ROTHESAY

PUBLIC HEARING AGENDA

Monday, October 26, 2026, at 7:00 p.m.

Bill McGuire Memorial Centre – 95 James Renforth Drive

PUBLIC HEARING – **Lands south of 5, 7, 9, and 11 Cameron Road (PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064378 (portion), 00064352 (portion)**

REZONING Single Family Residential – Standard Zone (R1B) and **Multi-Unit Residential Zone (R4)** to **Attached Residential [R3]**

1. CALL TO ORDER Instructions

2. PUBLIC HEARING

Documentation

21 October 2026	Social media messages – schedule
21 October 2026	Memorandum prepared by Town Clerk McKenna (public notice)
5 October 2026	Staff Report to the Planning Advisory Committee (PAC)
6 October 2026	Recommendation from the Planning Advisory Committee
DRAFT	BY-LAW 2-10-47

Appearances/Presentations:

Presentations: Mark Reade, P.Eng. MCIP RPP
Director of Planning/Development Services

Isaiah Reid, Consultant (Don-More Surveys and Engineering)
Appearing on behalf of applicant

Appearances: Sherri Savoie
Jacquelin Clark
Beth Brown Kirk
Nicole Babineau
J. Dan Kirk
Star Mott

Comments: Letters from Star Mott & Gail Toner
Emails: Jacqueline Clark
J. Dan Kirk
B. Brown Kirk

Star Mott
Nicole Babineau
Sherri Savoie
Tom White
Greg Evans
Brian & Gail Steeves
Charlotte McGill Pierce
Chiaretta Cirineo
Clariza Bergeron
Courtney Adams
Drew Schedler
Gail Toner
Ian Britten
Mary Lynch
Phil Lynch
Sue MacDonald

3. ADJOURNMENT

ROTHESAY
MEMORANDUM

TO	:	Mayor and Council
FROM	:	Town Clerk Neil McKenna
DATE	:	21 October 2026
RE	:	Social media messages for Lands south of 5, 7, 9, and 11 Cameron Road Rezoning (PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064378 (portion), 00064352 (portion)

5 October 2026	Public Hearing Notice posted to the Rothesay website and in the Town Office, in accordance with the *Community Planning Act*
5 October 2026	Added to Town Community calendar on Rothesay website

Social media messages schedule (3):

October 19, 22, 26 *(<- day of)*

ROTHESAY

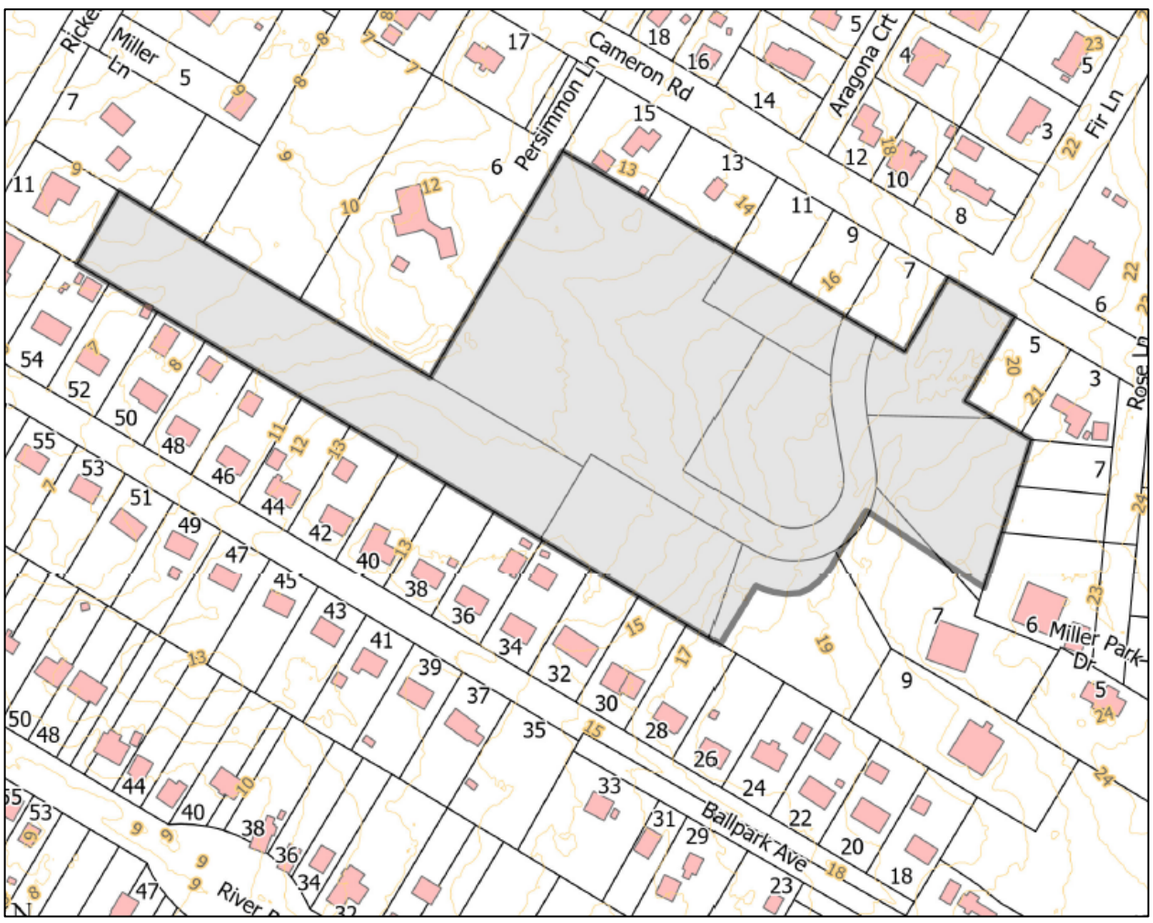
PUBLIC HEARING NOTICE

Monday, October 26, 2026
7:00 p.m.
Bill McGuire Centre - 95 James Renforth Drive

5 October 2026

In accordance with Section 111 of the *Community Planning Act*, SNB 2017, c19 and amendments thereto, PUBLIC NOTICE is hereby given that the town of Rothesay intends to consider an amendment to By-law 2-10, "Rothesay Zoning By-law" to rezone an approximate 4.37 hectare parcel of land at the rear of 7, 9, and 11 Cameron Road (PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion), 00064378 (portion)) from **Single Family Residential – Standard Zone (R1B)** and **Multi-Unit Residential Zone (R4)** to **Attached Residential Zone (R3)**.

Figure 1 - Subject lands



The Public Hearing will be held **in-person** on **Monday, October 26, 2026, at 7:00 p.m.,** at the Bill McGuire Centre - 95 James Renforth Drive. The agenda will be available online the day of the hearing at https://www.rothesay.ca/town-hall/agendas/.

Written objections to the proposed amendment will be received by the undersigned until **12 noon on Wednesday October 21, 2026,** and will be provided to Council for the public hearing.

Anyone wishing to **speak at the Public Hearing may register** with the Clerk's office **no later than Wednesday October 21, 2026, at 12 NOON**. Please contact the Clerk's office at 848-6600 or Rothesay@rothesay.ca for more information.

