

We would like to request the Public hearing scheduled for September 28/26 concerning Sagamore Heights to be rescheduled.

We are looking at some changes to the plan and need time to discuss with Town Staff. We will ask to set up times next week.

619699 NB Inc

Many Thanks

Pat Shea



2026 Sept 14 Open Session FINAL 089

ROTHESAY

MEMORANDUM



TO : Mayor Alexander and Council
FROM : Planning Advisory Committee
DATE : 9 September 2026
RE : Sagamore Heights
PID 00241240 (portion)

Recommendation:

- Council NOT 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*.
- Council NOT 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).

Background:

The Planning Advisory Committee defeated the following motions at its regular meeting of Tuesday, September 8, 2026:

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

ROTHESAY

TO: Mayor and Council

2026Sept14OpenSessionFINAL_100

FROM: Planning Advisory Committee

RE: Sagamore Heights

-2-

September 9, 2026

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

DEFEATED.





**BY-LAW 2-10-44
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 2-10-44”.

The purpose of the amendment is to rezone an approximate 8.3-hectare portion of the property (portion of PID 00241240) from Single Family Residential – Standard (R1B) to Two Family Residential Zone (R2) to allow for the development of two-unit dwellings.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

READ IN ENTIRETY :

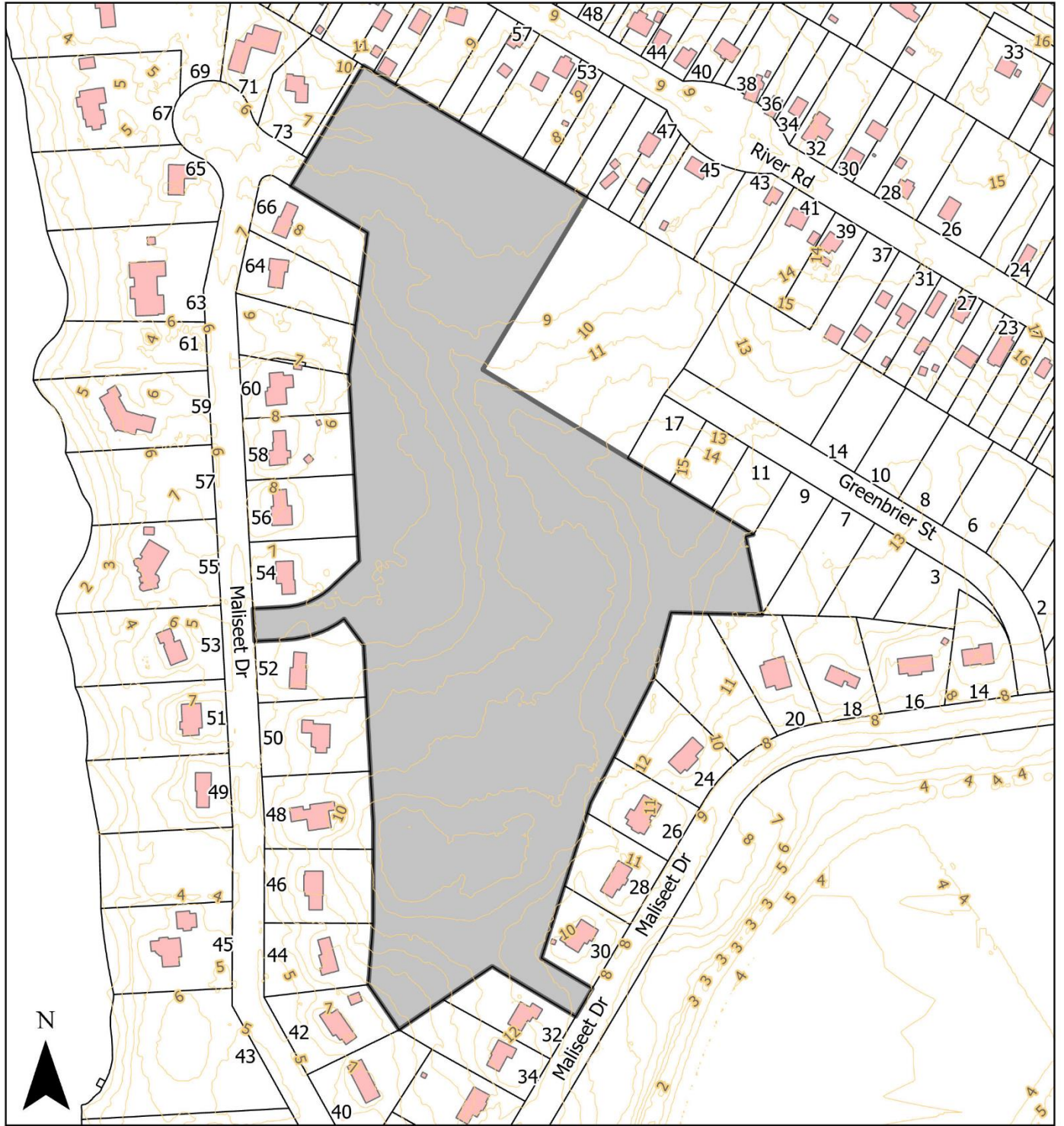
THIRD READING BY TITLE
AND ENACTED :

MAYOR

CLERK

Attachment A - Bylaw 2-10-44

PID 00241240



2026-08-27

1:3,286

Type

 Residential

 Subject Property

0 50 100 200
Metres



To: Chair and Members of the Rothesay Planning Advisory Committee

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

Date: Thursday August 27, 2026

Subject: Rezoning to Two Family Residential [R2]– Sagamore Heights (portion of PID 00241240)

Applicant:	Patrick Shea	Property Owner:	619699 N.B. Inc. (Directors - Patrick Shea and Edward Harley)
Mailing Address:	619699 N.B. Inc. 270 Eriskay Drive Rothesay, NB E2E 5G7	Mailing Address:	619699 N.B. Inc. 270 Eriskay Drive Rothesay, NB E2E 5G7
Property Location:	Vacant Land off Maliseet Drive	PIDs:	00241240 (portion)
Plan Designation:	Low Density Residential	Zone:	Single Family Residential – Standard Zone [R1B]
Application For:	Rezoning from Single Family Residential –Standard Zone [R1B] to Two Family Residential Zone [R2]		
Input from Other Sources:	Director of Operations, KVFD, KRPF		

Origin:

Rothesay has received an application from Pat Shea, representing 619699 N.B. Inc., seeking to rezone a portion of the undeveloped lands within the Sagamore Heights development (portion of PID 00241240). A rezoning from Single Family Residential – Standard (R1B) to Two Unit Dwelling (R2) is being sought to provide for the inclusion of two-unit dwellings in the remaining areas of the development.

Subdivision approval for the overall layout of the development including the location of Public Streets and Lands for Public Purposes was granted by Rothesay Council in 2021.

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, set a Public Hearing date of Monday September 28, 2026, for the application.

Background:

The subject site is approximately 9.6 hectares in area and is accessed from Greenbrier Street. The subdivision plan assented to by Rothesay Council in 2021 provides for two roadway connections to Maliseet Drive. The property is designated Low Density Residential on the Municipal Plan Future Land Use Map.

A rezoning of an 8.3-hectare portion of the site is being sought to provide for the potential to incorporate two-unit dwellings within the remaining area of the development. The R1B zoning will be retained for six future lots (approximate area 1.3 hectares) along the extension of Greenbrier Street, east of Sage Street.

On January 11, 2021, Rothesay Council granted the necessary assents for the proposed Public Streets and Lands for Public Purposes for the subdivision of the site. Given this, the roadway layout for the future development area will be developed as approved by Council in 2021 and include the following:

- a future extension of Greenbrier Street to the west from its current terminus,
- the construction of Sage Street to connect Greenbrier Street to Maliseet Drive,
- The construction of a cul-de-sac, Juneberry Court, on the west side of Sage Street, and
- the construction of Goldenrod Lane between Sage Street and Maliseet Drive.

The roadway and lot layout approved in 2021 is provided in Figure 1.

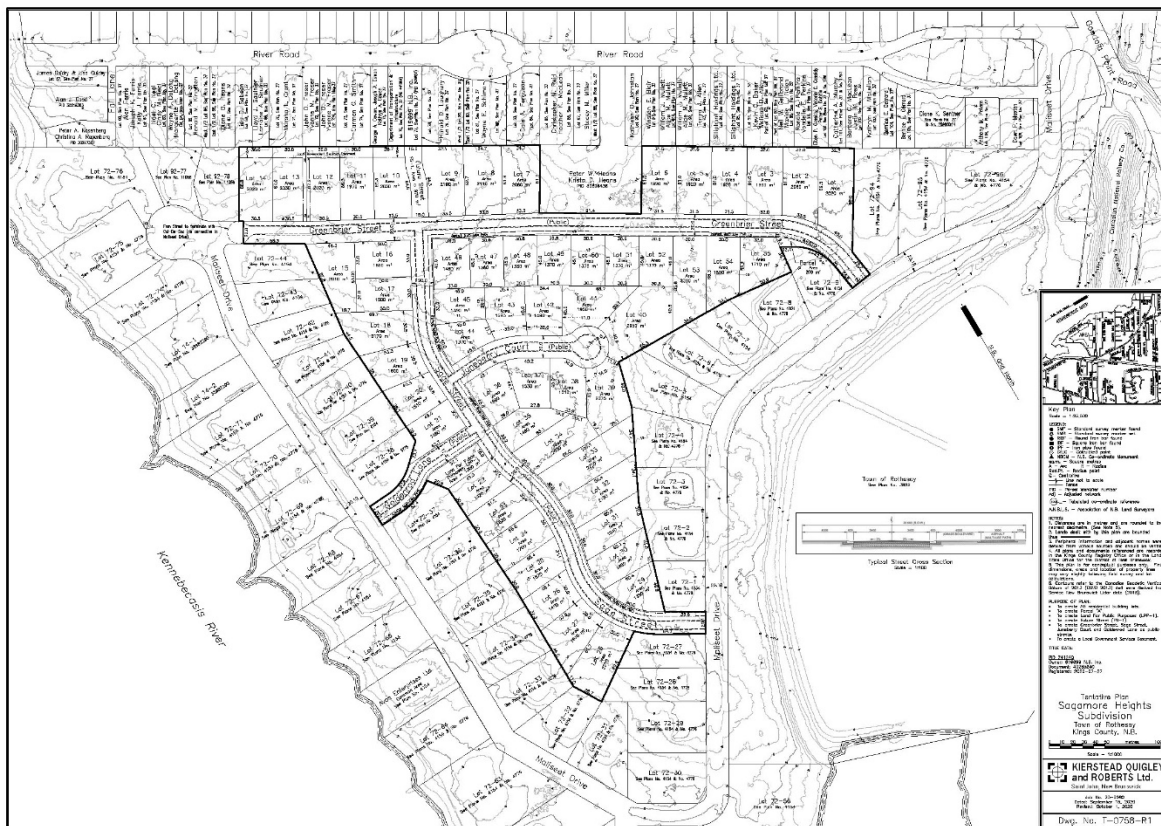


Figure 1 – Approved subdivision layout.

Municipal Plan:

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

Policy LDR-2 Low Density Residential Uses: Allow within the Low Density Residential designation, a range of housing types where the dominant form is single family detached homes and other low-density forms of housing, including secondary suites, two unit semi-detached, secondary units, and duplex dwellings. Other compatible uses may be permitted in the Low Density Residential designation without amendment to the Municipal Plan including but not limited to neighbourhood convenience stores, public utilities, parks, municipal facilities, and where appropriate home occupations.

Development of two-unit dwellings within the proposed development conforms to the land uses envisioned within the Low Density Residential designation of the Municipal Plan.

Zoning:

A rezoning to the Two Family Residential Zone [R2] is being sought. The primary difference between the existing R1B zoning and the requested R2 zoning is the provision of two-unit dwellings as a permitted main use within the R2 zone.

As the necessary assents to the location of the Public Streets and Lands for Public Purposes have been given by Rothesay Council, the future street layout within the future development area is fixed. This street layout can support both the existing R1B zoning and the requested R2 zoning. This approved subdivision proposal provided for 36-single family lots within the area that is subject to the current rezoning application. If the rezoning is approved, these lands would have the potential to accommodate a maximum of 72 dwelling units (36 lots x 2 units/lot). A comparison of the R1B and R2 zone standards are provided in Table 1.

Table 1.0 – Comparison of R1B and R2 Zone Standards			
	R1B Standard (Current Zoning)	R2 Standard (Proposed Zoning)	Staff Commentary
Minimum Lot Area	1350 sq.m.	1200 sq.m.	Although the R2 zone allows for a smaller lot size, staff note the development layout with the approved street locations will result in lot areas that exceed the 1200 square metre minimum.
Minimum Lot Frontage	30 metres	30 metres	
Minimum Lot Depth	45 metres	30 metres	
Minimum Setback from Property Lines:	7.5 m Front Yard 7.5 m Flankage Yard 6 m Rear Yard 5 m Side Yard (Major) 4 m Side Yard (Minor)	7.5 m Front Yard 7.5 m Flankage Yard 7.5 m Rear Yard 5 m Side Yard (Major) 5 m Side Yard (Minor)	Also, given the approved street location and configuration of the site, lot depths will exceed the 30-metre minimum providing for deeper lots than are required by the R2 standard. The R2 zone requires a larger rear yard setback and larger minor side yard setback. This provides greater separation from existing and future lots when compared with the existing R1B zoning.
Building Height	Maximum 9 m Minimum 3 m	Maximum 9 m Minimum 3 m	No change in height requirements
Minimum Building Area	90 sq.m.	185 sq.m. (92.5 sq.m. per dwelling unit)	Minimum building floor area is the same (3% larger in the R2 zone).
Maximum Building Coverage:	40%	35%	The R2 zone has a lower minimum lot coverage providing additional open space on the developed lot.
Driveway Entrance	Maximum width: 5 m Maximum number: 1	Maximum width: 5 m Maximum number: 2	The R2 zone provides for an additional driveway for each lot given the potential for a two-unit dwelling.

From the assessment of the R2 zone standards, Staff are of the opinion the rezoning would provide a built form that aligns with the existing community context as the zone standards regulating the size and location of dwellings are closely aligned with the R1B zone.

The proponent has provided a sample of the exterior design of the townhouse units based on similar developments constructed elsewhere in New Brunswick.

Given the proposal aligns with the Municipal Plan and the R1B zoning found within the surrounding neighbourhood, Staff recommend approval of the rezoning request.

Development Agreement:

The rezoning to R2 is subject to Council's discretionary approval and a Development Agreement pursuant to Section 59 of the *Community Planning Act*. A draft development agreement is attached.

The draft agreement incorporates the following elements:

- a cap of 72 dwelling units within the area to be rezoned to R2;
- a requirement for full-time inspection by the Developer's engineering consultant for the construction of the subdivision;
- standards for the architectural design of the proposed buildings within the area to be rezoned;
- a requirement that the trees on the rear 7 metre portion of the proposed building lots be retained, except where removal is necessary to facilitate the construction of municipal services, including stormwater infrastructure and public streets until such time that a building permit is issued for the lot;
- design of the storm water system for the proposed development in accordance with a net-zero approach along with design of a major drain system;
- installation of any additional electrical servicing underground beyond the existing overhead servicing
- installation of streetlights along the Public Street rights-of-way, where required by Rothesay's Director of Operations.

Staff note the Development Agreement is subject to change based on issues raised through the Public Hearing and Council deliberations on the application.

Polling

Notification of the date and time of the Public Hearing will be provided to landowners within 100 metres of the subject site. In accordance with the Community Planning Act, notification of the Public Hearing has been provided on the Town website and signage provided consistent with PAC's polling policy.

Summary

Staff recommend enactment of the amending by-law and authorization of the Development Agreement.

Recommendation:

Staff recommend THAT the Planning Advisory Committee consider the following motions:

- 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*.
- 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).

