



ROTHESAY

MEMORANDUM



TO : Mayor Alexander and Council
FROM : Planning Advisory Committee
DATE : 6 October 2026
RE : Cameron Road (lands south of #5, 7, 9, and 11)
PIDs 00064337, 00064386, 00246769, 00246868, 00064394,
00064402, 00064345 (portion), 00064352 (portion), 00064378
(portion)

Recommendation:

- That Council enact BY-LAW 2-10-47 to rezone a parcel of land having an approximate area of 4.37 hectares located at the rear of 7, 9, and 11 Cameron Road (PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion), 00064378 (portion)) from **Single Family Residential – Standard Zone (R1B)** and **Multi-Unit Residential Zone (R4)** to **Attached Residential Zone (R3)**.
- That Council authorize the Mayor and Assistant Clerk to enter into an agreement, to allow for the development of a parcel of land having an approximate area of 4.37 hectares located at the rear of 7, 9, and 11 Cameron Road (PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion), 00064378 (portion)), and that the final agreement incorporate the following:
 - Cap of 34 units;
 - No buildings on “the panhandle” of portion of site;
 - Consolidation of PIDs;
 - Review of alternate locations for a sidewalk other than Cameron Road including a walkway through the adjacent apartment complex owned by the Developer; and
 - Review of traffic calming measures that could be employed on Cameron Road.
- That Council assent to any necessary Local Government Services Easements that will be required for the proposed development.

Background:

The Planning Advisory Committee passed the following motions at its regular meeting of Monday, October 5, 2026:

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

- A. PAC hereby recommends that Council enact BY-LAW 2-10-47 to rezone a parcel of land having an approximate area of 4.37 hectares located at the rear of 7, 9, and 11 Cameron Road (PIDs 00064337, 00064386,

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00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion), 00064378 (portion)) from **Single Family Residential – Standard Zone (R1B)** and **Multi-Unit Residential Zone (R4)** to **Attached Residential Zone (R3)**.

CARRIED.

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

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

- Cap of 34 units
- No buildings on “the panhandle” of portion of site
- Consolidation of PIDs
- Review of alternate locations for a sidewalk other than Cameron Road including a walkway through the adjacent apartment complex owned by the Developer.
- Review of traffic calming measures that could be employed on Cameron Road.

CARRIED.

MOVED by Counc. Shea and seconded by Counc. Lewis that:

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

CARRIED.

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

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

CARRIED.