The following documentation is available online and can also be reviewed at the Town Office, 70 Hampton Road, Rothesay, NB Monday to Friday 8:15 am – 12 noon and 1:15 – 4:30 pm (closed between 12 noon and 1 pm), exclusive of civic holidays:

ROTHESAY

26 August 2026	Staff Report to the Planning Advisory Committee (PAC)
DRAFT	By-law 2-10-47
29 September 2026	*Staff Report to the Planning Advisory Committee (PAC) (available following the October 5, 2026, PAC Meeting)*
7 October 2026	*Recommendation from Planning Advisory Committee (available prior to the October 19, 2026, Public Hearing)*

The Agenda package for the October 26th public hearing will be available here on the day of the hearing: https://www.rothesay.ca/town-hall/agendas/

Please note that all records in the custody or under the control of the town of Rothesay are subject to the provisions of the *Right to Information and Protection of Privacy Act*, SNB 2009, c. R-10.6 and may be subject to disclosure. Records may be shared with internal departments, Council, external agencies or released at a Town committee meeting, which may be public. Any questions regarding the collection of this information can be directed to the Rothesay Town Clerk.

Neil McKenna
Town Clerk – Rothesay

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

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

Date: **Tuesday, September 29, 2026**

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

Applicant:	Don-More Surveys and Engineering Ltd.	**Property Owner:**	L T S Investments Inc
Mailing Address:	520 Somerset Street Saint John, NB E2E 0E9	**Mailing Address:**	312 Rothesay Ave Saint John, NB E2J 2B9
Property Location:	Lands south of 5, 7, 9, and 11 Cameron Road	**PID:**	PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion), 00064378 (portion)
Plan Designation:	Medium Density Residential: PIDs 00064386, 00246769, 00064394, 00064402, 00064337, 00246868 00064345 (portion), 00064378 (portion) High Density Residential: PID 00064352 (portion)	**Zone:**	Single Family Residential – Standard [R1B]: PIDs 00064337, 00246868, 00064402, 00064394, 00064386,00246769 Multi-Unit Residential [R4]: PIDs 00064345 (portion), 00064378 (portion), 00064352 (portion)
Application For:	Rezoning to Attached Residential [R3]		
Input from Other Sources:	Operations, KVFD, KRPF		

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

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

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

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

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

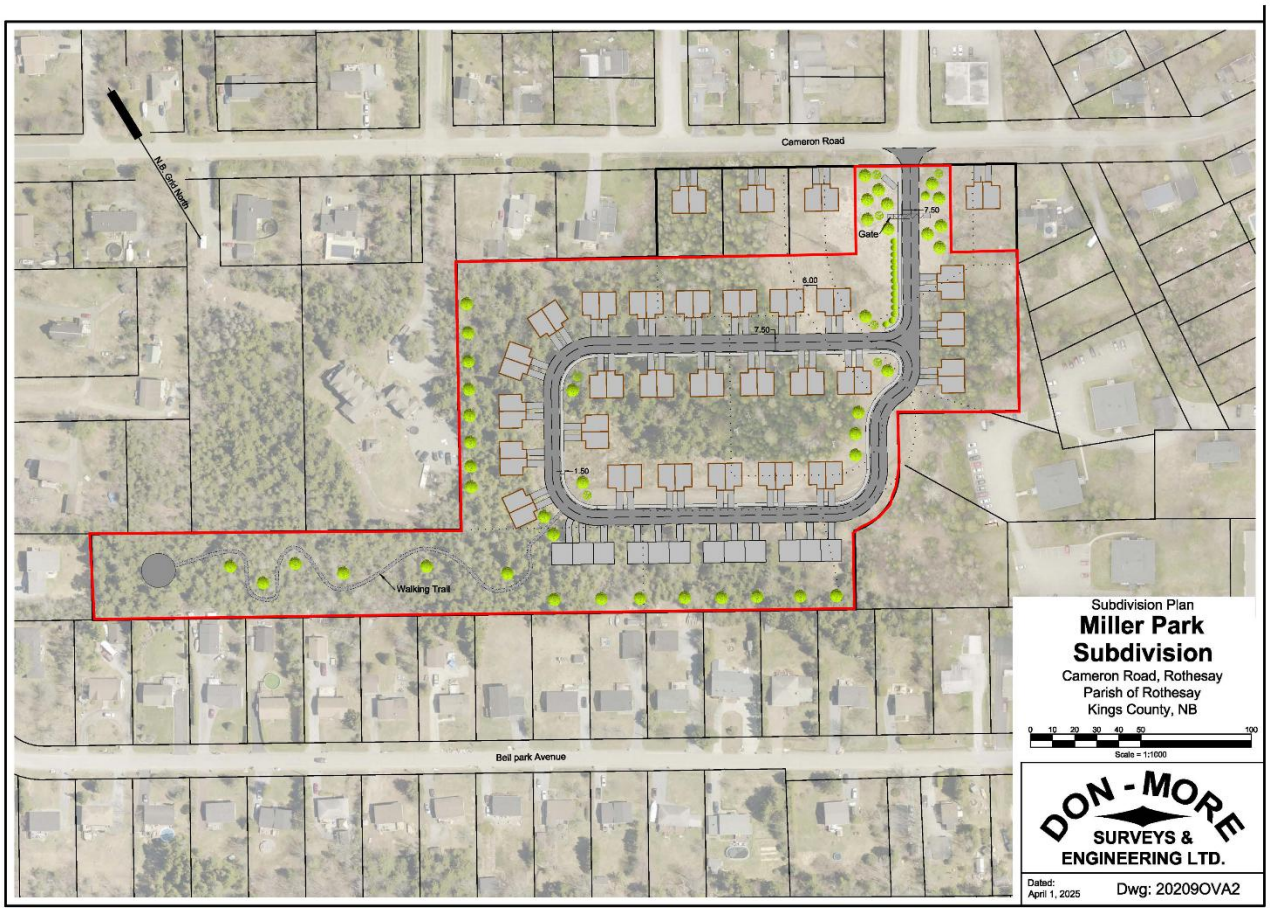


Figure 1 – Original (2025) concept proposing 64 units in a mix of two- and three-unit buildings.



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



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

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

Municipal Plan:
The subject site is designated Medium Density Residential and High Density Residential in the Municipal Plan. These designations provide for a mix of building topologies and densities from two-unit dwellings to multiple unit buildings. Permitted uses within these designations are outlined in Policies MDR-2 and HDR-2 of the Municipal Plan.