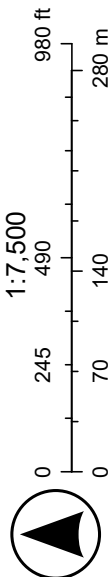
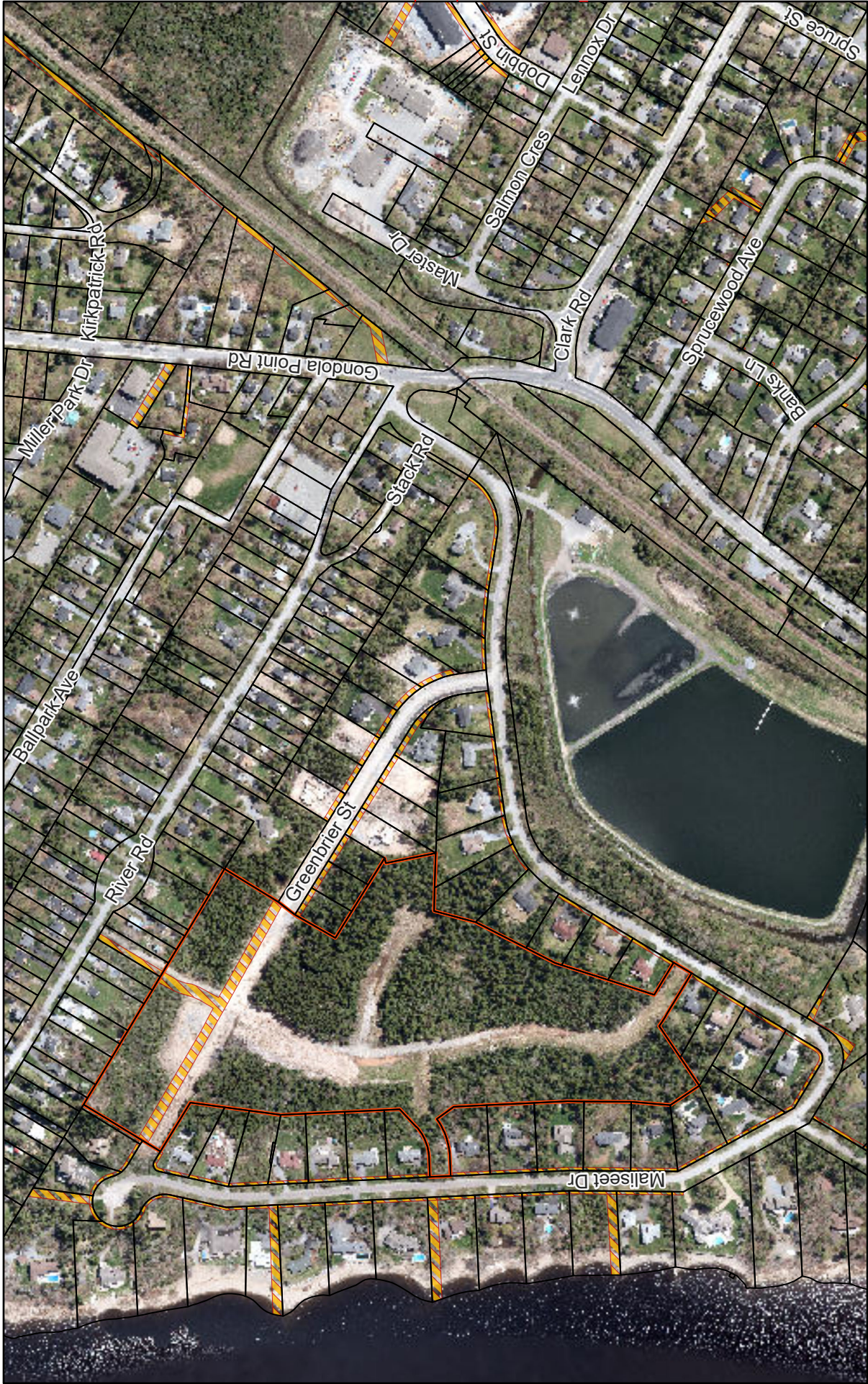
Attachments:

Map 1	Aerial Photo Location Map
Map 2	Future Land Use Map - Municipal Plan
Map 3	Zoning Map
Attachment 1	Proposal Information from Applicant
Attachment 2	Subdivision Plan - 2021 Approval
Attachment 3	Draft By-Law 2-10-44
Attachment 4	Draft Development Agreement



Report Prepared by: Mark Reade, P.Eng., RPP, MCIP
Date: Thursday August 27, 2026

Sagamore Heights - Air Photo

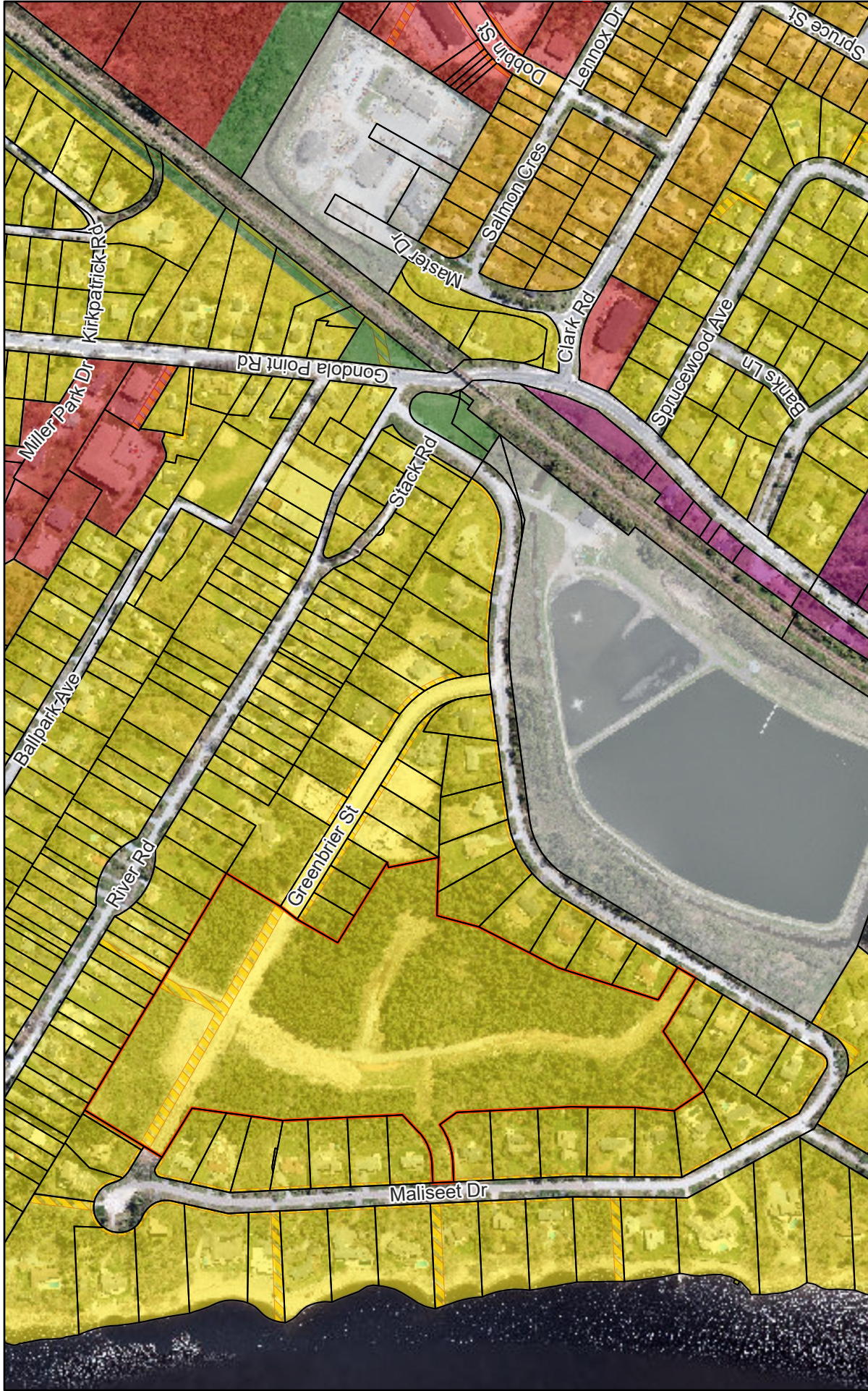


Encumbrance

Subject Site

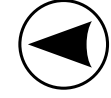
2026-07-30

Sagamore Heights - Future Land Use



2026-07-30

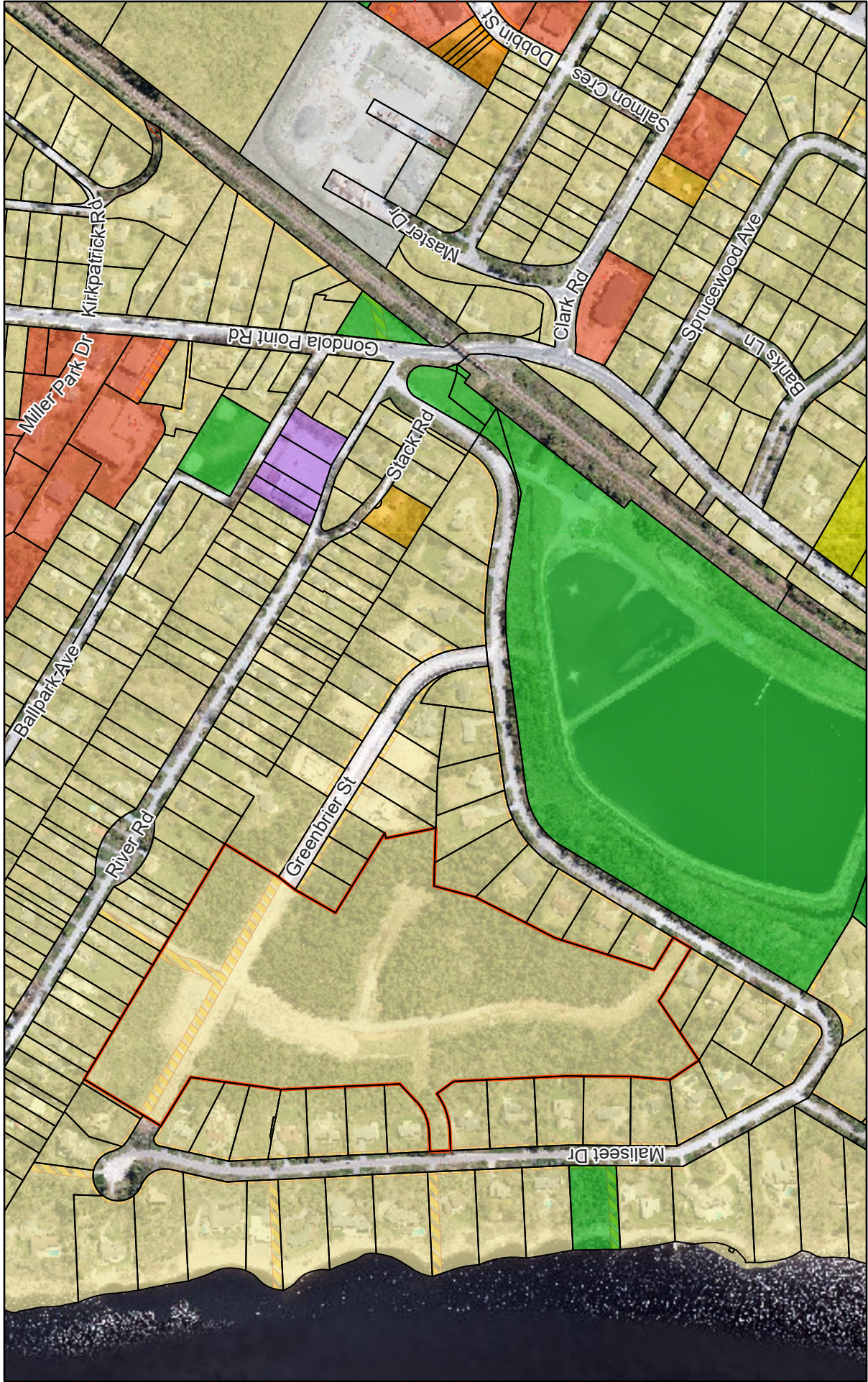
1:7,500



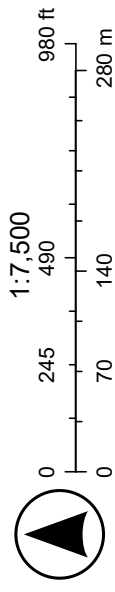
- | | |
|---------------------|------------------|
| FutureLandUse | Light Industrial |
| Low Density | Street |
| Medium Density | Encumbrance |
| Park & Conservation | |
| High Density | |
| Traditional Area | |

 Subject Site

Sagamore Heights - Zoning



2026-07-30



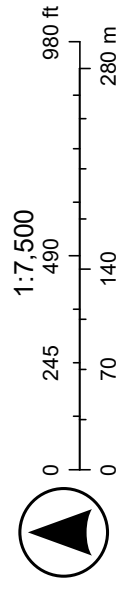
- Subject Site
- R1B
- R1D
- R2
- R3
- R4
- REC
- INSmi
- LI
- Encumbrance
- Street

Sagamore Heights - Area to be Rezoned

2026Sept14OpenSessionFINAL 111



2026-07-31



r Encumbrance



Tentative Plan
Sagamore Heights
Subdivision
Town of Rothesay
Kings County, N.B.

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

**KIERSTEAD OUIGLEY
and ROBERTS Ltd.**
Saint John, New Brunswick

Job No. 20-0080
Dated: September 15, 2020
Revised: October 1, 2020

Dwg. No. T-0758-R1

July 2026

Sagamore Heights Sub-Division Proposal

In order to move forward with building homes in the Sagamore Heights Sub-division, the following is proposed:

- Greenbrier Street will continue extend down to the intersection of Sage Street. There are 6 building lots left in this section, and will continue to be built as R1/Single Family Homes

For the remaining lots in the sub-division (36 lots), the following is proposed:

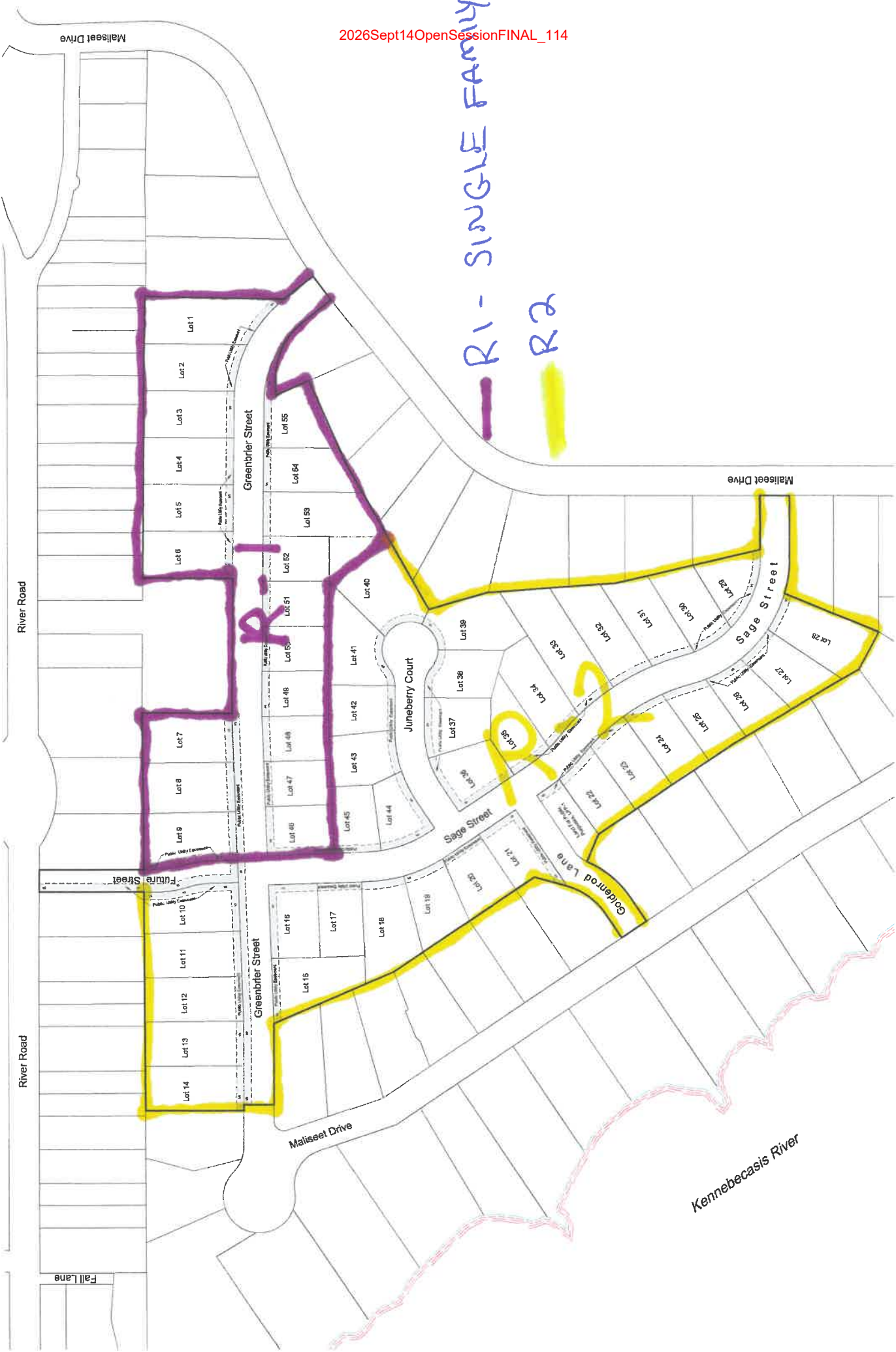
- These lots will be permitted to be built as either R1 (single family) or R2 (duplex/2 family)
- The square footage of each lot is more than adequate to build R2 homes, with spacing between lots.
- Each home will require a connection to the Rothesay town water and sewer system.

The Rothesay municipal plan anticipated mixed use developments, and allows for this type of housing to be built in the sub-division. No variances are needed to allow the project to move forward as a mixture of R1/R2.

The homes to be built will be of the same quality and community aesthetic as the existing homes in the neighbourhood. It is important to the developer that the homes be of a quality that people will be proud to own a home, and to live in the community. The exterior landscaping and upkeep of all homes in the additional phase will be professionally maintained – lawnmowing, lawn care, snow removal. The high quality of the sub-division will be continued in the construction of the remaining homes.

R1 - SINGLE FAMILY

R2



Kennebecasis River

The Village at the Fairways



New!

The Village at the Fairways

Exclusively built by **MARTELL**
CUSTOM HOMES

Downsize without sacrifice

- Executive Town Houses
- 2 Styles Available:
 - Single car garage or
 - Double car garage
- Semi Detached Homes
- Energy Efficient
- 3 Season Sunroom (Optional)
- Cathedral Ceilings
- Attached Garage
- 10 Year New Home Warranty
- Lawn & Snow Maintenance
- Private Backed Lots

Schedule a FREE Consultation

Country living in the heart of the city.

Luxury townhomes in a stunning new community!