> *Policy MDR-2 Medium Density Residential Uses: Allow within the Medium Density Residential designation, a range of housing types where the dominant form of housing is two unit semi-detached, duplex dwellings, triplex-dwellings, fourplex dwellings, row houses, garden homes, or clustered housing. Other compatible uses may be permitted in the Medium Density Residential designation without amendment to the Municipal Plan, including but not limited to parks, municipal facilities, single-family homes, neighbourhood commercial, and public utilities.*
>
> *Policy HDR-2 High-density Residential Uses: Allow within the High-density Residential designation, a mix of housing of types where the dominant form is an apartment or condominium dwelling. Other compatible uses may be permitted in the High-density designation without amendment to the Municipal Plan, including but not limited to parks, municipal facilities, public utilities, clustered residential housing, and attached dwellings.*

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

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

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

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

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

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

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

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

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

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

Operations Staff have identified an existing sanitary sewer on the development site that may need to be relocated or accommodated within a Local Government Services Easement. The assent of Rothesay Council to any necessary Local Government Services Easements will be required.

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

Subdivision
The proposed Tentative Plan of Subdivision conforms to the Subdivision By-Law. As the number of lots is not increasing, there is no requirement for Land for Public Purposes or money in lieu of Land for Public Purposes.

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

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

The draft Development Agreement includes provision for the following:

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

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

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

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

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

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

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

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

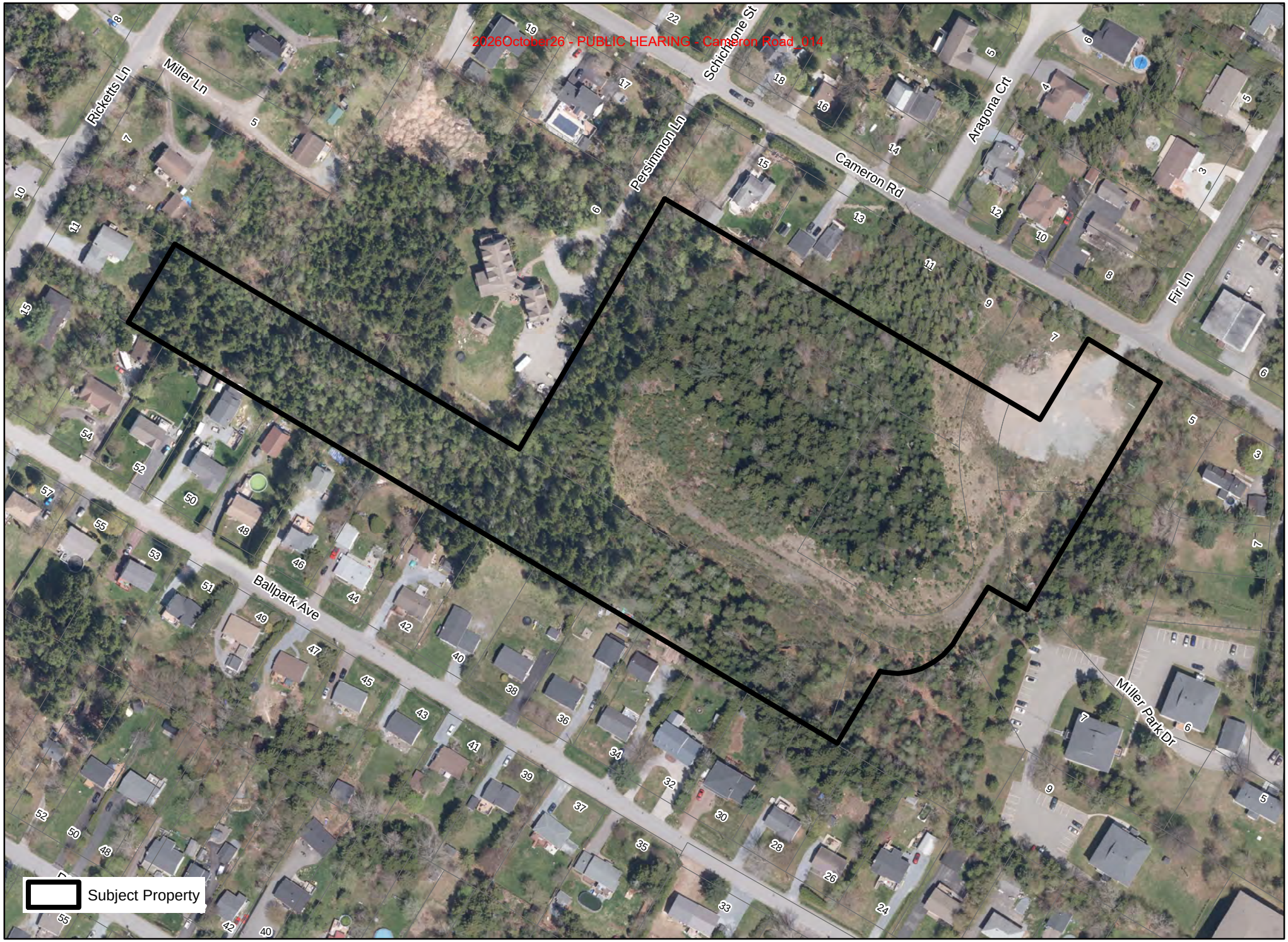
D. That the Committee approve more than one building to be constructed on the lot.

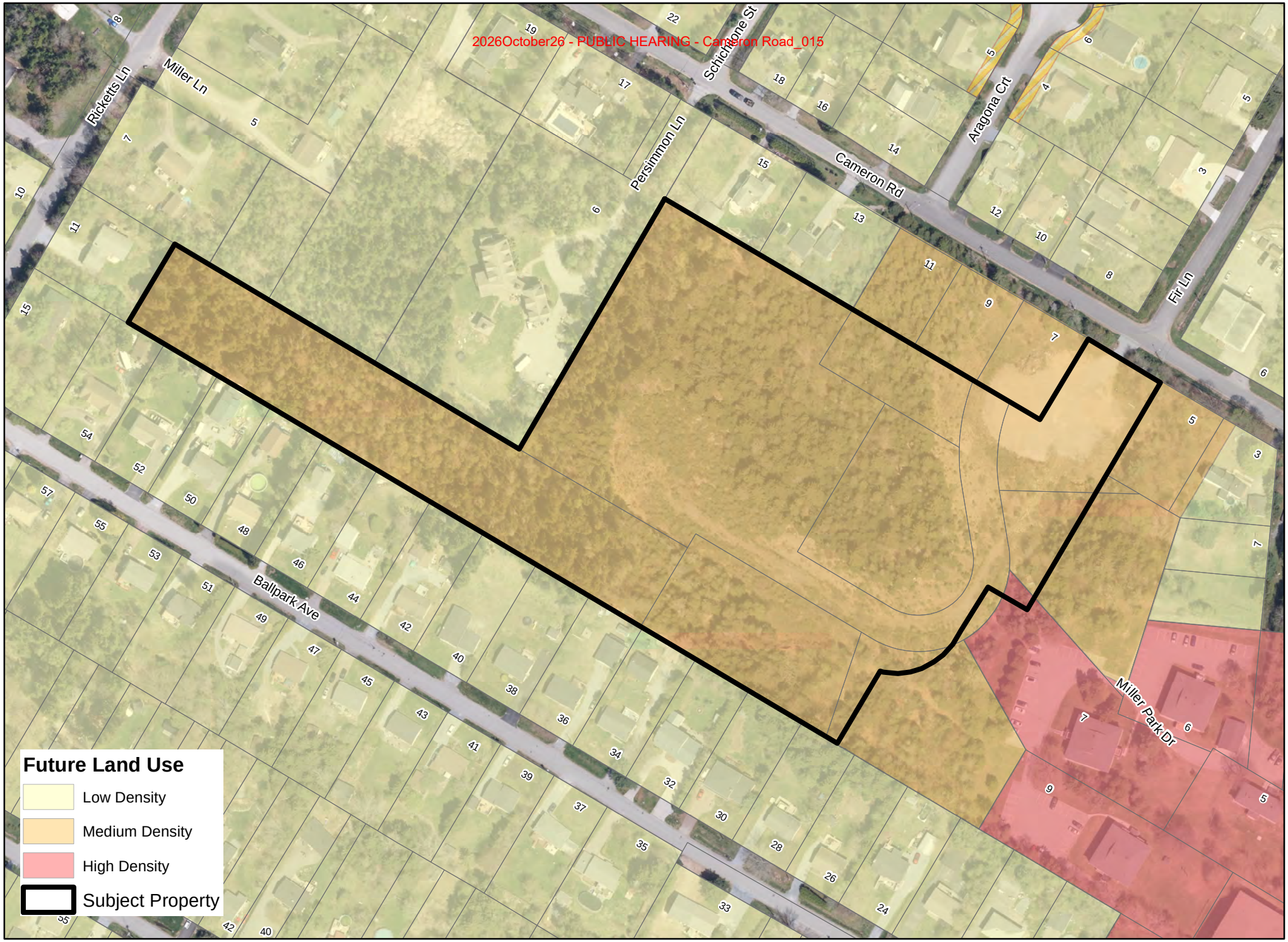
Attachments:

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



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

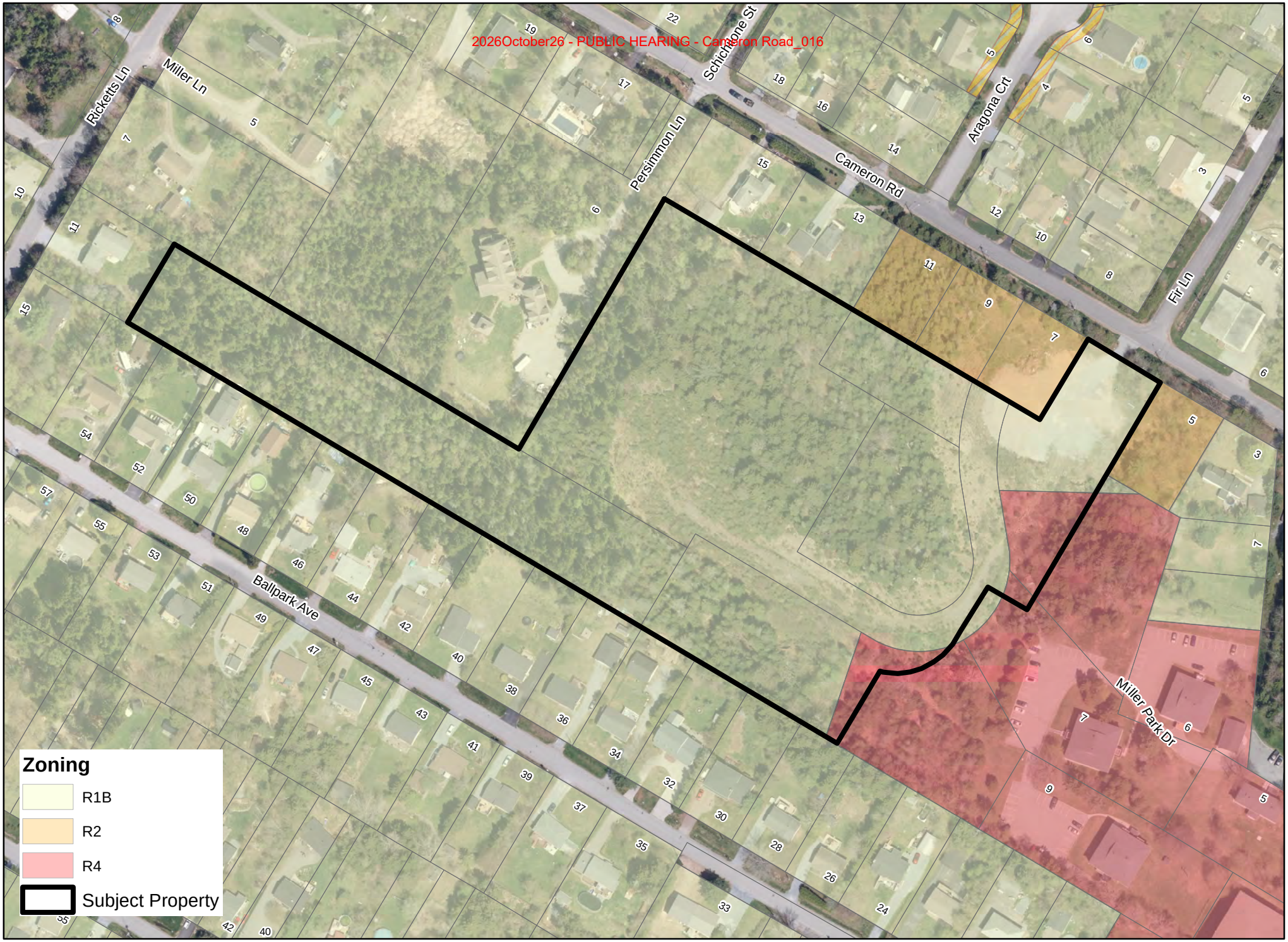

2026October26 - PUBLIC HEARING - Cameron Road_014
Ricketts Ln
Miller Ln
Schichtgone St
Persimmon Ln
Cameron Rd
Aragona Crt
Fir Ln
Ballpark Ave
Miller Park Dr
Subject Property
0
35
70
140
Metres