**BY-LAW 2-10-44
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 2-10-44”.

The purpose of the amendment is to rezone an approximate 8.3-hectare portion of the property (portion of PID 00241240) from Single Family Residential – Standard (R1B) to Two Family Residential Zone (R2) to allow for the development of two-unit dwellings.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

READ IN ENTIRETY :

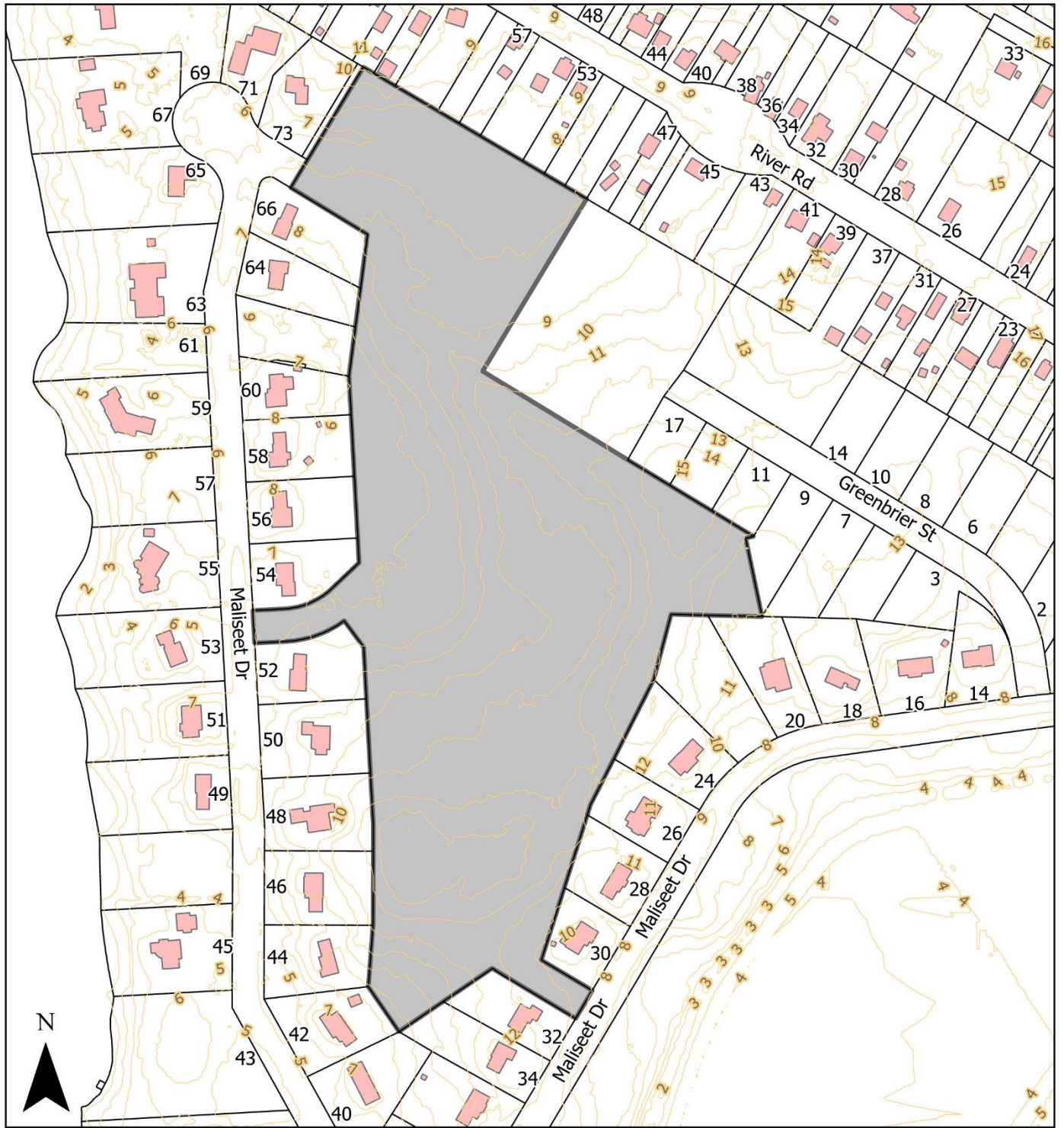
THIRD READING BY TITLE
AND ENACTED :

MAYOR

CLERK

Attachment A - Bylaw 2-10-44

PID 00241240



2026-08-27

1:3,286

Type

 Residential

 Subject Property

0 50 100 200
Metres

Rothesay

DEVELOPMENT AGREEMENT

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

Parcel Identifiers
of Parcels Burdened
by Agreement: 00241240 (portion)

Owner of Land Parcels: **619699 N.B. Inc.**
270 Eriskay Drive
Rothesay, NB
E2E 5G7 (Hereinafter called the "Developer")

Agreement with: **Rothesay**
70 Hampton Road
Rothesay, N.B.
E2E 5L5 (Hereinafter called "Rothesay")

a body corporate under and by virtue of the
Municipalities Act, RSNB 1973, Chapter M-22,
located in the County of Kings and Province of New
Brunswick

WHEREAS the Developer is the registered owner of certain lands accessed from Maliseet Drive and Greenbrier Drive (portion of PID 00241240) and which said lands are more particularly described in Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS Rothesay did on 11 January 2021 authorize the execution of a Development Agreement to allow for a 55-lot residential subdivision for single-unit dwellings including new public roads Sage Street, Greenbrier Street, Juneberry Court, and Goldenrod Lane with connections to River Road and Maliseet Drive identified as **Sagamore Heights Subdivision** on lands including Lands as described in Schedule A;

AND WHEREAS the Developer entered into an Agreement for the development;

AND WHEREAS the Developer now wishes to rezone a portion of lands covered by the original agreement and revise the original agreement executed February 1, 2021 to allow for the development of two-unit dwellings on the Lands described in Schedule A;

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 number of dwelling units situated on the Lands indicated on Schedule A shall not exceed **seventy-two (72) dwelling units**.
2. The Developer agrees that the permitted land uses on the Lands shall be in accordance with those permitted in the Two-Family Residential (R2) Zone as may be amended from time to time.
3. The Developer agrees that the Greenbrier Street intersection with Maliseet Drive shall be used solely for all construction machinery, heavy equipment and related vehicles until such time that Phases 1 to 3 are substantially complete.
4. The Developer agrees to submit for approval by Rothesay, prior to commencing any work on the subdivision, the following plans, each in accordance with the minimum requirements, standards and specifications

as prescribed in the Standard Specifications for Developers of Rothesay Subdivision By-law No. 4-10;

- a) Plan of Subdivision prepared by a person registered to practice land surveying in the Province of New Brunswick;
 - b) a letter of engagement from the project engineer retained by the Developer to design and provide full-time construction inspection for the construction of the proposed works, along with engineering design drawings for all municipal services as specified herein.
5. The Developer agrees that Rothesay 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:
- 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.

Architectural Guidelines

6. The Developer agrees that an objective of this development is to provide an aesthetically pleasing streetscape which exhibits a complementary variety of houses types and architectural designs. The Developer agrees to ensure the following:
- a. The architectural design of the buildings shall be, in the opinion of the Development Officer, generally in conformance with Schedule D.
 - b. Building plans shall have similar features, such as roof lines, facade articulation (projections/recesses), fenestration, primary exterior wall colour or materials or roof colour, etc.
 - c. Street facing façade walls of two-unit buildings shall incorporate brick, cast stone, stone or other high quality, long-lasting masonry material over a 25% minimum percentage of surface area.
 - d. Building façades shall be designed so that windows and doors are prominent features with a variety in setbacks and projections to provide visual interest along the streetscape they front.

Schedules

7. The Developer agrees to develop the Lands in a manner, which, in the opinion of Rothesay’s Development Officer, is generally in conformance with the following Schedules attached to this Agreement:
- a. Schedule A Legal Description of Parcels (PID #s)
 - b. Schedule B Proposed Plan of Subdivision
 - c. Schedule C Proposed Phasing of Public Infrastructure
 - d. Schedule D Dwelling Exterior Designs

Subdivision

8. Rothesay and Developer agree that a maximum 20 percent reduction in the total number of building lots and the resulting applicable and necessary changes to Schedule B as non-substantive and generally in conformance with this Agreement.
9. The Developer agrees, that except as otherwise provided for herein, the development, subdivision and 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.

Land for Public Purposes

10. Rothesay and the Developer agree that the 1000 square meter parcel located on the corner of Goldenrod Lane and Sage Street as indicated on Schedule B along with the following parcels shall be vested to Rothesay as Land for Public Purposes (LPP):
 - a) PID # 00062737
 - b) PID # 00246595
 - c) PID # 00223453
 - d) PID # 00224147
 - e) PID # 30145890
 - f) PID # 30147318

Site Development

11. The Developer agrees to develop the Lands in a manner, which, in the opinion of Rothesay's Development Officer, is generally in conformance with Schedule B.
12. 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 Engineer have provided approval of the engineering design and the laying out of new public streets.
13. The Developer agrees not to remove trees on the rear 7m of proposed building lots, except where removal is necessary to facilitate the construction of municipal services, including stormwater infrastructure and public streets until such time that a building permit is issued for the lot.
14. 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.
 - b) ~~Every developed building lot shall have one (1) permanent driveway lighting fixture that shall as follows:~~
 - i. ~~provide illumination of the primary driveway entrance to the public street right of way;~~
 - ii. ~~be supplied from the lot owner's electrical system;~~
 - iii. ~~automatically switch on when there is insufficient daylight;~~
 - iv. ~~be located not closer than 1.5 meters to the paved driveway edge and not closer than 2 meters to the public street right of way boundary; and~~
 - v. ~~be maintained to ensure continuous operation during nighttime hours.~~

- ~~vi. luminaries shall be certified outdoor lighting fixtures that minimize glare while reducing light trespass and sky glow and fully shielded to minimize the amount of blue light in the nighttime environment.~~

Municipal Streets

15. 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 Engineer, in writing, before final hard surfacing may be installed;
- e. constructing the proposed roads as shown on the plan of subdivision by completing the clearing, grubbing, grading and aggregate subbase of Greenbrier Street and Sage Street through to their Maliseet Drive intersection(s) as the first phase of the development;
- f. constructing the proposed Future Street (Sage Street connection to River Road) as shown on the plan of subdivision by completing the clearing, grubbing, and grading and, as may be required by Rothesay, the aggregate base and hard surfacing;
- g. construction of a left hand turn pocket (lane) on River Road to allow for queuing of vehicles exiting River Road onto Gondola Point Road as reviewed by the Developer's Engineer and approved by Rothesay's Engineer;
- h. 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.
- i. Engineering design and full-time construction inspection, by the Developer's engineering consultant, of those works referred to in clauses b), c) d), e), f), and g) of this section.

16. The Developer agrees to provide, upon completion of Part (15), 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.

17. 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.

18. Rothesay reserves the right to assign public street names, notwithstanding that names may not correspond with those shown on Schedule B.
19. 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.
20. 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.
21. 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.

Storm Water

22. The Developer and Rothesay agree to work together in collaboration to develop stormwater management solutions for pre-existing offsite stormwater issues as determined by the Developer's Engineer and Rothesay's Engineer.
23. 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.
24. The Developer agrees to accept responsibility for 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.
25. 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 Engineer.
26. 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.
27. 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.
28. The Developer agrees to provide to Rothesay's Engineer 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.

29. 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

30. The Developer agrees to connect to Rothesay's existing water system utilizing methods of connection and at a location as determined by Rothesay's Engineer.
31. Rothesay agrees to supply potable water for the purposes and for those purposes only for a maximum of **seventy-two (72)** dwellings within the area to be rezoned to Two-Family Residential (R2) and for minor and accessory purposes incidental thereto and for no other purposes whatsoever.
32. Rothesay agrees to extend the existing water system on Maliseet Drive from its current location to a location along Maliseet Drive and on the opposite street side of the proposed intersection with the new public street labelled as Greenbrier Street. Extending the water system across Maliseet Drive shall be the cost of the Developer.
33. The Developer agrees to pay Rothesay a connection fee for each residential unit to Rothesay water system calculated in the manner set out by By-law as amended from time to time, to be paid to Rothesay on issuance of each building permit.
34. The Developer agrees that Rothesay does not guarantee an uninterrupted supply or of a sufficient or uniform water pressure or a defined quality of water. Rothesay 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.
35. The Developer agrees that all connections to Rothesay water mains shall be approved and inspected by Rothesay's Engineer or their representative prior to backfilling and that the operation of water system valves is the sole responsibility of Rothesay.
36. 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.
37. The Developer agrees that Rothesay may terminate the Developer's connection to Rothesay water system in the event that Rothesay determines that the Developer is drawing water for an unauthorized purpose or for any other use that Rothesay deems in its absolute discretion.
38. The Developer agrees to provide, prior to the occupation of any buildings or portions thereof, written certification of a Professional Engineer, licensed to practice in New Brunswick that the connection of service laterals and the connection to the existing Rothesay water system has been satisfactorily completed and constructed in accordance with Rothesay specifications.
39. The Developer agrees to provide full-time construction inspection, by the Developer's engineering consultant, of those works referred to in this section.

Sanitary Sewer

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

41. The Developer agrees to pay Rothesay a connection fee for each residential unit to Rothesay sewer system calculated in the manner set out by By-law as amended from time to time, to be paid to Rothesay on issuance of each building permit.
42. The Developer agrees to carry out subject to inspection and approval by Rothesay representatives, and pay for the entire actual costs of the Engineering design, supply, installation, inspection and construction of all service lateral(s) necessary to connect to the existing sanitary sewer system inclusive of all pipes, laterals, fittings, and precast concrete units.
43. The Developer agrees to submit for approval by Rothesay, prior to commencing any work to connect to the sanitary sewer system, any plans required by Rothesay, with each such plan meeting the requirements as described in Rothesay specifications for such development.
44. The Developer agrees that all connections to Rothesay sanitary sewer system shall be supervised by the Developer's engineer and inspected by Rothesay's Engineer or such other person as is designated by Rothesay prior to backfilling and shall occur at the sole expense of the Developer.
45. The Developer agrees to provide full-time construction inspection, by the Developer's engineering consultant, of those works referred to in this section.

Electrical Servicing and Street Lighting

46. The Developer agrees to install any additional electrical feeds underground from their current point of overhead termination consistent with the requirements of Rothesay's subdivision by-law.
47. 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.

Local Government Service Easements

48. 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

49. 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.
50. The Developer agrees to obtain from Rothesay a Building Permit for any retaining wall, as required on the Lands, in excess of 2 meters in height and that such retaining walls will be designed by a Professional Engineer, licensed to practice in New Brunswick.

Indemnification

51. The Developer does hereby indemnify and save harmless Rothesay from all manner of claims or actions by third parties arising out of the work

performed hereunder, and the Developer shall file with Rothesay prior to the commencement of any work hereunder a certificate of insurance naming Rothesay 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). 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 Rothesay. 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

52. 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 **619699 N.B. Inc.**, 270 ERISKAY DRIVE, ROTHESAY, NB, E2E 5G7 and to Rothesay 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

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

Termination

54. Rothesay reserves the right and the Developer agrees that Rothesay 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 10 years (120 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 with the provisions of the Rothesay Zoning By-law.
55. Notwithstanding Part 54, the Parties agree that development shall be deemed to be complete if within a period of not less than three (3) months prior to **INSERT DATE** the construction of the public street and municipal service infrastructure has been completed and that such construction is deemed by Rothesay’s Engineer as acceptable.
56. The Developer agrees that should Rothesay terminate this Agreement Rothesay 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 the 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 Rothesay for the costs of completing the work mentioned in this agreement, the Developer shall promptly on receipt of an invoice pay to Rothesay the full amount owing as required to complete the work.

Security

57. 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.

Failure to Comply

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

- (a) Rothesay 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) Rothesay 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) Rothesay may by resolution 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, Rothesay 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

59. 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

60. If any paragraph or part of this agreement is found to be beyond the powers of Rothesay 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

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

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 HEREOF the parties have duly executed these presents the day and year first above written.

Date: _____, 2026

619699 N.B. Inc.

Witness:

Harley, Edward M.H., Director

Witness:

Shea, Patrick D., Director

Rothesay:

Witness:

Matthew Alexander, Mayor

Witness:

Neil McKenna, Clerk

SCHEDULE A

Parcel Identification Numbers

00241240 (portion)

Form 45

AFFIDAVIT OF CORPORATE EXECUTION

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

Deponent: Patrick D. Shea, Director
619699 N.B. Inc.
270 Eriskay Drive
Rothesay, NB
E2E 5G7

Office Held by Deponent: **Director**

Corporation: **619699 N.B. Inc.**

Place of Execution: Rothesay, Province of New Brunswick.

Date of Execution: _____, 2026.

I, **Patrick D. Shea**, 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 “**Patrick D. Shea**” 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)

Patrick D. Shea

Form 45

AFFIDAVIT OF CORPORATE EXECUTION

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

Deponent: Edward M.H Harley, Director
619699 N.B. Inc.
270 Eriskay Drive
Rothesay, NB
E2E 5G7

Office Held by Deponent: Director

Corporation: 619699 N.B. Inc.

Place of Execution: Rothesay, Province of New Brunswick.

Date of Execution: _____, 2026.

I, **Edward M.H Harley**, 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 as the officer(s) duly authorized to execute the instrument on behalf of the corporation;
- 7. The signature “**Edward M.H Harley**” subscribed to the within instrument is the signature of me and is in the proper handwriting of me, this deponent.
- 8. 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;
- 9. 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

Edward M.H Harley

Form 45

AFFIDAVIT OF CORPORATE EXECUTION

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

Deponent: NEIL McKENNA

Rothesay
70 Hampton Road
Rothesay, N.B.
E2E 5L5

Office Held by Deponent: Clerk

Corporation: Rothesay

Other Officer Who Executed the Instrument: Matthew Alexander

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, NEIL MCKENNA, 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;
- 10. That the attached instrument was executed by me and Matthew Alekander, the other officer specified above, as the officer(s) duly authorized to execute the instrument on behalf of the corporation;
- 11. the signature "Matthew Alexander" subscribed to the within instrument is the signature of Matthew Alexander, who is the Mayor of Rothesay of Rothesay, and the signature "Neil McKenna" 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 Rothesay to and for the uses and purposes therein expressed and contained;
- 12. the Seal affixed to the foregoing indenture is the official seal of the said Rothesay and was so affixed by order of the Council of the said Rothesay, to and for the uses and purposes therein expressed and contained;
- 13. That the instrument was executed at the place and on the date specified above;

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

BEFORE ME:)

Commissioner of Oaths)

NEIL MCKENNA

Liz Hazlett

From: Mark Reade
Sent: Thursday, July 23, 2026 10:23 AM
To: [REDACTED]
Cc: Darcy Hudson; Liz Hazlett
Subject: FW: Rezoning Application - Sagamore Heights

[REDACTED] thank you for your comments.

We will forward your e-mail to the Committee, and Council for their consideration.

Mark



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

(506) 848-6609

B.Sc.Eng. (Civil) UNB • MPL Queen's
markreade@rothesay.ca

70 Hampton Rd, Rothesay NB
T: 506-848-6600 | F: 506-848-6677
rothesay.ca

From: Darcy Hudson <darcyhudson@rothesay.ca>
Sent: July 21, 2026 8:25 AM
To: Mark Reade <markreade@rothesay.ca>
Subject: FW: Rezoning Application - Sagamore Heights

From: [REDACTED]
Sent: July 20, 2026 5:52 PM
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Rezoning Application - Sagamore Heights

You don't often get email from [REDACTED]. [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.

Darcy,

I received your letter dated July 14, 2026 regarding the rezoning in Sagamore Heights and as per your request I wanted to provide my comments.

I am surprised and a bit disappointed with the potential rezoning. My wife and I specifically chose this location to build our home based on how this subdivision was sold to us as an exclusive neighborhood with upscale single family homes, including the current and future dream homes for the NB Home Lottery.

To hear the developer is now looking at developing a multi-family dwelling strategy is a very different purpose versus what we were told at the time of purchasing our lot for our future home. These building lots are not inexpensive to purchase and I wonder if the value of the lots will now decrease as this will no longer be the exclusive neighborhood we were sold.

I do have additional concerns on traffic density given the number of units will more than double from the original plan for the development and I would hope that if this rezoning moves forward there would be mandatory access points at other locations on Maliseet Drive as a first step to prevent excess traffic on Greenbrier. I would welcome further discussion if you need any additional information.

Thanks,

[REDACTED]

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: [SUBMISSION] Rezoning Application - Sagamore Heights
Date: July 29, 2026 10:25:25 PM
Attachments: [LETTER V2.pdf](#)

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

From: [REDACTED]
Sent: Wednesday, July 29, 2026 10:15:05 p.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Cc: Krista Heans <kristaheans@gmail.com>
Subject: [SUBMISSION] Rezoning Application - Sagamore Heights

You don't often get email from [REDACTED]. [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.

Ms. Hudson:

See attached above our letter concerning the proposed rezoning of Sagamore Heights.

We would like this letter entered into the public record and considered by the Rothesay Planning Advisory Committee.

Please confirm receipt and thank you ahead of time.

- [REDACTED]

July 20, 2026

VIA E-MAIL: darcyHUDSON@rothesay.ca

Town of Rothesay
70 Hampton Road
Rothesay, NB
E2E 5L5

Attention: Darcy Hudson

Dear Mrs. Hudson:

We write to you to express our concern with the proposed rezoning of Sagamore Heights (PID 00241240) from the single family residential designation to the two family residential designation. If this proposal were to be approved by the Rothesay Planning Advisory Committee, it would mark a significant departure from the municipality's historic zoning of the land and its surrounding parcels. This would come as a detriment to the neighborhood's existing residents. The increase in traffic and resulting noise pollution would irreparably alter the character of the neighborhood. Surrounding streets (i.e., Maliseet Drive and River Road) are furthermore not prepared for this degree of urban sprawl. To rezone Sagamore Heights would not be in the public interest. It would only be in the private interest of the applicant who seeks to develop his property into duplexes. Keeping all of the above-noted in mind, we therefore ask the committee to deny the developer's application for a rezoning of Sagamore Heights.

It is important to note that the single family residential zone has long been the predominant zoning designation of the municipality. Given Rothesay's history as a small town along the Kennebecasis River, two family residential zones are less common. It should remain this way to ensure peace and quiet in the community. If Sagamore Heights were to be rezoned as a two family residential, the surrounding area would become more congested than is reasonable or necessary.

Duplexes would double the viable future population of Sagamore Heights. This would mean more residents in closer proximity to each other than has normally been permitted by the planning committee. All of them grossly increasing the neighbourhood's need for public utilities and services.

Current construction along Sagamore Heights has been a nuisance for residents. The loss in privacy for residents at home has also been drastic. The endless traffic from onlookers, civilians, and heavy construction equipment has detracted from our freedom to enjoy our property. Residents may potentially have up to two families living in their backyard where they had expected to only have, at most, one.

This letter is written to be a noted objection in the public record. While we hope that the committee considers our objections carefully, we know that previous objections have also gone unheeded. We ask that the committee does not rezone this parcel of land as we do not see the reasonable benefit of this rezoning to the area's existing residents.

Sincerely,

A redacted signature block consisting of four horizontal black bars of varying lengths, stacked vertically.

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Application rezoning Sagamore Heights
Date: July 29, 2026 7:21:19 PM
Attachments: [Sagamore Heights .docx](#)

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

From: [REDACTED]
Sent: Wednesday, 29 July 2026 17:45:04
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Application rezoning Sagamore Heights

You don't often get email from [REDACTED]. [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.

Hi Darcy:

Please see attached.

Darcy Hudson

From: [REDACTED]
Sent: July 22, 2026 12:28 PM
To: Darcy Hudson
Subject: Re: Sagamore Heights

[You don't often get email from [REDACTED]. 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.

Darcy:

I have not heard from you on this matter and am very uncomfortable that there is not adequate time to understand the impact on our neighborhood.

Not having basic info such as number of potential units and number of additional wells. Last summer was a very dry one and I we had to limit the use oof water so the well was not impacted. This subdivision, Ball Park, River, Cameron and West Beach Estates are very populated and all are on wells.

How much additional traffic will be generated? The roads are not lit and it is very hard to see people walking at night. I know West Beach has had issues with traffic.

Many properties in that section are valued well in excess of a million dollars. I am concerned about property values.If I had one of the lottery homes or others in the subdivision and knew I was going to be nest door to a duplex, I would be alarmed.

There are other questions but without any data, it is hard to assess the impact.

It is the 22nd of July and with responses required in eight days, it is unreasonable for people to be able to evaluate the Impact. Is there an open house for neighbors to meet and hear the facts?

Please consider this a formal request to defer the application until residents are given adequate time to consider the impact.

[REDACTED]

> On Jul 20, 2026, at 8:05 AM, [REDACTED] wrote:

>

> HI Darcy

>

> I hope all is well with you.

>

> I got the notice of teh rezoning application and would like to get more details on how many total units now versus before this proposal and any studies on impacts to etc community.

>

> Thank you.

>



July 29, 2026

To: Town of Rothesay

Re: Opposition to the Rezoning Application for Duplex Development in Sagamore Point/Sagamore Heights

Dear Members of the Planning and Advisory Council,

I am writing to formally express my strong opposition to the application to amend the zoning to permit the development of 36 duplex lots within the Sagamore Point/Sagamore Heights community.

Recently, I received a one-page notice regarding this project, which I have shared with several neighbors who have not been informed. Moreover, I find it unreasonable that the town mailed this notice on July 14th, **requiring a response by July 30th** and a planning meeting to review it August 4th. Given the timing, this schedule does not allow for adequate community consultation and engagement. It is imperative that such significant proposals undergo thorough consideration and dialogue with residents.

From my understanding, only twelve of the forty-eight lots in the original development have been sold. The request to amend zoning, could ultimately lead to a total of 84 units—almost double the originally approved number.

Our neighborhood has been carefully developed as a community of single-family homes. The character, quality, and exclusivity of both Sagamore Point and Sagamore Heights are reflected in the high-value homes that define our area. Approving the addition of 36 duplex lots would represent a dramatic shift away from the vision that many residents relied upon when choosing to invest in their properties.

I have several key concerns regarding this proposed development:

- **Neighborhood Character:** The introduction of a significant number of duplexes would fundamentally alter the established character of our community, transforming it from a predominantly single-family home environment to a denser development.
- **Property Values:** Homeowners have invested substantial resources based on the existing zoning and character of our neighborhood. A development of this scale threatens to undermine these investments and diminish the long-term desirability of the area.
- **Traffic and Safety:** This proposal would lead to a considerable increase in the number of households utilizing our limited road network, which is particularly concerning given that our streets have no street lighting. The increase in traffic poses risks to pedestrians, children, cyclists, and overall public safety.
- **Lack of Information:** The limited information provided about the proposed duplexes raises significant concerns. Residents have not been informed of the architectural standards, price ranges, or whether the units will be owner-occupied or rental properties.

Without these details, it is impossible for residents to adequately assess the implications of this proposal.

Given the magnitude of this proposed change, I respectfully urge the Council to defer any decision on this application until a public meeting can be held involving the developer, Town staff, Council members, and residents of Sagamore Point and Sagamore Heights. Such a meeting would provide an invaluable opportunity for residents to ask questions, gain clarity, and understand the long-term impact of this proposal before any decisions are made.

Residents who have invested in this community deserve a meaningful opportunity to voice their concerns and participate in shaping the future of our neighborhood.

Thank you for considering my comments. I respectfully request that the Council reject the rezoning application.

Sincerely,

[REDACTED]
[REDACTED]

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Maliseet
Date: July 29, 2026 9:22:40 PM

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

From: [REDACTED]
Sent: Wednesday, July 29, 2026 9:21:48 p.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Maliseet

You don't often get email from [REDACTED]. [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.

Good evening Darcy,

A concerned neighbour stopped by earlier tonight to discuss the proposed duplex development behind us.

While admittedly I haven't followed the plans that closely.

I am concerned as to what impacts there could be to our property. Including water supply, property values, and mostly traffic. Maliseet is a very quiet and safe street.

I will plan to attend the meeting.

Thanks for your time,

[REDACTED]

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Proposal for Changes - Sagamore Point
Date: July 30, 2026 1:45:43 PM
Attachments: [sagamore.pages](#)

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

From: [REDACTED]
Sent: Thursday, July 30, 2026 1:40:18 p.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Proposal for Changes - Sagamore Point

[You don't often get email from [REDACTED]. 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 find attached some comments regarding the proposed new changes.

Thank you.

[REDACTED]

Comments Regarding Proposal for for changes to sub division - Sagamore Point

1. The first proposal dated December 2nd, 2020 was to change the original plan for 46 lots to 55 which not really a popular idea but an agreement was reached to go ahead with the changes.
- b. The clearing of the area was done all at once and while some of the brush was removed, the cutdown in the 3rd phase was definitely was left to rot. This is so unacceptable as it became an eyesore and more importantly, a fire hazard. If a fire got started behind Maliseet Drive, it could have massive ramifications for the owner/owners of the new subdivision.
- c. Having multi family buildings increases the traffic, impacts the environment and wild life and so much more.
- d. Will the multi family building be built on one lot or will the lots be made larger again?

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Rezoning Application - Sagamore Heights PID 00241240
Date: July 29, 2026 9:24:43 PM

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

From: [REDACTED]
Sent: Wednesday, July 29, 2026 9:23:52 p.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Rezoning Application - Sagamore Heights PID 00241240

You don't often get email from [REDACTED]. [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.

Hello Darcy Hudson,

We have received your letter regarding the rezoning application of PID 00241240.

Though we are not against densification in principle, we are lacking information on a number of important points critical to the area:

- Increased traffic through Maliseet Drive with no alternative route. Has an alternate route through River Road been considered and if so been approved?
- Increased storm water on adjacent properties due to additional driveways may require additional drainage through our and neighbouring properties. Drainage from the ditches run through small drainage pipes to the river. Who will bear this cost?
- Increased pressure on sewage system. Has the sizing of the sewage system been considered?
- Increased pressure on the water table due to additional wells and pumping needs. Has there been an analysis done to guarantee there will be enough water for everyone. Especially since some wells in the area ran dry last year.

These are important matters that need to be thoroughly assessed and clarified before any changes approved by council.

Thank you,

[REDACTED]
53 Maliseet Drive



From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Rezoning Application Chapel Road (PIDs 00173443 & 00479212)
Date: July 30, 2026 11:25:39 PM

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

From: [REDACTED]
Sent: Thursday, July 30, 2026 4:01:39 p.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Rezoning Application Chapel Road (PIDs 00173443 & 00479212)

You don't often get email from [REDACTED]. [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.

To Darcy Hudson

I live in Chapel Hill Estates and have some concerns about the above mentioned development.

1. What will the boundaries be between my community and this new development?
Will my community maintain the trees that border on our property, how much will be removed and what kind of border will be built so that we can maintain our privacy?
We do not want public access to our individual courts from your new housing projects.

2. Road accessibility.
I am very concerned having more traffic coming from your new development onto Chapel road and ending up at the Marr rd. intersection.
This intersection experiences terrible wait times to either turn left heading to Campbell drive or right towards Hampton rd. throughout the day.
I anticipate it will only get worse.
The speed limit is noted at 40k but the amount of speeders becomes dangerous for anyone trying to cross our new pedestrian walkway below our Blvd.

3. Will your new development put pressure on our community water system?

I appreciate the difficulty planning new housing in crowded neighborhoods,
I hope that people's concerns are met with thoughtful considerations.

Thanks for your time,
[REDACTED]
4 Ayerscliffe Court



From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Rezoning Application Sagamore Heights meeting
Date: July 30, 2026 2:06:03 PM

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

From: [REDACTED]
Sent: Thursday, 30 July 2026 13:58:18
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Rezoning Application Sagamore Heights meeting

[You don't often get email from [REDACTED]. 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.

Darcy Hudson

Please be advised a petition of objection is in circulation at this time. Several homes did not receive the notification. This document will be presented at the meeting and we are requesting this be added to the meeting agenda. We have questions and items to be addressed.

[REDACTED]
69 Maliseet Drive
[REDACTED]
[REDACTED]

NB... You may receive a similar note from [REDACTED]
Please address it as one

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Rezoning Application-Sagamore Heights (PID 00241240)
Date: July 30, 2026 8:48:33 AM

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

From: [REDACTED]
Sent: Thursday, July 30, 2026 8:46:36 a.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Rezoning Application-Sagamore Heights (PID 00241240)

You don't often get email from [REDACTED]. [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.

Mr. Hudson,

Your recent letter regarding the rezoning application by Mr. Pat Shea (Mr. Ted Harley) provides no detail information of the application.

How many two family dwellings will be added to Sagamore Heights?

Will current subdivision plan be redrawn showing where the two family units will be located?

How will this new application affect the current traffic study for the increase in homes?

Does the addition of more homes in the area affect the current storm water management plan? I have already seen an increase in the amount of water coming onto my property from the 3year build behind me.

Are there sidewalks planned from Greenbrier to River Road given that there will be more vehicles travelling in the area?

I suspect that you will be receiving more questions and concerns from the area as the original plan was for 41 homes, then 55 and now more.

[REDACTED]
20 Maliseet Drive

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Rezoning in Sagamore Point
Date: July 30, 2026 11:24:39 PM

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

From: [REDACTED]
Sent: Thursday, July 30, 2026 3:16:04 p.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Rezoning in Sagamore Point

You don't often get email from [REDACTED]. [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.

Good afternoon,

I reside at 52 Maliseet Drive. I am writing regarding the proposed rezoning in the lots adjacent to the back of my house. As of yet, not many details have been shared, which as you can imagine, is quite concerning for the existing residents. Could you please advise what the actual proposed construction will entail? And whether there has been any analysis done regarding the potential storm, water or environmental impact by the proposed rezoning? Or whether there will be any economic impact to the existing residents, such as changes to the property taxes?

Thank you, your attention to this matter is appreciated.

Sincerely,

[REDACTED]

From: [Rothesay Info](#)
To: [Mark Reade](#)
Subject: FW: Rezoning Proposal of Sagamore Heights from R1 to R2
Date: July 30, 2026 3:44:50 PM

See below

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

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

From: [REDACTED]
Sent: July 30, 2026 3:44 PM
To: Rothesay Info <Rothesay@Rothesay.ca>
Cc: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Re: Rezoning Proposal of Sagamore Heights from R1 to R2

[Some people who received this message don't often get email from [REDACTED]. 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.

Dear Mayor and Members of Council

We are writing as members of the affected area to formally express our strong opposition to the proposed rezoning of Sagamore Heights from Single Family Residential (R1) to Family Residential (R2).

LACK OF PROPER NOTICE

Our household and many neighbours did not receive any notification of the proposed rezoning.

MUNICIPAL PLAN

The Rothesay Municipal Plan designates this area strictly for low density, single family residential use. Changing it undermines the predictability of our town's urban planning.

PROTECT NEIGHBOURHOOD CHARACTER

The introduction of a significant number of duplexes would significantly change the community environment.

INCREASED TRAFFIC

Increased density will generate a higher volume of daily vehicular trips straining our local street network and exacerbate the existing bottleneck at the junction of River Road and Gondola Point Road.

The above are some of our many concerns regarding the proposed rezoning.

In view of the lack of notification and inappropriate timing of the proposal (in the middle of summer) we request that the public meeting be rescheduled to a later date.

A petition "In Opposition to the Proposed Rezoning of Sagamore Heights from R1 to R2" is being circulated and

will be presented to Mayor and Council in due course.

Sent from my iPad

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Rezoning Proposal of Sagamore Heights from R1 to R2
Date: July 30, 2026 11:25:12 PM

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

From: [REDACTED]
Sent: Thursday, July 30, 2026 3:47:36 p.m.
To: Rothesay Info <Rothesay@Rothesay.ca>
Cc: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Fwd: Rezoning Proposal of Sagamore Heights from R1 to R2

Some people who received this message don't often get email from [REDACTED]. [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.

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: July 30, 2026 at 3:43:41 PM ADT
To: Rothesay@rothesay.ca
Cc: darcyhudson@rothesay.ca
Subject: Re: Rezoning Proposal of Sagamore Heights from R1 to R2

Dear Mayor and Members of Council

We are writing as members of the affected area to formally express our strong opposition to the proposed rezoning of Sagamore Heights from Single Family Residential (R1) to Family Residential (R2).

LACK OF PROPER NOTICE

Our household and many neighbours did not receive any notification of the proposed rezoning.

MUNICIPAL PLAN

The Rothesay Municipal Plan designates this area strictly for low density, single

family residential use. Changing it undermines the predictability of our town's urban planning.

PROTECT NEIGHBOURHOOD CHARACTER

The introduction of a significant number of duplexes would significantly change the community environment.

INCREASED TRAFFIC

Increased density will generate a higher volume of daily vehicular trips straining our local street network and exacerbate the existing bottleneck at the junction of River Road and Gondola Point Road.

The above are some of our many concerns regarding the proposed rezoning.

In view of the lack of notification and inappropriate timing of the proposal (in the middle of summer) we request that the public meeting be rescheduled to a later date.

A petition "In Opposition to the Proposed Rezoning of Sagamore Heights from R1 to R2" is being circulated and will be presented to Mayor and Council in due course.



Sent from my iPad

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Rezoning Sagamore Heights
Date: July 29, 2026 9:31:14 PM
Attachments: [Screenshot_20260729-205218.png](#)

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

From: [REDACTED]
Sent: Wednesday, July 29, 2026 9:29:26 p.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Rezoning Sagamore Heights

You don't often get email from [REDACTED]. [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.

Mr Hudson,

I wanted to reach-out as a concerned resident at 51 Maliseet Drive over the proposed rezoning initiative.

Being an industry expert, I have concerns that go beyond the scope of standard public engagement.

Being privy to this process as a 25 year veteran of industry with hundreds of millions of public and private developments under my belt, I have concerns that civic engagement was rushed intentionally and that there is bias introduced at Town Hall for a well known developer in the community receiving select treatment. Two weeks notice for rebuttal, especially in the middle of the summer is not sufficient lead time or appropriate under any light.

I have attached my open letter to my neighbors to solicit their engagement in the process. I will be guiding anyone interested as their technical and economic liaison pro-bono.

I am personally open to many things, but I expect to have all pertinent details in my hands to do so. Sending a flyer by mail with a short incomplete narrative, coupled with a short response timeline is optically intentional bias and not professional by Town Hall.