Future Land Use

0 35 70 140

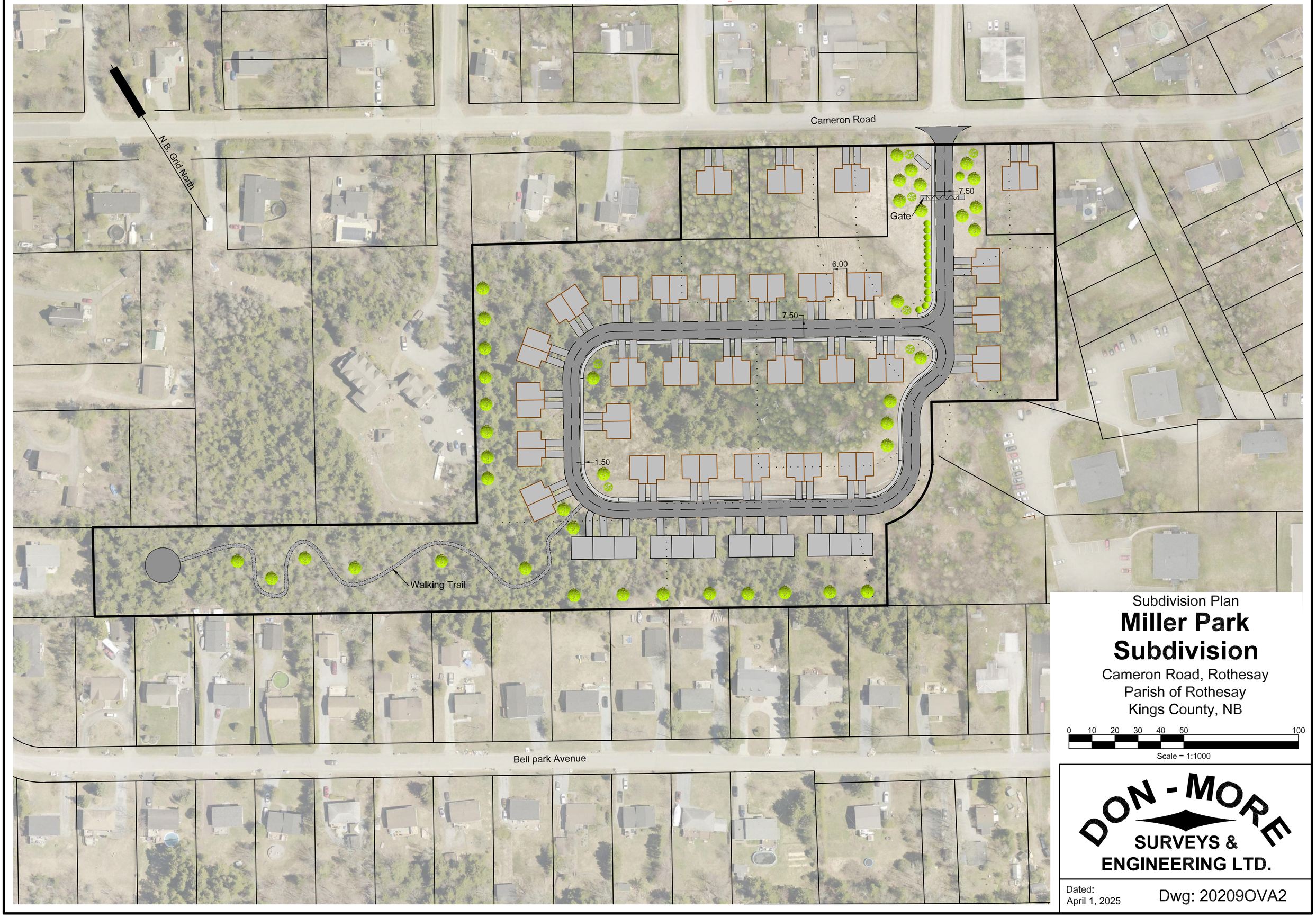
Metres



Zoning Map

0 35 70 140

Metres



Subdivision Plan

Miller Park Subdivision

Cameron Road, Rothesay
Parish of Rothesay
Kings County, NB

0 10 20 30 40 50 100

Scale = 1:1000

DON - MORE
SURVEYS & ENGINEERING LTD.

Dated:
April 1, 2025

Dwg: 20209OVA2



DMSE

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

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

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

REVISION:

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

DWG: 20209ESP4
DATED: March, 27 2026

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

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

SCALE: HORIZONTAL 1:750 VERTICAL N/A

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

CLIENT:

LTS INVESTMENTS INC

PROJECT:

MILLER PARK

TITLE:

SITE PLAN

SHEET C1 of 1

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



DMSE

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

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE TOWN OF ROTHESAY GENERAL SPECIFICATIONS, LATEST REVISION.
- ALL ELEVATIONS ARE GEODETIC BASED ON SERVICE NEW BRUNSWICK ACTIVE CONTROL UTILIZING GEOID MODEL CGVD2013.
- THE APPROXIMATE LOCATION OF KNOWN INFRASTRUCTURE IS SHOWN ON THE PLANS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME. HOWEVER, THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THIS INFORMATION.
- CONTRACTOR TO CONFIRM HORIZONTAL LOCATION AND VERTICAL ELEVATION OF ALL EXISTING SERVICES PRIOR TO COMMENCING WORK. CONTRACTOR TO IMMEDIATELY REPORT ANY DISCREPANCIES TO THE ENGINEER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH AND UNDERSTAND THE NATURE AND EXTENT OF THE WORK TO BE EXECUTED, THE NATURE OF THE SOIL, SURFACE WATER DRAINAGE, THE GENERAL FORM OF THE SURFACE OF THE GROUND, AND GENERALLY OF ALL MATTERS WHICH CAN IN ANY WAY INFLUENCE THE CONSTRUCTION OF THIS PROJECT.
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NEW BUILDING AREAS
NEW ASPHALT AREAS
NEW CONCRETE AREAS
NEW GRAVEL AREAS
NEW GRASS AREAS
UNDISTURBED AREAS

REVISION:

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

DWG: 20209ESP6
DATED: March, 27 2026

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

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

SCALE: HORIZONTAL 1:750 VERTICAL N/A

SCALE: 1:750 METRIC
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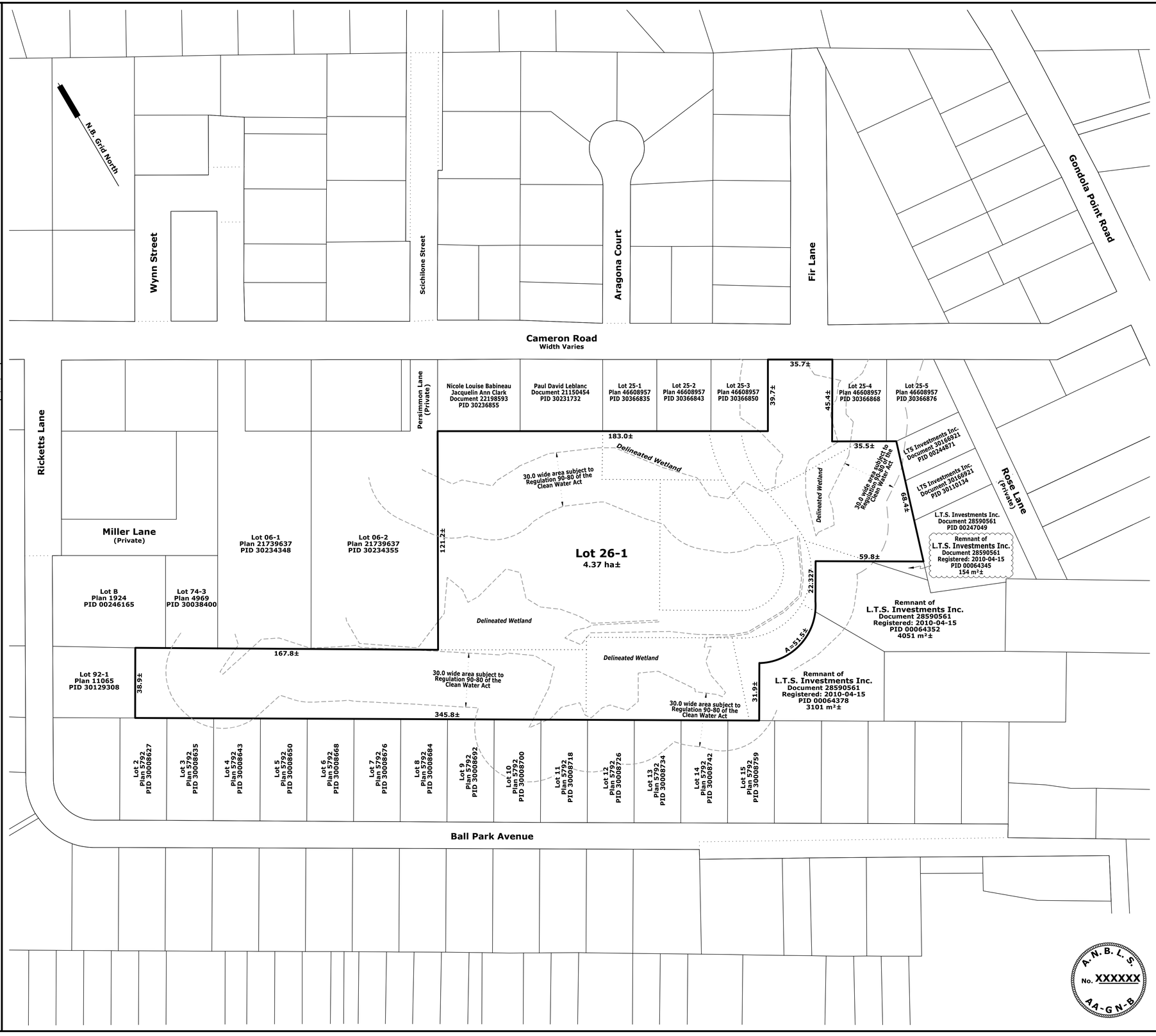
CLIENT:
LTS INVESTMENTS INC