As a concerned citizen, I expect that Town Hall will treat this initiative with a similar amount of scrutiny as say Holland Hills/Chapel Oaks as a primitive example of the expectations of the municipality on that file. Selective treatment won't be accepted by the residents of Sagamore.

If you can send all publically available and pertinent technical details such as traffic studies,

designs and so forth, it would be greatly appreciated.

Deliverables on all functional topics for the proposal are expected to be delivered to in a timely fashion digitally (a minimum of 72 hours in advance of the August 4th public session is an expected deliverable given the tight timeline imposed this isn't an unreasonable request for appropriate review and consultation with my neighbours).

Please update my email for the Town Hall servers, I prefer all communications digitally moving forward, including utility bills and so forth.

Regards,

A black rectangular redaction box covering the signature of the sender.

 Neighbours of Maliseet DriveJust now • 

Hi Folks,

I'm  at Civic #51.

I just wanted to make sure everyone was aware of tomorrow's impending deadline to send in questions and/or concerns pertaining to the proposed new zoning in our backyard.

There aren't many pertinent details being relayed and civic engagement is important on these things. Is it SDU's or garden homes proposed as an example?

The timeline given for questions/concerns was significantly short for public engagement as well, based upon a standard timeline for these initiatives; it is seemingly being rushed through the process.

There are many positives and negatives associated with this endeavour, I'm happy to privately DM if anyone wants my take as an industry professional in the space.

There are opportunities to negotiate neighborhood amenities (lighting, sidewalks, etc). It is also an opportunity to review traffic studies, storm water/ environmental impacts, economic outcomes such as property taxes and so forth as part of the process.

Inquiries are due by 4pm, tomorrow, July 30. They can be sent to town planner Darcy Hudson

(darcyhudson@rothesay.ca)

Darcy Hudson: 506-848-6666

Your post was shared.
Thanks,

[View post](#)

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Rezoning Sagamore Heights
Date: July 30, 2026 9:31:56 AM

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

From: [REDACTED]
Sent: Thursday, July 30, 2026 9:28:23 a.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Rezoning Sagamore Heights

You don't often get email from [REDACTED]. [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.

Good morning,

What's the rush!!! Why is this happening in the summer when many people are away on vacation? This requires more than a quick yea and a signature. Please give the people who will be impacted by any decision regarding the rezoning an opportunity to hear the proposed plan before it slides through. Full disclosure please.

Thank you,

[REDACTED]
48 Maliseet Dr

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: REZONING SAGAMORE HEIGHTS
Date: July 26, 2026 2:08:01 PM

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

From: [REDACTED]
Sent: Saturday, July 25, 2026 11:10:13 a.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: REZONING SAGAMORE HEIGHTS

You don't often get email from [REDACTED]. [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.

Dear Mr Hudson

I am objecting to this request with the following reasons:

- 1) This would change the property values downwards. We have homes of a significant value due to their individual lots and privacy.
- 2) Without documents in hand, I believe that there is a legal challenge possible due to agreements that were written into the deeds of the current property owners such as deeded beach rights.
- 3) Step by step the nature of our community is being changed. Apartment buildings are being built in every nook and corner. This will be the next logical request considering the extremely slow development of this subdivision.

Sincerely, [REDACTED]

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Rezoning Sagamore
Date: July 28, 2026 12:07:41 PM

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

From: [REDACTED]
Sent: Tuesday, July 28, 2026 12:06:58 p.m.
To: Darcy Hudson <DarcyHudson@rothesay.ca>
Subject: Rezoning Sagamore

You don't often get email from [REDACTED]. [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.

Dear Mr. Hudson

I am Objecting to the request for 2 family residences.

- We have homes of significant value due to their individual lots and privacy. This would change the property values downwards.
- I believe there is a legal challenge possible due to the arrangements that were written into the deeds of the current property owners such as deeded beach rights.
- Bit by bit the nature of our communitie is being changed. Apartment buildings are being built in many nooks and corners. Will this be the next request as time is slow for the Sagamore development.
- Traffic concerns, there are no sidewalks
- We pay high property tax to live in this prestigious neighbourhood. I would like it to stay this way. Unless of course you want to cut our property tax by 50% that is not going to happen! Either way I do not agree with 2 family residences.

sincerely [REDACTED]

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Sagamore Heights Rezoning Application
Date: July 29, 2026 10:25:57 PM

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

From: [REDACTED]
Sent: Wednesday, July 29, 2026 10:23:21 p.m.
To: 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>; Brett McLean <brettmclean@rothesay.ca>; Brian Johnston <brj@nbnet.nb.ca>
Subject: Sagamore Heights Rezoning Application

Some people who received this message don't often get email from [REDACTED] [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.

Dear Darcy,

Thank you for the opportunity to respond to the above rezoning application. We have been residents of 42 Maliseet Dr since 1999. We attended public meetings at the time of the initial planning of Sagamore Heights several years ago. We raised several concerns about the development at that time.

While we recognize the need in the community for higher density housing options, this development was initially proposed and approved as a single-family residential zone. Rezoning to Two-Family Residential Zone (R2) is a significant deviation from the initial plan. Our initial concerns of surface water and sewage management, increased traffic, potential for increased noise, and the collective effect of these on our investment in our home are now increased.

We oppose the rezoning of this parcel of land due to the:

- deleterious effect this will have on our already tenuous surface/ storm water management.
- increased traffic leading to safety and traffic flow risk. Absence of street lights and sidewalks in the Sagamore Point portion of the neighbourhood will place pedestrians and cyclists at increased risk of

injury. A significant increase in traffic is to be expected, creating worse issues with access to Gondola Point Road via River Rd, particularly at times of high volume.

- increased noise due to population density increase.

- both real and perceived conflict of interest with a member of the Sagamore Heights ownership group being a member of the Town of Rothesay Planning Advisory Committee. Even with recusal, a decision for approval will always have the appearance of bias. This will not look favorably on the Town.

- short notice given to current residents to provide feedback. This request can't be rushed through.

The direction being taken by the Sagamore Heights developers to enhance their return on investment is clear given the slow pace of sales to date. If approved, what is to prevent them or a third party that purchases the remaining land from a further application for rezoning to even higher density status?

I trust that the Planning Advisory Committee will consider that the current residents don't want this rezoning to proceed. We shouldn't bear the cost of a development that didn't provide the desired financial return. Allowing a rezoning will negatively affect our home values with the addition of two family dwellings. No homeowner wants this to happen.

Respectfully submitted,

[REDACTED]
42 Maliseet Dr
Rothesay, NB
E2E2G2
[REDACTED]

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Sagamore Heights Rezoning
Date: July 30, 2026 11:24:02 PM

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

From: [REDACTED]
Sent: Thursday, July 30, 2026 2:44:25 p.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Sagamore Heights Rezoning

You don't often get email from [REDACTED]. [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.

Hello Darcy,
Below is my response to the Rezoning Application of Sagamore Heights (PID 00241240)

To: Rothesay Planning Advisory Committee

Thank you for letting our voices be heard on this issue.

I was opposed to the original subdivision proposal because it replaced a significant natural forested area with a large residential development in a community that has historically experienced modest growth. More than five years later, only a portion of the lots have been sold, with some lots reportedly transferred through fundraising initiatives rather than traditional market sales. From my perspective, this suggests that the anticipated demand has not materialized.

Given this history, I question whether increasing the permitted density through rezoning is an appropriate response. Rather than changing the zoning to address slower-than-expected sales, I believe Council should first consider whether the original assumptions about housing demand remain valid and whether this proposal is supported by objective evidence demonstrating a genuine community need.

The proposed rezoning should not be viewed as a minor amendment to an already approved subdivision. Permitting duplexes on 36 lots (although I don't know the

number for certain as that has not been provided) has the potential to significantly increase the number of dwelling units beyond what was originally contemplated when the subdivision was approved. As a result, many of the assumptions that supported the original review—including traffic volumes, municipal servicing, stormwater management, and neighbourhood impacts—may no longer be valid. All of the questions raised from the 1st zoning meetings (summarized in the Dec 15 2020 meeting) should be readdressed with the new numbers. As a historical note, the original subdivision application and rezoning requests were done in the early part of covid which limited residents participation in the process.

The following is from the original meeting

"For example, the proposed subdivision would add 55 homes to the existing 48 homes in Sagamore Point thereby creating a neighbourhood of 104 homes. The land area of Sagamore Point is 95.8 acres therefore the overall density is 1.08 dwellings per acre. For comparison, Kennebecasis Park has 333 Single Family Dwellings and 309.8 acres of land for an overall density of 1.07 dwellings per acre." So using the numbers that I have that brings the density to 1.46 dwellings per acre which would be even higher if only the numbers for the new development area were used which I do not have access to.

Council should also consider whether this change is consistent with maintaining the character of the neighbourhood that residents bought into and the original vision for Sagamore Heights. We have already lost a natural space that has not been replaced. Rezoning should be based on what is best for this neighbourhood.

Thank you for considering my concerns,



From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Sagamore Heights Rezoning
Date: July 27, 2026 5:45:13 PM

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

From: [REDACTED]
Sent: Monday, July 27, 2026 5:06:40 p.m.
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Sagamore Heights Rezoning

[You don't often get email from [REDACTED]. 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.

Hello Darcy,

I live at 28 Maliseet and my only concern is the additional traffic and speed. The traffic on Maliseet has already increased and there is often excessive speeding (the limit is 40km/h). What additional measures will be taken in controlling this? Will there be speed bumps installed? The street is dark and has no sidewalks and this is an issue that already needs to be addressed - before more development.

Thank you,

[REDACTED]

From: [Darcy Hudson](#)
To: [Mark Reade](#)
Subject: Fw: Sagamore Heigjhts Rezoning Proposal
Date: July 30, 2026 8:48:51 AM
Attachments: [rothesay rezoning proposal.pdf](#)

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

From: [REDACTED]
Sent: Wednesday, 29 July 2026 23:29:40
To: Darcy Hudson <darcyhudson@rothesay.ca>
Subject: Sagamore Heigjhts Rezoning Proposal

You don't often get email from [REDACTED] [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.

Please see attached.



**54 Maliseet Drive
Rothesay, NB
E2E 2E9**

Town of Rothesay
Attn: Darcy Hudson
Assistant Development Officer
Via email: darcyhudson@rothesay.ca

July 29 2026

RE : Rezoning Application- Sagamore Heights

Thank you for the opportunity to comment on the proposed rezoning in the Sagamore Heights subdivision.

As an adjacent property owner, I would, of course, prefer the area as a green space, but recognize that the proposed change probably does better reflect the mix of housing needs in the area.

On the assumption that services like sewer and water can be provided to the new and hence denser housing development without stressing the systems of current residents, I would like to see any R2 development consider the following:

- That further development, if it is to include any two-unit dwellings, have a mix of single-unit dwellings as well
- That additional green space within the development be considered given that R2 population density will be higher and existing green space within the approximately 50 proposed building sites is less than half a building lot. This is a very small percentage of green space for any sort of modern urban development
- That consideration be given to the small wetland that currently exists within the area proposed for development. If the wetland is to be used for housing, there should be adequate drainage installed to ensure both building stability and to avoid runoff onto adjacent properties. In fact, the best option for the wetland would be to preserve it, in line with many best practises, and include it as a green space/wildlife area within the housing development.

Thank you for considering these aspects of any future development.

Yours,

signed



From: [Rothesay Info](#)
To: [REDACTED]
Cc: [Mark Reade](#); [Darcy Hudson](#)
Subject: FW: Sagamore Point and Sagamore Heights
Date: July 30, 2026 8:14:46 AM
Attachments: [Sagamore Heights .docx](#)

Good morning,
Your email has been forwarded on to Mark Reade, Director of Planning & Development.



Rothesay Administration

rothesay@rothesay.ca

70 Hampton Rd, Rothesay NB, E2E 5L5

T: 506-848-6600 | F: 506-848-6677

rothesay.ca

From: [REDACTED]
Sent: July 30, 2026 8:11 AM
To: Rothesay Info <rothesay@rothesay.ca>
Subject: Sagamore Point and Sagamore Heights

Some people who received this message don't often get email from [REDACTED]. [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.

To the Town of Rothesay and all concerned:

I am copying a letter sent by my neighbours, [REDACTED] of 63 Maliseet Drive. He informed me of the proposed duplex development up for approval by the City Council. I did not receive any notice of this development until last evening, Wednesday, July 29th. It is my understanding the proposal is going before the Planning Committee today to be reviewed by the Council on August 4th. This seems an egregious oversight to present homeowners who will undoubtedly be impacted...all in the ways he has stated so clearly.

I affirm and completely agree with each point of [REDACTED] letter. Please take note of my firm alliance in their well stated stance.

Sincerely,

[REDACTED]

61 Maliseet Drive

Rothsay

July 29, 2026

To: Town of Rothesay

Re: Opposition to the Rezoning Application for Duplex Development in Sagamore Point/Sagamore Heights

Dear Members of the Planning and Advisory Council,

I am writing to formally express my strong opposition to the application to amend the zoning to permit the development of 36 duplex lots within the Sagamore Point/Sagamore Heights community.

Recently, I received a one-page notice regarding this project, which I have shared with several neighbors who have not been informed. Moreover, I find it unreasonable that the town mailed this notice on July 14th, **requiring a response by July 30th** and a planning meeting to review it August 4th. Given the timing, this schedule does not allow for adequate community consultation and engagement. It is imperative that such significant proposals undergo thorough consideration and dialogue with residents.

From my understanding, only twelve of the forty-eight lots in the original development have been sold. The request to amend zoning, could ultimately lead to a total of 84 units—almost double the originally approved number.

Our neighborhood has been carefully developed as a community of single-family homes. The character, quality, and exclusivity of both Sagamore Point and Sagamore Heights are reflected in the high-value homes that define our area. Approving the addition of 36 duplex lots would represent a dramatic shift away from the vision that many residents relied upon when choosing to invest in their properties.

I have several key concerns regarding this proposed development:

- **Neighborhood Character:** The introduction of a significant number of duplexes would fundamentally alter the established character of our community, transforming it from a predominantly single-family home environment to a denser development.
- **Property Values:** Homeowners have invested substantial resources based on the existing zoning and character of our neighborhood. A development of this scale threatens to undermine these investments and diminish the long-term desirability of the area.
- **Traffic and Safety:** This proposal would lead to a considerable increase in the number of households utilizing our limited road network, which is particularly concerning given that our streets have no street lighting. The increase in traffic poses risks to pedestrians, children, cyclists, and overall public safety.
- **Lack of Information:** The limited information provided about the proposed duplexes raises significant concerns. Residents have not been informed of the architectural standards, price ranges, or whether the units will be owner-occupied or rental properties.

Without these details, it is impossible for residents to adequately assess the implications of this proposal.

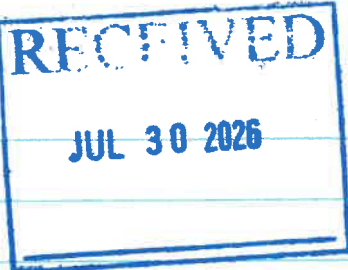
Given the magnitude of this proposed change, I respectfully urge the Council to defer any decision on this application until a public meeting can be held involving the developer, Town staff, Council members, and residents of Sagamore Point and Sagamore Heights. Such a meeting would provide an invaluable opportunity for residents to ask questions, gain clarity, and understand the long-term impact of this proposal before any decisions are made.

Residents who have invested in this community deserve a meaningful opportunity to voice their concerns and participate in shaping the future of our neighborhood.

Thank you for considering my comments. I respectfully request that the Council reject the rezoning application.

Sincerely,

A black rectangular redaction box covering the signature of the sender.



7371 Pleasant Drive, Kothasay
N.B. EEK 2E9
July 30, 2026

Attention:

Darcy Hudson

Re: Rezoning Sagamore Heights from
Single family R.B to two family R.2

We have a number of concerns re
the above proposal.

- Storm water and water table that have caused problems and stress for us and our neighbors.
- Environmental issues lack of trees polluted water running thru our property and not thru the proper Areas to river. Piles of soil that causes run off.
- Traffic and noise. Homes you have at least two vehicles plus visitors and delivery people. Congestion at Gondola Point Road. Each additional home causes more noise and issues.
- Will existing lots remain the same or will they be divided to accomodate more than two garden homes what is the set back? Will they have sufficient areas for parking and environment, peaceful living with trees and quiet neighborhood.

July 28, 2026
Mr. Darcy Hudson - Assistant Development Officer
Town of Rothesay
70 Hampton Road
Rothesay, NB E2E 5L5



Re: Rezoning Application - Sagamore Heights

Dear Mr. Hudson,

I am writing to formally express my objection to the proposed rezoning application for Sagamore Heights.

When the subdivision was originally approved, it was presented as a development consisting of 55 single-family homes. Existing residents made purchasing decisions based on that approved plan and the reasonable expectation that the character of the neighbourhood would remain consistent with that vision.

My concerns regarding the proposed amendment are as follows:

Traffic and Infrastructure

One of the primary concerns during the original subdivision approval was the increase in traffic on Maliseet Drive, which currently has a single access route via River Road to Gondola Point Road. The addition of up to 36 duplex units has the potential to significantly increase vehicle traffic, particularly during peak commuting hours, placing additional pressure on an already limited access point.

Neighbourhood Character

The proposed introduction of duplex housing represents a significant departure from the original development plan. Residents purchased homes with the understanding that the subdivision would consist exclusively of single-family dwellings. This change has the potential to alter the character of the neighbourhood and may negatively affect the desirability and value of existing homes.

Furthermore, comparable high-end residential developments within Rothesay, including Kennebecasis Park and Hastings Cove, have maintained single-family residential development. I believe Sagamore Heights should be held to the same planning standard.

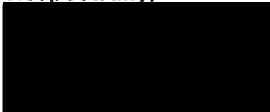
Public Notification

I would also like to note my concern regarding the notification process. I did not receive notice of this rezoning application and only became aware of it through a neighbour on July 26, 2026. Given the significance of this proposal, I believe it is important that all affected property owners receive proper and timely notification.

For these reasons, I respectfully request that Council reject the proposed rezoning application and preserve the original vision for the Sagamore Heights subdivision.

Thank you for your consideration of my comments.

Respectfully,



49 Maliseet Drive
Rothesay, NB E2E 2G3

Darcy Hudson

From: [REDACTED]
Sent: July 18, 2026 3:50 PM
To: Darcy Hudson
Subject: Rezoning of Sagamore Heights from Single Family Residential

You don't often get email from [REDACTED]. [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.

As residents of Sagamore Point since we built here in 1984, we would prefer to see the further development of Sagamore Heights continue to be zoned as single family residential. Two family residential, similar to the side-by-side units adjacent to the Rothesay Common, is not a concern, however, we do not wish to see it developed as tenement houses.

We do not want this application, if approved, to lead to further applications for more and more families on a single lot, culminating in an apartment complex.

Sincerely,

[REDACTED]
46 Maliseet Drive



2026 Sept 14 Open Session FINAL 176

ROTHESAY

MEMORANDUM



TO : Mayor Alexander and Council
FROM : Planning Advisory Committee
DATE : 9 September 2026
RE : Cameron Road (Lands South of #5, 7, 9, and 11)
PID 00064337, 00064386, 00246769, 00246868, 00064394,
00064402, 00064345 (portion), 00064352 (portion), 00064378
(portion)

Recommendation:

- Council schedule a public hearing, in accordance with the *Community Planning Act*, SNB 2017, c. 19, for Monday, October 26, 2026 at 7:00 p.m. to 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].

Background:

The Planning Advisory Committee passed the following motion at its regular meeting of Tuesday, September 8, 2026:

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.



To: Chair and Members of the Rothesay Planning Advisory Committee

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

Date: Wednesday, August 26, 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		

RECOMMENDATION

PAC HEREBY removes from the TABLE the rezoning application for the subject site.

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 has 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.

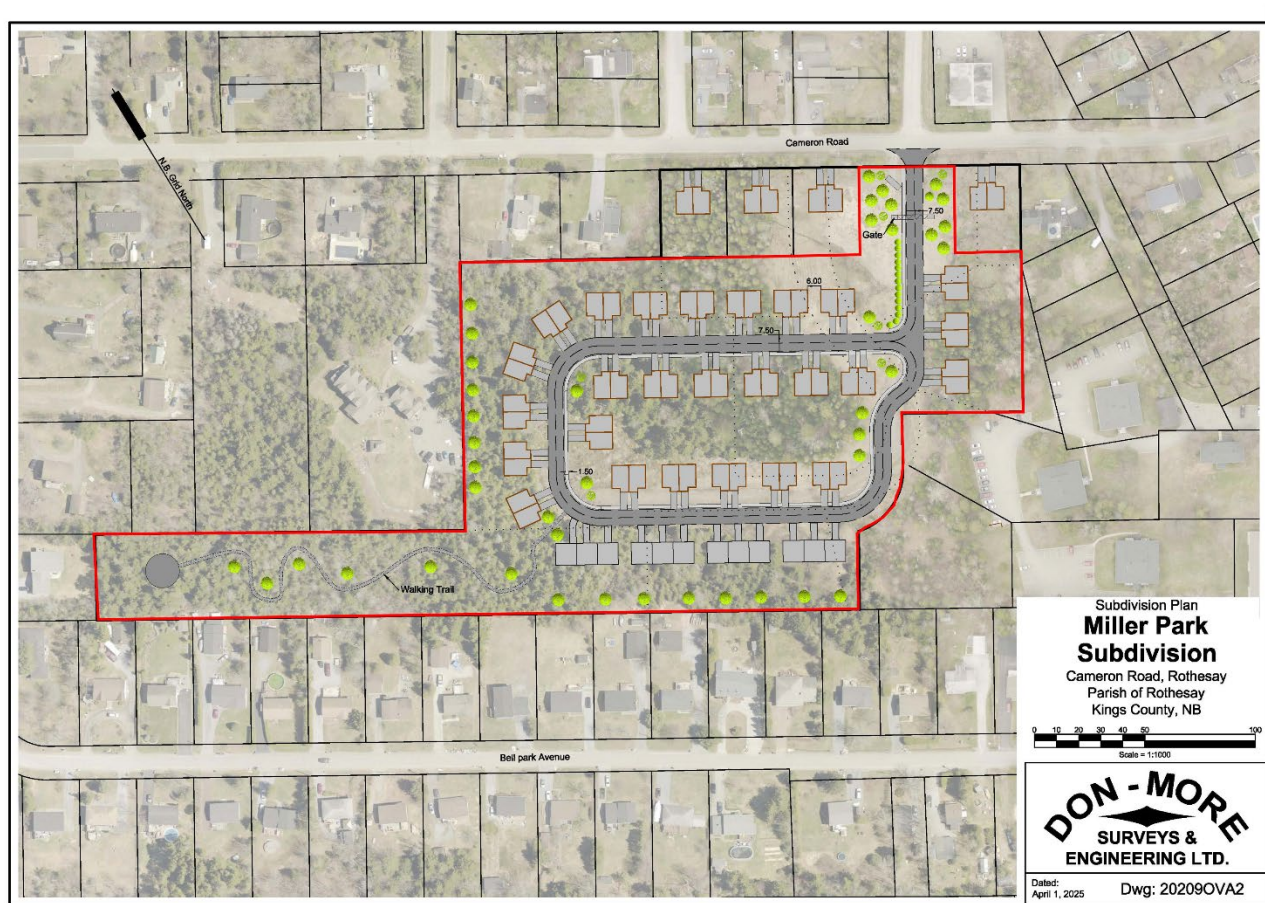


Figure 1 – Original (2025) concept proposing 64 units in a mix of two- and three-unit buildings.



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. The development requires a rezoning to Attached Residential [R3] 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: • South Boundary - 19.38 m to 19.71 m • North Boundary - 15.5 m to 16.5 m • West Boundary - 97 m including an undisturbed area from 9.6 m to 94 m 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 variances 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 PAC and 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 the office development of a sidewalk in the Cameron Road public right-of-way.

- A requirement for provision of a detailed handicapping 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

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

Should Council agree to set a public hearing date for the rezoning, Staff will send out polling letters to notify the adjacent landowners of the date and time of the public hearing.

Recommendation:

It is recommended THAT 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].

Attachments:

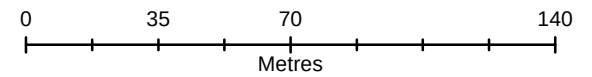
Map 1	Aerial Photo Location Map
Map 2	Future Land Use Map - Municipal Plan
Map 3	Zoning Map
Attachment 1	Proposed Site Plan (May 2026 and July 2026)
Attachment 2	Tentative Subdivision Plan
Attachment 3	Conceptual Building Plan
Attachment 4	Draft Development Agreement

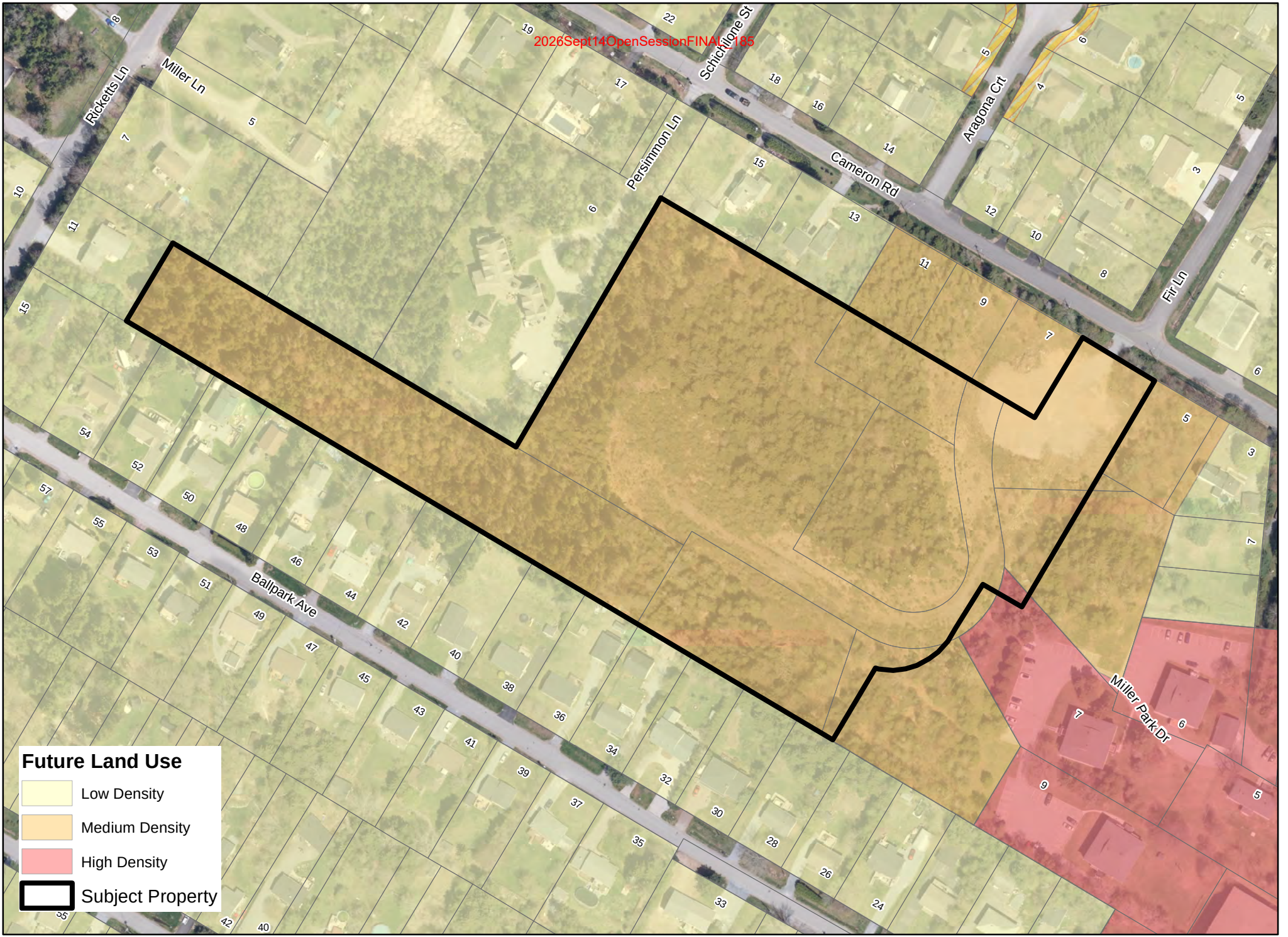


Report Prepared by: Mark Reade, P.Eng., RPP, MCIP
Date: Wednesday, August 26, 2026



Subject Property

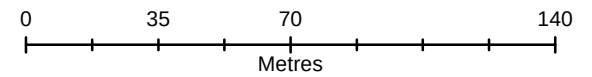


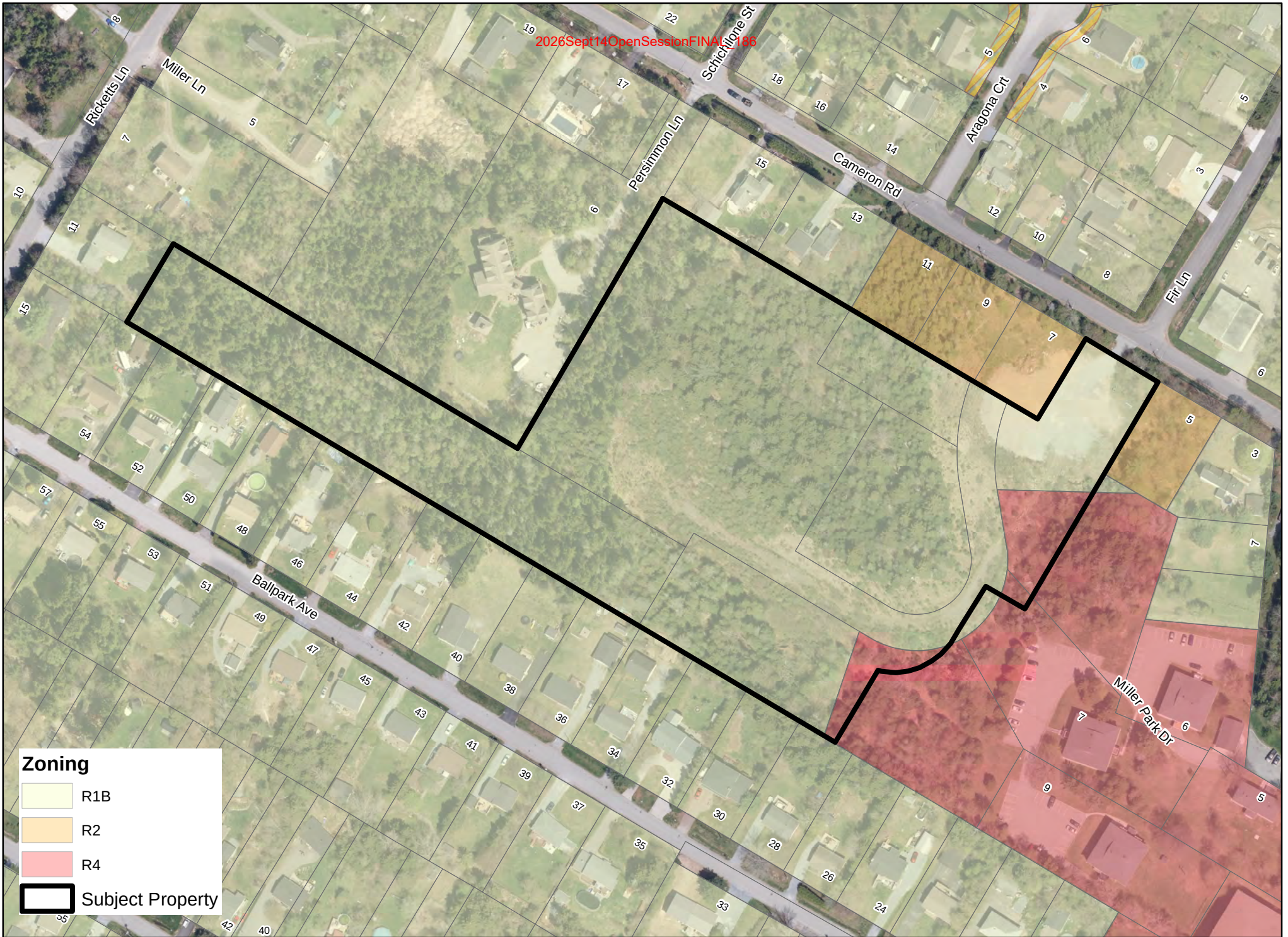


Future Land Use

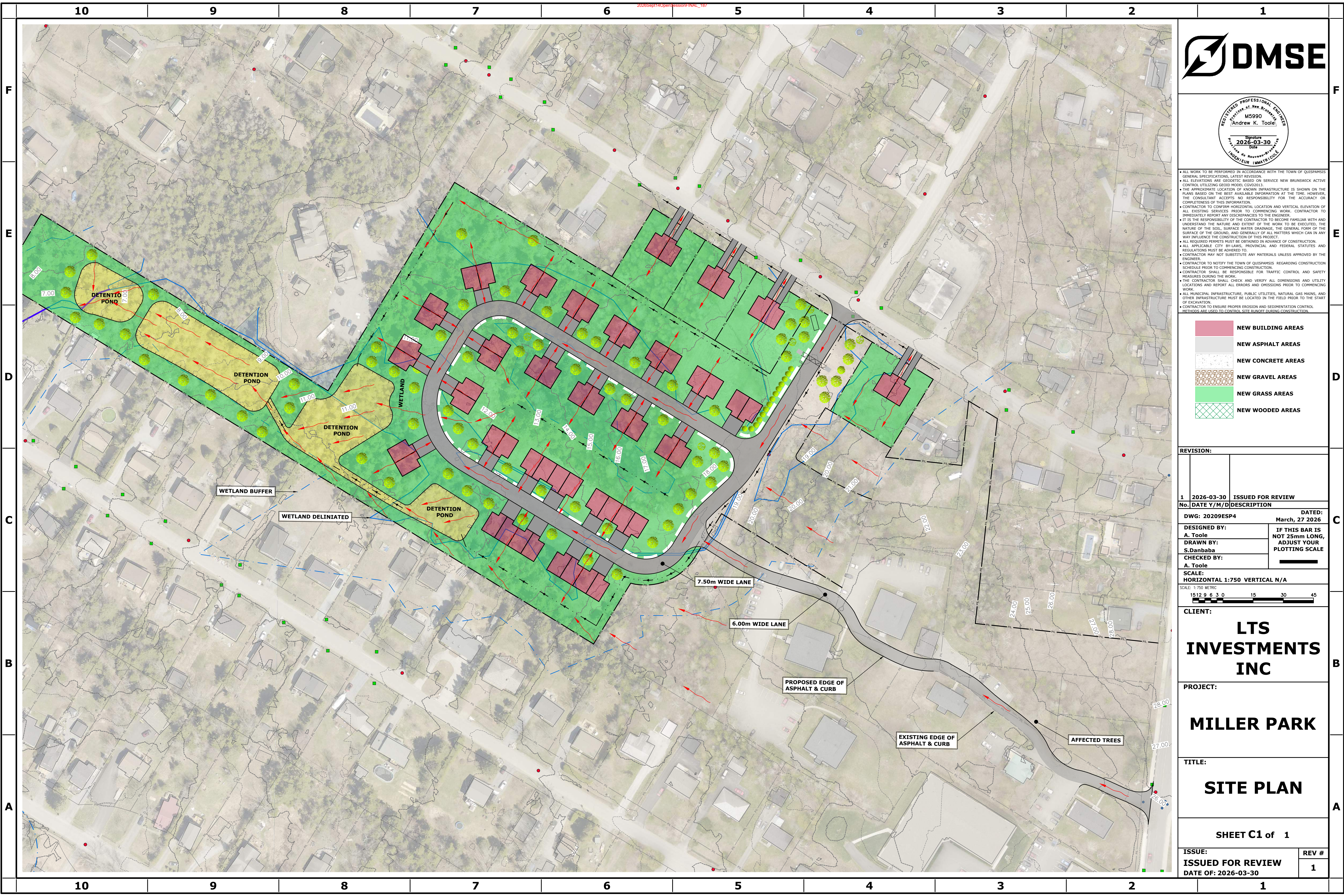
- Low Density
- Medium Density
- High Density
- Subject Property

Future Land Use





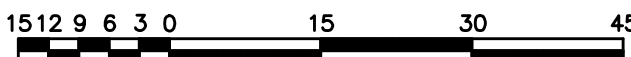
Zoning Map



- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE TOWN OF QUISPAMIS 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 QUISPAMIS 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:

1	2026-03-30	ISSUED FOR REVIEW
No.	DATE Y/M/D	DESCRIPTION
DWG:	20209ESP4	DATED: March, 27 2026
DESIGNED BY:	A. Toole	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE 
DRAWN BY:	S.Danbaba	
CHECKED BY:	A. Toole	
SCALE:	HORIZONTAL 1:750 VERTICAL N/A	
SCALE: 1:750 METRIC		
		

CLIENT:

LTS INVESTMENTS INC

PROJECT:

MILLER PARK

TITLE:

SITE PLAN

SHEET C1 of 1

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



• 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:

1	2026-07-28	ISSUED FOR REVIEW
---	------------	-------------------

No.	DATE Y/M/D	DESCRIPTION	DATED:
DWG:	20209ESP6		March, 27 2026

DESIGNED BY:	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE
DRAWN BY:	
CHECKED BY:	
A. Toole	

SCALE:
HORIZONTAL 1:750 VERTICAL N/A

SCALE: 1:750 METRIC

CLIENT:

LTS INVESTMENTS INC

PROJECT:

MILLER PARK

TITLE:

SITE PLAN

SHEET C1 of 2

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

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.