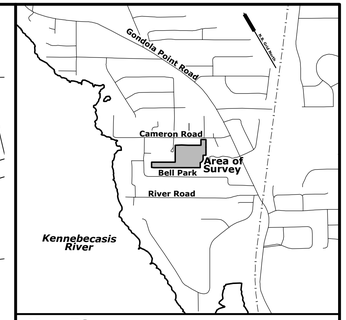
PROJECT:
MILLER PARK

TITLE:
SITE PLAN

SHEET C1 of 2

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





Key Plan
Scale = 1:20,000

Legend

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

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

Purpose of Plan
- To create Lot 26-1.

NB Grid Coordinate Values (HPN)

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

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

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

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

Signature of Owners

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

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

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

DMSE

Dated: August 27, 2026

TENTATIVE

. . . . . .
ANDREW K. TOOLE, NBLS #379

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

Dwg: 20209SDT2



BAYFIELD

Unit A 971 SQ. FT. 28'-0"W x 56'-0"

Living Room	15'-1" x 12'-0" / 13'-8"
Kitchen	10'-4" x 9'-0"
Dining	15'-1" x 8'-0"
Master Bedroom	12'-0" x 12'-6"
Bedroom #2	12'-4" x 9'-0"
Garage	12'-0" x 22'-0"

"All dimensions are approximate"

Unit B 1059 SQ. FT. 28'-0"W x 54'-0"D

Living Room	14'-7" x 13'-4"
Kitchen	11'-7" x 10'-0"
Dining	11'-7" x 8'-0"
Master Bedroom	12'-1" x 12'-9"
Bedroom #2	10'-0" x 9'-0" / 10'-8"
Garage	12'-20" x 22'-0"

"All dimensions are approximate"



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

Rothesay

DEVELOPMENT AGREEMENT - DRAFT

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

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

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

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

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

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

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

Schedules

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

Site Development

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

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

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

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

Architectural Guidelines

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

Off-Site Disturbance

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

Development Permit

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

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

Municipal Sidewalks

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

Director of Operations.

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

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

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

Storm Water Management

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

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

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

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

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

Water Supply

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

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

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

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

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

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

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

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

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

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

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

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

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

Sanitary Sewer

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

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

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

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

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

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

Lighting and General Maintenance

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

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

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

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

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

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

General Servicing

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

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

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

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

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

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

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

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

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

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

Access

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

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

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

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

to permit accessibility under all climatic conditions;
d. have signs posted to prohibit parking or placing items along the roadway obstructing access by fire department vehicles.

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

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

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

Retaining Walls

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

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

Indemnification

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

Notice

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

By-laws

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

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

Termination

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

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

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

Security & Occupancy

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

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

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

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

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

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

Failure to Comply

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

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

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

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

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

Entire Agreement

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

Severability

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

Reasonableness

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

DRAFT

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

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

L T S INVESTMENTS INC.

_____ _____
Witness: Danny Dobson, Director

Rothesay

_____ _____
Witness: Mayor name, Mayor

_____ _____
Witness: Clerk name, Clerk

DRAFT

SCHEDULE A – LEGAL DESCRIPTION OF PARCELS

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

DRAFT

SCHEDULE B – PROPOSED BUILDING PLANS



BAYFIELD

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

"All dimensions are approximate" *"All dimensions are approximate"*



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



BAYFIELD

Unit A 971 SQ. FT. 28'-0"W x 56'-0"

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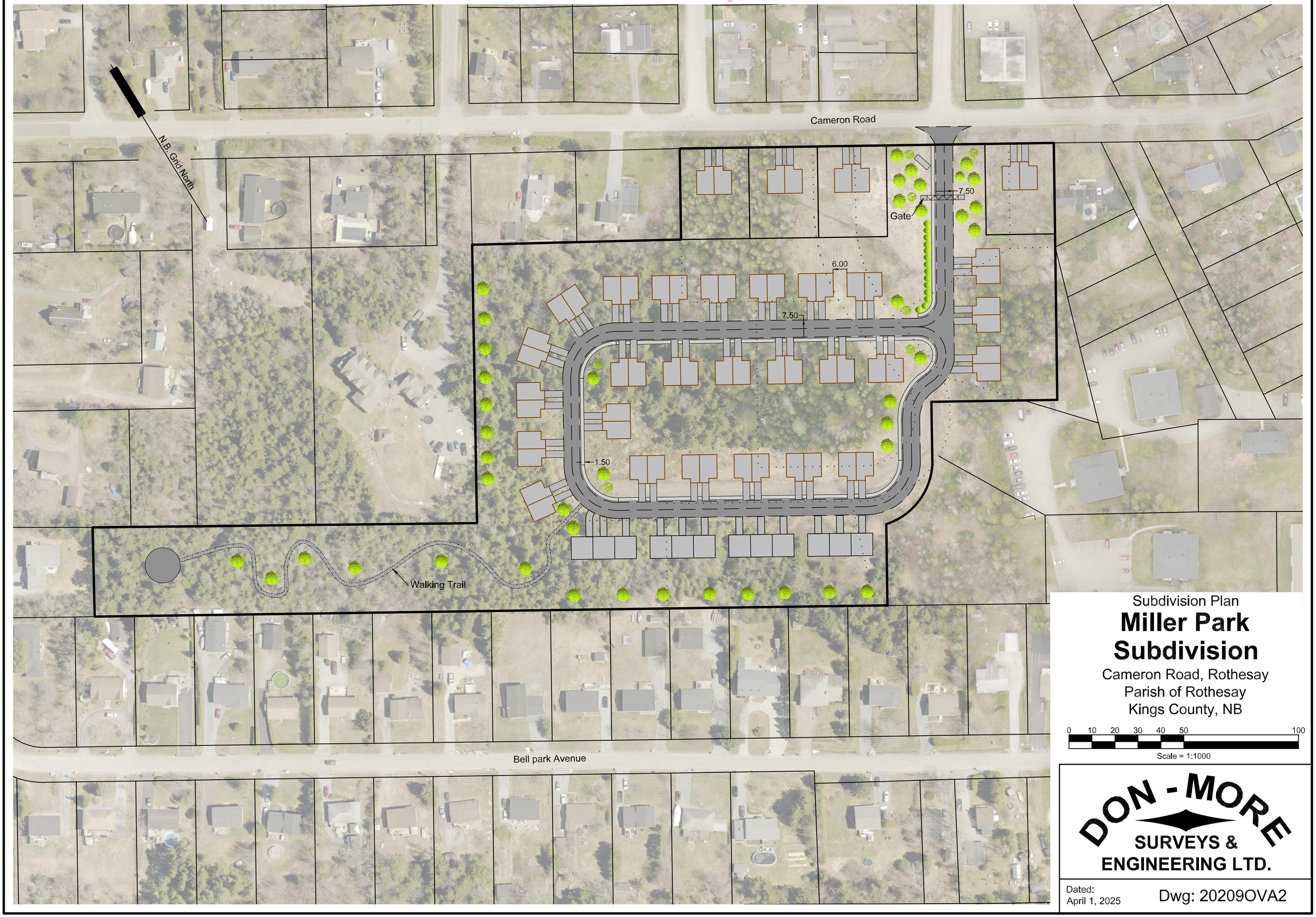
"All dimensions are approximate"



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

SCHEDULE C – PROPOSED SITE PLAN AND SUBDIVISION PLANS

DRAFT



Subdivision Plan

Miller Park Subdivision

Cameron Road, Rothesay
Parish of Rothesay
Kings County, NB

0 10 20 30 40 50 100

Scale = 1:1000

DON - MORE
SURVEYS & ENGINEERING LTD.

Dated:
April 1, 2025

Dwg: 20209OVA2



DMSE

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

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

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

REVISION:

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

DWG: 20209ESP4
DATED: March, 27 2026

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

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

SCALE: HORIZONTAL 1:750 VERTICAL N/A

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

CLIENT:

LTS INVESTMENTS INC

PROJECT:

MILLER PARK

TITLE:

SITE PLAN

SHEET C1 of 1

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



DMSE

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

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

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

REVISION:

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

DWG: 20209ESP6
DATED: March, 27 2026

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

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

SCALE: HORIZONTAL 1:750 VERTICAL N/A

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

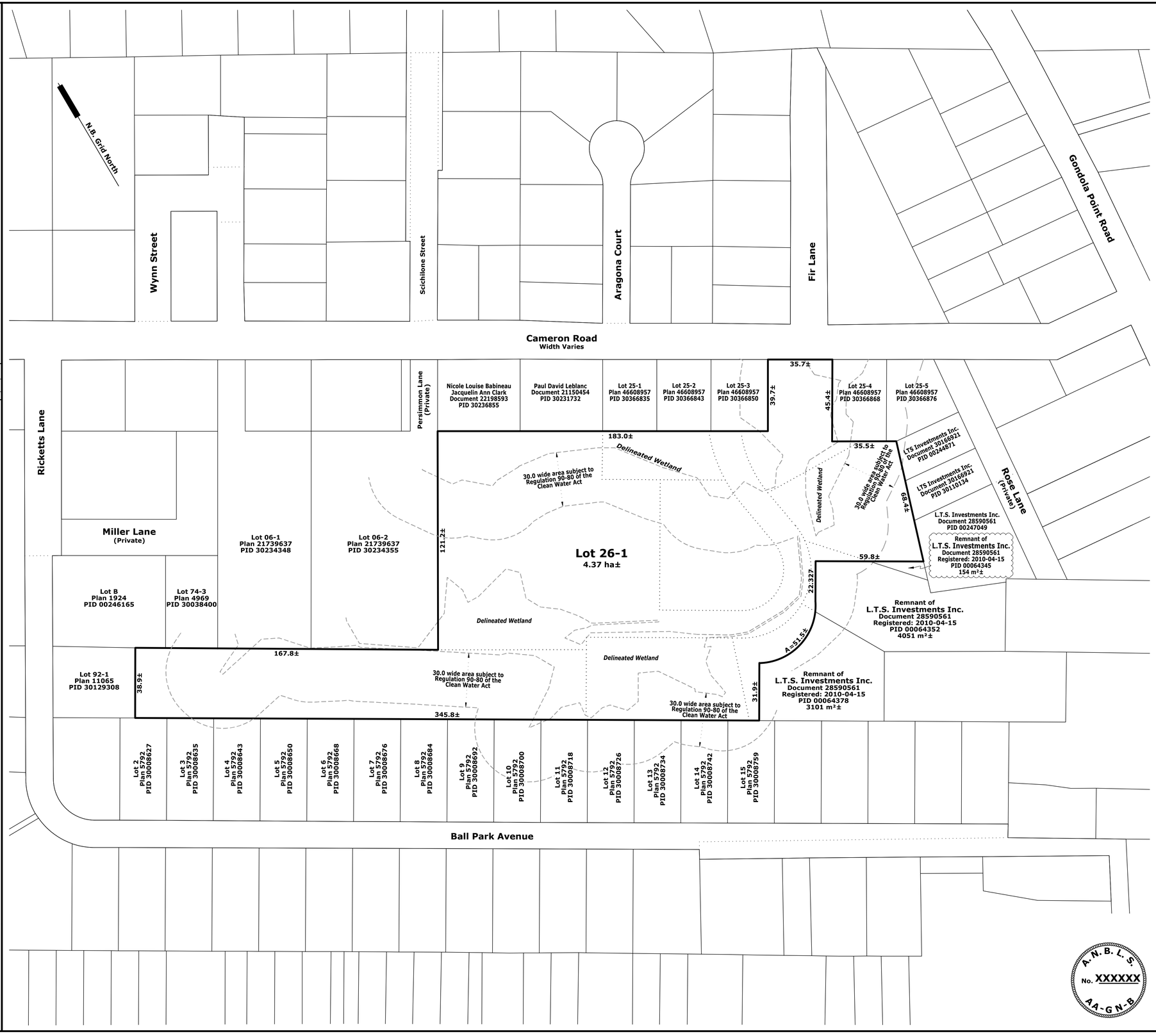
CLIENT:
LTS INVESTMENTS INC

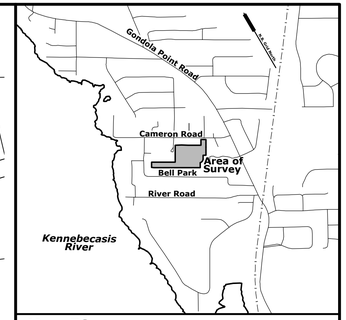
PROJECT:
MILLER PARK

TITLE:
SITE PLAN

SHEET C1 of 2

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





Key Plan
Scale = 1:20,000

Legend

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

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

Purpose of Plan
- To create Lot 26-1.