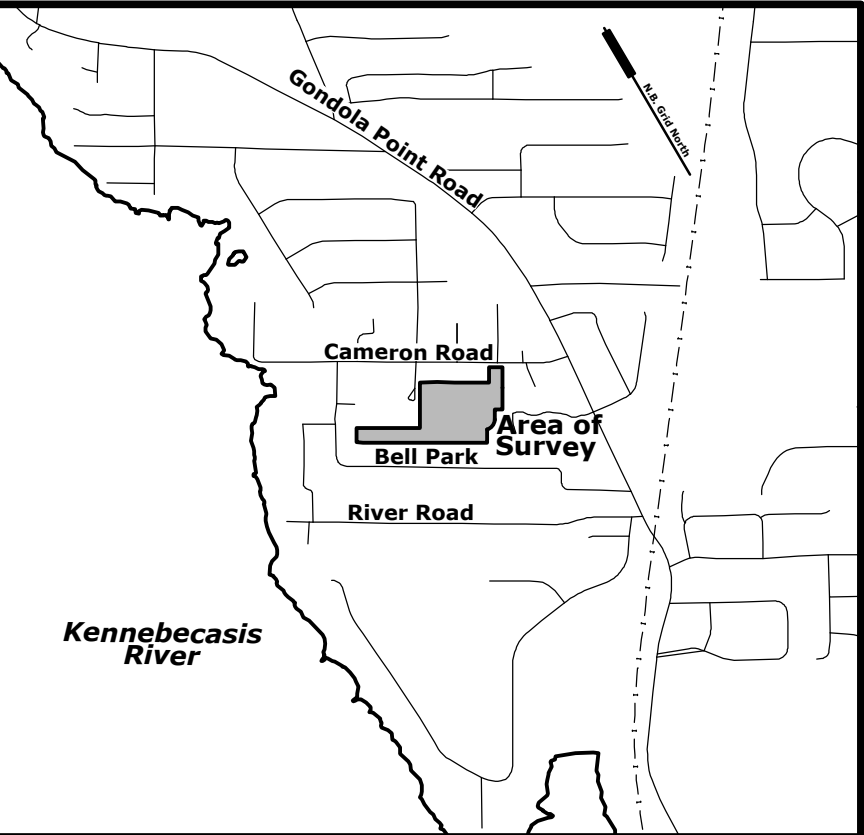
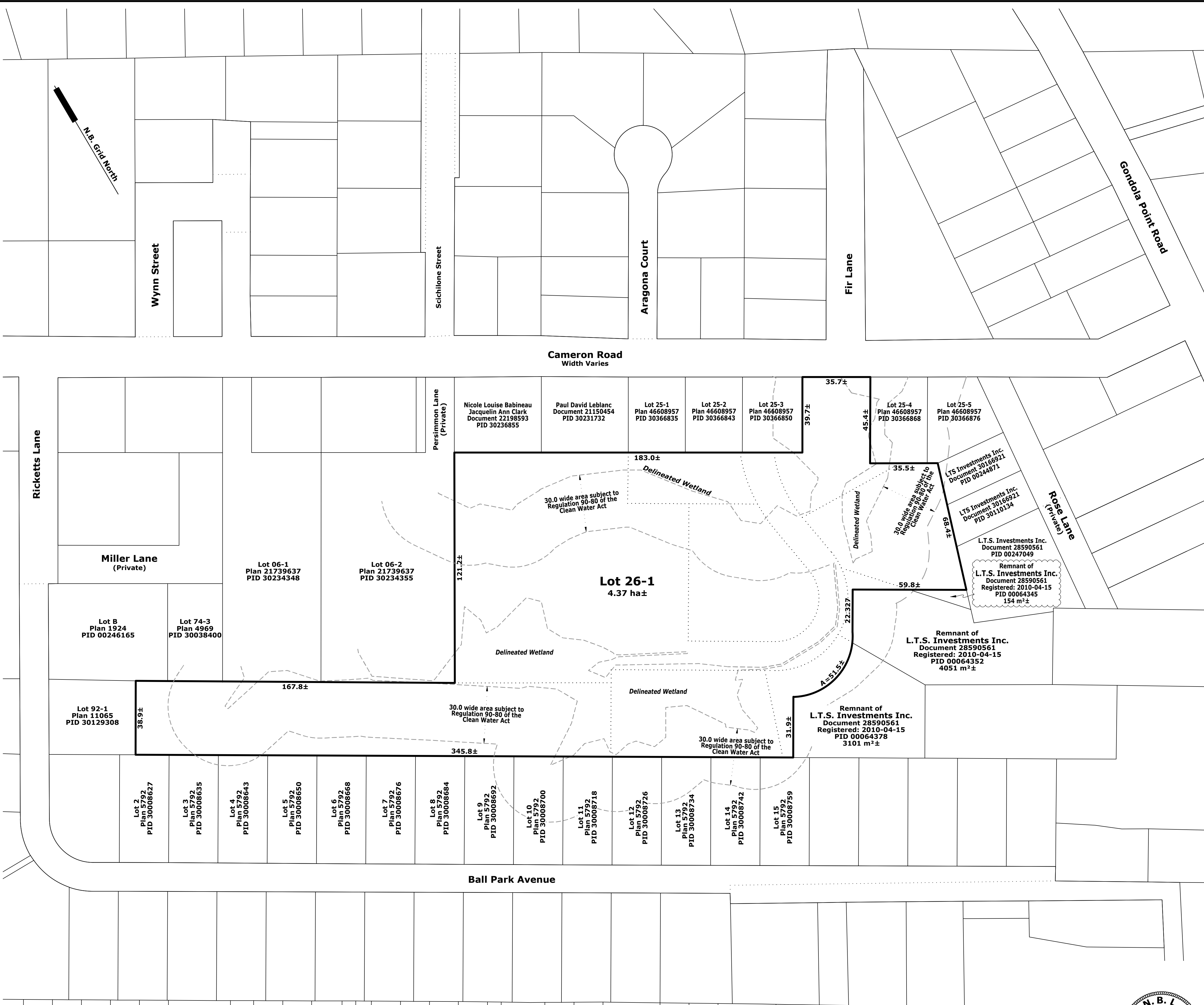
Areas identified as Delineated Wetlands, Watercourses By Andrew Toole on June 25, 2025 Job No. 20209.

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.



Key Plan

Scale = 1:20,000

Legend

LANDS DEALT WITH BY THIS PLAN	CONTROL POINT
TABULATED COORDINATE POINT	FENCE
STANDARD SURVEY MARKER PLACED	WELL
STANDARD SURVEY MARKER FOUND	SIGN
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
EASEMENT(S) SHOWN THUS	CENTRELINE

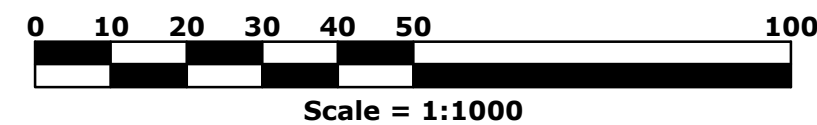
Notes

- All computations performed and coordinates shown are based on the New Brunswick stereographic double projection and the NAD83(CSRS) ellipsoid, epoch 2010.
- All distances shown are in metres and are grid distances calculated using a combined scale factor utilizing geoid model CGG2013a.
- All directions are New Brunswick grid azimuths established using GNSS.
- Document and plan numbers referred to are those of the land titles or county registry office.
- 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.
- 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.
- 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

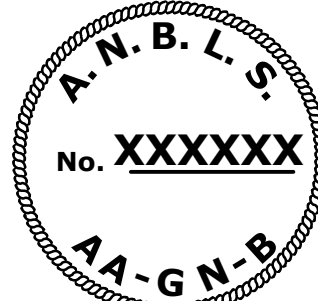


Dated:
August 27, 2026

TENTATIVE

ANDREW K. TOOLE, NBLS #379

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 did, on **INSERT DATE** authorize 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 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 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 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.
41. 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.
42. 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.
43. 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.
44. 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

45. 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.
46. The design of the accesses for the Development is subject to the approval of Rothesay's Development Officer and Director of Operations.
47. 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.

48. Should a gate be installed at the Cameron Road access to the development such gated access:
- shall provide a suitable entry mechanism subject to the approval of Rothesay, the Kennebecasis Valley Fire Department and Kennebecasis Valley Police Force;
 - be approved by Rothesay, the Kennebecasis Valley Fire Department and Kennebecasis Valley Police Force prior to installation;
 - be maintained in proper working condition at all times and during all weather conditions;
 - maintain a minimum 6 m (20 ft) width of roadway in open position.
49. 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

50. 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.
51. 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

52. 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

53. 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

54. 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

55. 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.
56. Notwithstanding the preceding paragraph (55) 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.
57. 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

58. 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.
59. 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

60. 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

61. 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

62. 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

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

Development Agreement
DRAFT 2026 August 29
VER 2

L T S INVESTMENTS INC.
Cameron Road

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

Development Agreement
DRAFT 2026 August 29
VER 2

L T S INVESTMENTS INC.
Cameron Road

SCHEDULE A – LEGAL DESCRIPTION OF PARCELS

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

DRAFT



• ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE TOWN OF ROTHESAY GENERAL SPECIFICATIONS, LATEST EDITION.
• 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:

1	2026-07-28	ISSUED FOR REVIEW
No.	DATE Y/M/D	DESCRIPTION
DWG:	20209ESP6	DATED: March, 27 2026
DESIGNED BY:	A. Toole	IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE
DRAWN BY:	S. Danbaba	
CHECKED BY:	A. Toole	

SCALE:
HORIZONTAL 1:750 VERTICAL N/A
SCALE: 1:750 METRIC
1512 9 6 3 0 15 30 45

CLIENT:

LTS INVESTMENTS INC

PROJECT:

MILLER PARK

TITLE:

SITE PLAN

SHEET C1 of 2

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

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.

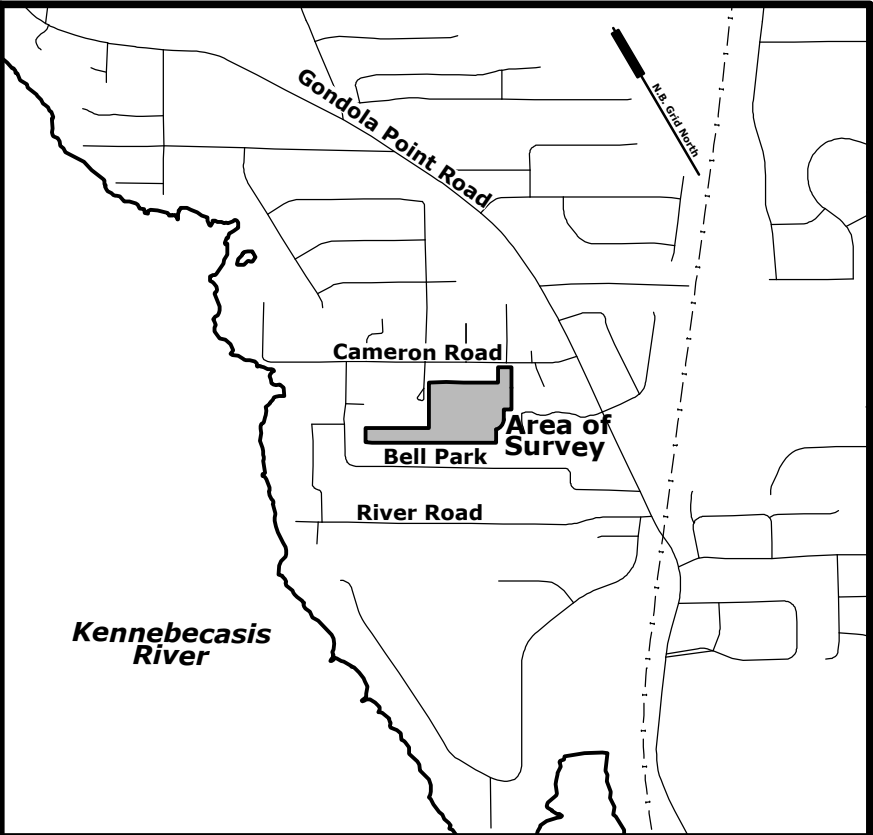
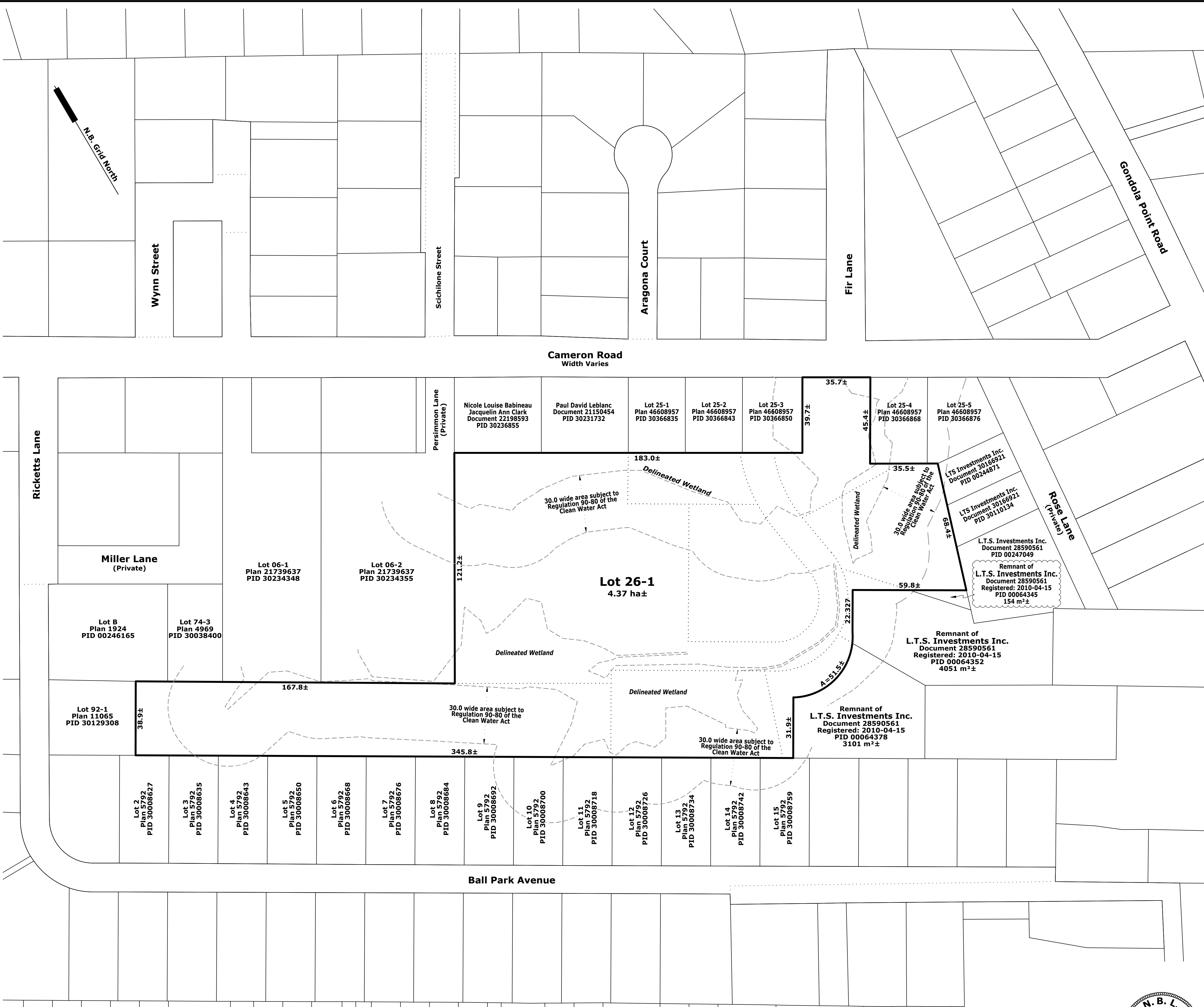
Areas identified as Delineated Wetlands, Watercourses By Andrew Toole on June 25, 2025 Job No. 20209.

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.



Key Plan

Scale = 1:20,000

Legend

LANDS DEALT WITH BY THIS PLAN	CONTROL POINT
TABULATED COORDINATE POINT	FENCE
STANDARD SURVEY MARKER PLACED	WELL
STANDARD SURVEY MARKER FOUND	SIGN
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
EASEMENT(S) SHOWN THUS	CENTRELINE

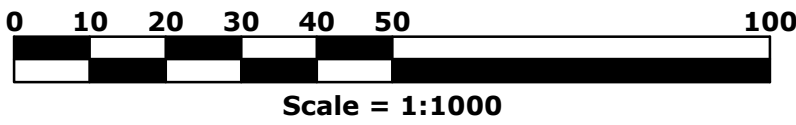
Notes

- All computations performed and coordinates shown are based on the New Brunswick stereographic double projection and the NAD83(CSRS) ellipsoid, epoch 2010.
- All distances shown are in metres and are grid distances calculated using a combined scale factor utilizing geoid model CGG2013a.
- All directions are New Brunswick grid azimuths established using GNSS.
- Document and plan numbers referred to are those of the land titles or county registry office.
- 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.
- 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.
- 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

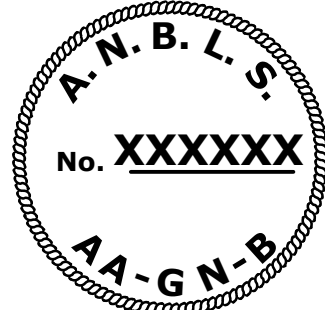


Dated:
August 27, 2026

TENTATIVE

ANDREW K. TOOLE, NBLS #379

Dwg: 20209SDT2



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	14'-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



Unit A
971 Sq.Ft



Unit B
1059 Sq.Ft

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

Development Agreement
DRAFT 2026 August 29
VER 2

L T S INVESTMENTS INC.
Cameron Road

SCHEDULE C – PROPOSED SITE PLAN AND SUBDIVISION PLANS

DRAFT

Development Agreement
DRAFT 2026 August 29
VER 2

L T S INVESTMENTS INC.
Cameron Road

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

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



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: [REDACTED] 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: [REDACTED]

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 vehemently 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

[REDACTED]

15 Cameron Road, Rothesay

[REDACTED]

Sent from my iPad

Liz Hazlett

From: [REDACTED]
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,

[REDACTED]

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.**

 Real Estate Agent

Facebook (June 15, 2026)

Rothestay's Strategic 2026-2031 Plan

"That Something Special" captured in Rothestay's Strategic Plan:

- “..collective commitment to ensuring that Rothestay remains a community where quality of life is exceptional, where neighbours care about each other”
- The plan recognizes that Rothestay'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.
- ...Rothestay 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



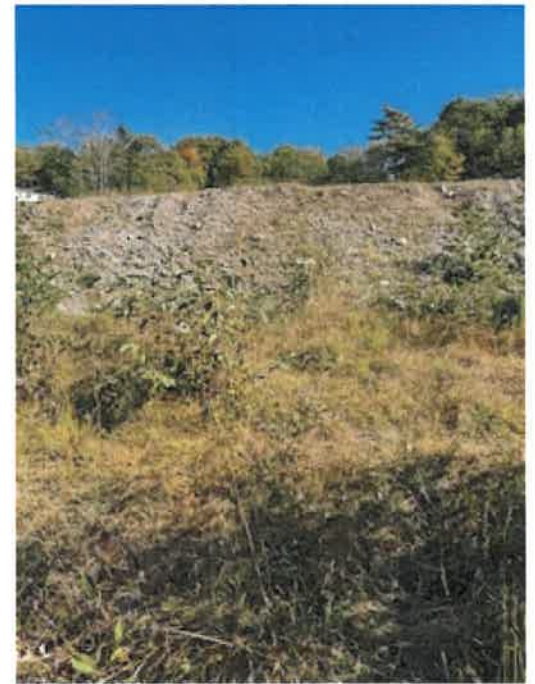
Stream Banks Ball Park Road Side



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.













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: [REDACTED]

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>; [REDACTED]

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 [REDACTED] 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:

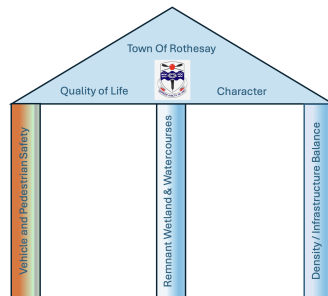
- Density reduction from 64 initial doors to ~30 (max 34) doors
- Wetland and watercourse protection below 9, 11 Cameron Rd to Persimmon Lane
- Treed buffer zones included for perimeter of development
- Detention pond reduction and fencing (if detention pond required)

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

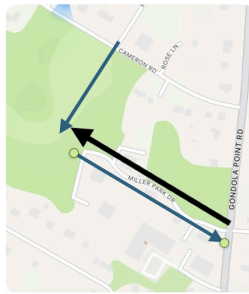
Below are options for proactively mitigating growing vehicle and pedestrian safety issues on Cameron Rd:

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!

[Redacted Signature]

12 Cameron Road



Outlook

PAC - Cameron road development

From [REDACTED]

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,

[REDACTED]

15 Cameron Rd



Outlook

Planning application- Cameron Road

From [REDACTED]
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 [REDACTED] 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,

[REDACTED]



Cameron Road development

From [REDACTED]
Date Wed 2026-09-02 10:45 PM
To Rothestay 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 of 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,
[REDACTED] & Mother Earth

Sent from my iPhone



re: proposed amendments to Cameron Road PAC

From [REDACTED]
Date Thu 2026-09-03 5:59 AM
To Rothestay Info <rothesay@rothesay.ca>

Some people who received this message don't often get email from [REDACTED]. [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.

Rothestay 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,

[REDACTED]

1 Cameron Road

Rothsay, NB



Outlook

Fwd: Sept 8 PAC meeting

From [REDACTED]
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
[REDACTED] - Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
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 sentas 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

[REDACTED]

12 Cameron Road

[REDACTED]

[REDACTED]

- Sent from my iPhone

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

[REDACTED] 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: [REDACTED]

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.

2026Sept14OpenSessionFINAL_257

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

[REDACTED]

13 Cameron Road

[REDACTED]

[REDACTED]

- Sent from my iPhone

<Draft Development Agreement Cameron Road August 2026.pdf>



Outlook

Fwd: PAC Meeting - Planning Application - Cameron Road

From [REDACTED]
Date Thu 2026-09-03 11:21 AM
To Rothesay Info <rothesay@rothesay.ca>
Cc Mark Reade <markreade@rothesay.ca>; [REDACTED] Brett McLean <BrettMcLean@rothesay.ca>

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

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 notations 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 Rothestay 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)

2026 Sept 14 Open Session FINAL 259
3 c) the use of natural storm water methods are less expensive to create with lower life cycle maintenance 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.

[REDACTED]

12 Cameron Road

[REDACTED]

[REDACTED]

- Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: July 30, 2026 at 4:06:49 PM ADT
To: [REDACTED]
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!

[REDACTED]
12 Cameron Road

[REDACTED]
[REDACTED] Sent from my iPhone



BUILDING PERMIT REPORT

8/1/2026 to 8/31/2026

Date	Building Permit No	Property Location	Nature of Construction	Value of Construction	Building Permit Fee
08/27/2026	BP2025-00077	37 BALLPARK AVE	FENCE	\$16,000.00	\$116.00
08/27/2026	BP2025-00156	29 HUTSON ST	SOLAR	\$36,400.00	\$268.25
08/27/2026	BP2025-00187	59 HIGHLAND AVE	RENOVATION	\$165,000.00	\$1,196.25
08/27/2026	BP2026-00001	2865 ROTHESAY RD	RENOVATION	\$10,780.00	\$79.75
08/27/2026	BP2026-00019	11 GREENBRIER ST	SINGLE FAMILY	\$800,000.00	\$5,800.00
08/27/2026	BP2026-00045	34 BALLPARK RD	WINDOWS	\$6,000.00	\$43.50
08/27/2026	BP2026-00061	12 KENT ST	ABOVE GROUND POOL	\$25,000.00	\$181.25
08/27/2026	BP2026-00101	5 CHANTALE ST, ROTHESAY, NEW BRUNSWICK, E2S 1A5	SOLAR	\$30,316.70	\$224.75
08/27/2026	BP2026-00103	41 DONLYN DR, ROTHESAY, NEW BRUNSWICK, E2E 3R2	DECK	\$0.00	\$145.00
08/26/2026	BP2026-00110	10 (LOT #5) GREENBRIER ST	SINGLE FAMILY	\$1,250,000.00	\$9,062.50
08/31/2026	BP2026-00114	1 ACRE CRT, ROTHESAY, NEW BRUNSWICK, E2S 1A4	SIDING AND WINDOWS	\$42,000.00	\$304.50
08/27/2026	BP2026-00115	11 CROSSWIND CRES, ROTHESAY, NEW BRUNSWICK, E2E 0P6	FENCE	\$14,547.00	\$108.75



ROTHESAY

2026Sept14OpenSessionFINAL_262

BUILDING PERMIT REPORT

8/1/2026 to 8/31/2026

Date	Building Permit No	Property Location	Nature of Construction	Value of Construction	Building Permit Fee
08/27/2026	BP2026-00117	127 PARK DR, ROTHESAY, NEW BRUNSWICK, E2H 1A9	DECK	\$10,000.00	\$72.50
08/13/2026	BP2026-00126	1 TOYE CRT, ROTHESAY, NEW BRUNSWICK, E2E 6A3	IN GROUND POOL	\$200,000.00	\$1,450.00
08/13/2026	BP2026-00127	57 GONDOLA POINT RD, ROTHESAY, NEW BRUNSWICK, E2E 5K1	SOLAR	\$20,461.30	\$152.25
08/13/2026	BP2026-00128	2110 ROTHESAY RD, ROTHESAY, NEW BRUNSWICK, E2H 2K3	RENOVATION	\$30,000.00	\$217.50
08/06/2026	BP2026-00129	17 MAPLECREST DR, ROTHESAY, NEW BRUNSWICK, E2H 1K2	ADDITION	\$21,000.00	\$152.25
08/18/2026	BP2026-00130	280 RENSHAW RD, ROTHESAY, NEW BRUNSWICK, E2H 2S3	RENOVATION	\$15,000.00	\$108.75
08/06/2026	BP2026-00131	1 WOODLAND AVE, ROTHESAY, NEW BRUNSWICK, E2E 2G9	FENCE	\$1,500.00	\$20.00
08/06/2026	BP2026-00132	117 PARK DR, ROTHESAY, NEW BRUNSWICK, E2H 1A9	STORAGE SHED	\$3,000.00	\$21.75
08/19/2026	BP2026-00133	19 SILVERTON CRES, ROTHESAY, NEW BRUNSWICK, E2E 5V9	RENOVATION	\$3,200.00	\$29.00
08/20/2026	BP2026-00135	6 HOLDER ST, ROTHESAY, NEW BRUNSWICK, E2E 3J5	DECK	\$3,000.00	\$21.75
08/24/2026	BP2026-00136	4 WOODLAND AVE, ROTHESAY, NEW BRUNSWICK, E2E 2G9	DECK	\$14,000.00	\$101.50



ROTHESAY

2026Sept14OpenSessionFINAL_263

BUILDING PERMIT REPORT

8/1/2026 to 8/31/2026

Date	Building Permit No	Property Location	Nature of Construction	Value of Construction	Building Permit Fee
08/28/2026	BP2026-00137	5 BROCK CRT, ROTHESAY, NEW BRUNSWICK, E2E 5E6	SOLAR	\$48,731.48	\$355.25
08/28/2026	BP2026-00138	6 SILVERTON CRES, ROTHESAY, NEW BRUNSWICK, E2E 5V8	SOLAR	\$29,841.46	\$217.50
08/26/2026	BP2026-00139	40 CHARLES CRES, ROTHESAY, NEW BRUNSWICK, E2E 5G2	STORAGE SHED	\$3,500.00	\$29.00
08/28/2026	BP2026-00141	39 ELIZABETH PKY, ROTHESAY, NEW BRUNSWICK, E2H 1E8	SOLAR	\$38,285.30	\$282.75
08/31/2026	BP2026-00142	5 CROSSWIND CRES, ROTHESAY, NEW BRUNSWICK, E2E 0P6	DECK	\$20,000.00	\$145.00
Totals:				\$2,857,563.24	\$20,907.25
Summary for 2026 to Date:				\$12,207,115.15	\$88,931.25

2025 Summary

	<u>Value of Construction</u>	<u>Building Permit Fee</u>
Monthly total:	\$1,378,885.24	\$10,030.50
Summary to Date:	\$10,469,106.21	\$76,085.75



70 Hampton Road
Rothesay, NB
E2E 5L5 Canada

Rothesay Council
September 14, 2026

TO: Mayor Alexander and Members of Rothesay Council

SUBMITTED BY:


Brett McLean, P. Eng., CAO

DATE: September 9, 2026

SUBJECT: Weeden Avenue Culvert Lining and Remaining PMHP Budget

RECOMMENDATION

It is recommended that Rothesay Mayor and Council:

1. Authorize the Director of Operations to issue a purchase order in the amount not exceeding \$88,500 plus HST to Eastern Trenchless Ltd. to install a structural lining in a cross culvert on Weeden Avenue; and
2. Receive this report for information.

ORIGIN

The original scope of the 2026 Asphalt Resurfacing tender has come to completion ahead of schedule and under the approved amount for 2026. With the original scope now complete, there is a culvert on Weeden Avenue that we would like to install a structural lining to preserve the overarching roadway structure and there is remaining Provincial Municipal Highway Partnership program dollars available to our disposal that we will be using to resurface a small portion of Hampton Road.

BACKGROUND

There is a 750mm diameter culvert crossing Weeden Avenue that conveys a natural watercourse across the road and down to Hampton Road. The culvert is in need of a structural lining to prevent the potential for damage to this recently paved road.

**Weeden Ave Culvert Lining and Remaining PMHP Budget
Council Report****- 2 -****September 14, 2026**

The culvert is 750mm in diameter, and is constructed of half concrete, half corrugated steel pipe. The concrete pipe contains separated joints, and the corrugated steel portion is rusted out on the bottom, indicating that this culvert is nearing structural failure. The condition of the culvert was discovered during routine video inspections performed before the 2026 asphalt resurfacing project. Before the project was issued for tender, we consulted with Eastern Trenchless' engineer to ensure the culvert was indeed repairable so that we wouldn't have to dig it up later. The reason for the delay is we had to wait until the flows receded in the summer so they could re-inspect the pipe and fully assess the required repairs when there was less water in the pipe.

The lining will be structural, meaning that once the existing corrugated steel and concrete pipe give way and fail, the liner will be able to bear the loading of the soils and street above, lasting for decades to come. The new street will be ok for the short term, but this culvert needs to be repaired soon to alleviate any potential for damage to the new roadway surface. Where this culvert is located at a significant depth below ground level, full replacement of the culvert would have involved a significant excavation and bypass pumping effort, and the cost of replacement likely would have been three to four times the cost of relining.

As part of our annual asphalt resurfacing program, we rehabilitate Provincial-Municipal Highways that exist through our town with a cost sharing agreement with NBDTI. We do not get funding from the program every year, and work must be done in alignment with the province's asset management program. This year we were awarded \$410,000 from the Province to resurface Campbell Drive From Route 111 to Marr Road, and of that amount only \$325,000 has been spent on eligible costs which include consulting fees and construction costs.

DISCUSSION AND FINANCIAL IMPLICATIONS

This year's asphalt resurfacing tender, which is now complete, consisted of an approved construction budget of \$2,224,450 (incl. rebated HST) of which only \$2,091,600.62 was spent. Within that \$2,224,450 amount was \$410,000 of PMHP money that was required to be spent on resurfacing Campbell Drive. Of that \$410,000, only \$325,000 was spent, leaving \$85,000 of remaining PMHP budget, which has been earmarked for Rothesay in 2026 and has to be spent on PMHP Highways in Rothesay in 2026 or else we will not receive it. We are going to put this money to good use and use the remaining budget to resurface Hampton Road from the Quispamsis border to Parkdale Avenue. This work will be added onto this year's Asphalt Resurfacing tender.

For the culvert repair the expense is directly related to one of the streets that was paved as part of this tender, it is recommended that a portion of the amount that was not spent as part of that tender be spent on this repair. Eastern Trenchless was sole sourced for the work where they are the only specialized trenchless relining contractor in southern NB who is capable of performing this specialized structural lining.

All of the work will be completed within the approved 2026 capital program. Staff will prepare a report for council in the coming months to detail final costs.

STRATEGIC PLAN ALIGNMENT

This project aligns with the following strategic plan objectives:

1. **Infrastructure Development:** As owner-operators of an 80+ kilometre road network, we want to ensure that any kind of investment made at the surface level is made knowing that our underground infrastructure is in suitable condition to last the lifetime of the investment made.



Report Prepared by: Tim Colwell, P. Eng., Director of Operations

A copy of this report can be obtained by contacting the Rothesay Town Clerk, 70 Hampton Road, Rothesay, NB E2E 5L5 (506-848-6664).



70 Hampton Road
Rothesay, NB
E2E 5L5 Canada

Rothesay Council
September 14, 2026

TO: Mayor Alexander and Members of Rothesay Council

SUBMITTED BY:


Brett McLean, CAO

DATE: September 10, 2026

SUBJECT: East Riverside FloatWalk- Update

RECOMMENDATION

It is recommended that Rothesay Mayor and Council receive the following for information.

DISCUSSION

Prior to deployment of the floating walkway sections, there were a number of undefined variables which could only be defined during the course of the work, such as:

- The length of the gangway as the slope of the riverbed between the highwater mark and the first walkaway section that would be floating at high or low tide was unknown, and
- The depth of anchor blocks and subsequent length of mooring chains given that the bathymetry of the riverbed adjacent to East Riverside Park was unknown, and
- The amount of lateral drift given the depth of the anchor blocks and length of mooring chains, and
- The effect of wave action on the overall floating walkway which influenced the number of mooring blocks.

The eventual path of installation, ie. the curve of the walkway that has generated so many positive comments, was somewhat serendipitous in that the installation simply followed a natural contour of the riverbed to keep the length of mooring chains along the entire length somewhat consistent. The depth of the mooring blocks and the overall tidal swing did lead to a significant amount of lateral drift given the

resulting length of the mooring chains. The decision became necessary to install “stretch ropes” in addition to the chains which were essentially described as “military grade bungee cords” that will survive the aquatic environment long-term and provide lateral stability to hold the walkway in its intended horizontal position. This was tested soon after installation when there was significant wave action on the river (which generated some interesting Facebook posts), and the walkway though it translated vertically, did not move from its horizontal curved alignment.

The railing system is made from high density plastic, however early on in the installation process it was determined that there was too much flex in the horizontal plastic rails. To mitigate this flex, three things were done:

- 1) Additional vertical upright posts were added to the system, and
- 2) Steel posts, of a slightly smaller diameter, were inserted into each plastic horizontal railing section to add rigidity, and
- 3) Steel, rather than plastic, fittings were used to tie railing sections together.

The number of mooring blocks increased by approximately 35% during installation. This quantity, though inherently influenced by wave action, was influenced to a greater degree on this project by the final chosen width of approximately nine feet, which resulted in more force per linear foot than a normal five or six foot wide dock. The number of mooring blocks was originally estimated at a standard dock width.

FINANCIAL IMPLICATIONS

The 2026 Capital budget for the floating walkway installation was \$235,000. The final cost including railing augmentation for rigidity, stretch ropes to prevent drift, additional mooring blocks and supply of the gangway was \$282,883.13 (incl. net HST), resulting in a negative variance of \$47,883.13. This cost overrun will be managed within the overall approved 2026 General Fund Capital Budget.

A copy of this report can be obtained by contacting the Rothesay Town Clerk, 70 Hampton Road, Rothesay, NB E2E 5L5 (506-848-6664).