NB Grid Coordinate Values (HPN)

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

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

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

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

Signature of Owners

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

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

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

DMSE

Dated: August 27, 2026

TENTATIVE

. . . . . .
ANDREW K. TOOLE, NBLS #379

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

Dwg: 20209SDT2

Form 45

AFFIDAVIT OF CORPORATE EXECUTION

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

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

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

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

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

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

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

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

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

DRAFT

Form 45

AFFIDAVIT OF CORPORATE EXECUTION

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

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

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

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

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

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

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

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

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

BEFORE ME:)

_____)
Commissioner of Oaths)

_____
CLERK NAME

BY-LAW 2-10-47
A BY-LAW TO AMEND THE ZONING BY-LAW
(No.2-10 Rothesay)

The Council of the town of Rothesay, under authority vested in it by the Community Planning Act, SNB 2017, c.19, and amendments thereto, hereby amends By-Law 2-10 "Rothesay Zoning By-Law" and enacts as follows:

That Schedule A, entitled "Zoning" as attached to By-Law 2-10 "ROTHESAY ZONING BY-LAW" is hereby amended, as identified on the attached sketch identified as "Attachment A – Bylaw 2-10-47".

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

.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

READ IN ENTIRETY :

THIRD READING BY TITLE
AND ENACTED :

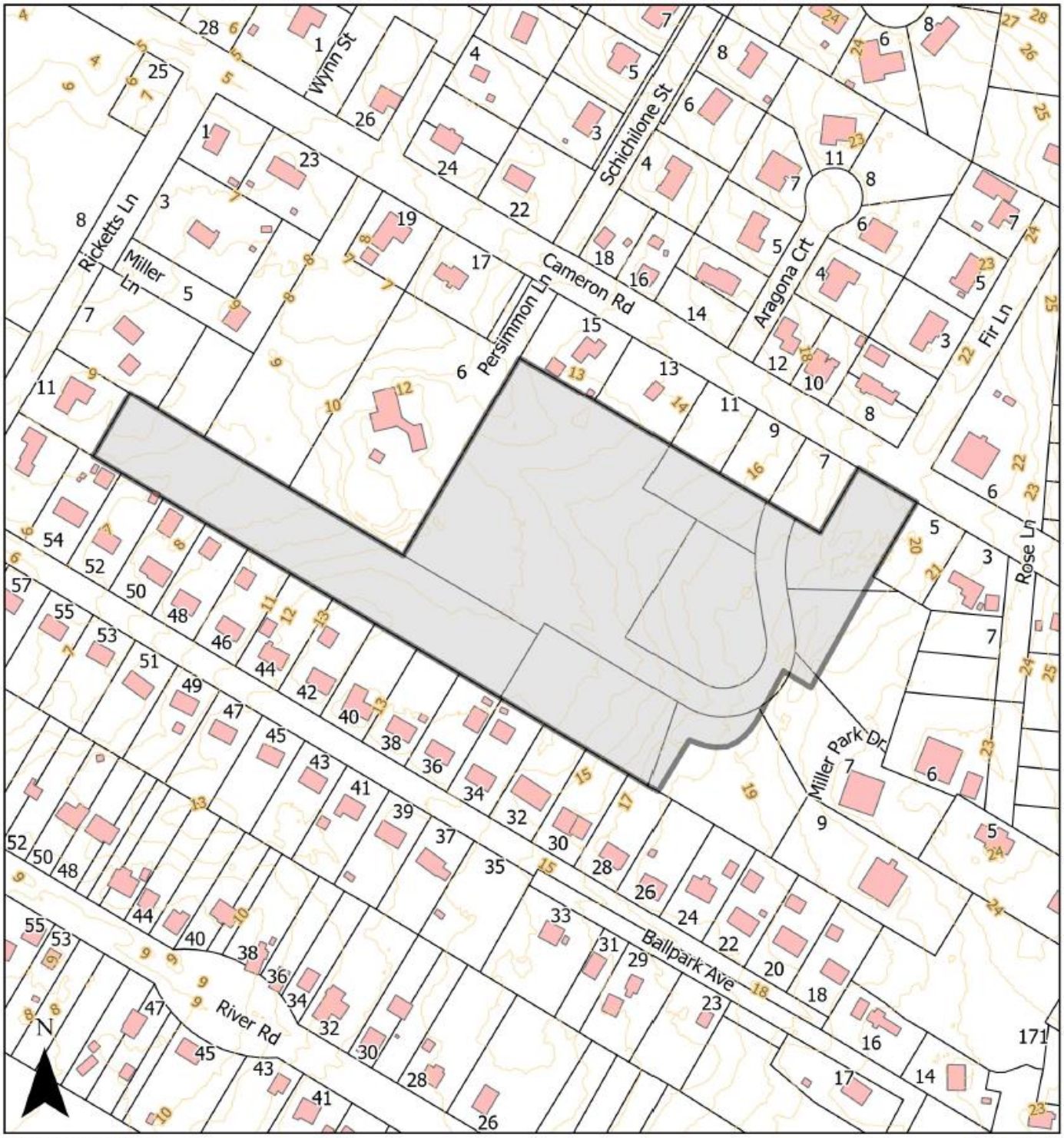
MAYOR

CLERK

DRAFT

Attachment A - Bylaw 2-10-47

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



2026-10-02

1:2,822

Residential Buildings

Subject Property

0 45 90 180

Metres

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,

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.

BY-LAW 2-10-47
A BY-LAW TO AMEND THE ZONING BY-LAW
(No.2-10 Rothesay)

The Council of the town of Rothesay, under authority vested in it by the Community Planning Act, SNB 2017, c.19, and amendments thereto, hereby amends By-Law 2-10 "Rothesay Zoning By-Law" and enacts as follows:

That Schedule A, entitled "Zoning" as attached to By-Law 2-10 "ROTHESAY ZONING BY-LAW" is hereby amended, as identified on the attached sketch identified as "Attachment A – Bylaw 2-10-47".

The purpose of the amendment is to rezone an approximate 4.37-hectare parcel of land at the rear of 7, 9, and 11 Cameron Road (PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion), 00064378 (portion)) from **Single Family Residential – Standard Zone (R1B)** and **Multi-Unit Residential Zone (R4)** to **Attached Residential Zone (R3)** to allow for a residential development subject to the execution of a Development Agreement in accordance with the *Community Planning Act*, supra.

.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

READ IN ENTIRETY :

THIRD READING BY TITLE
AND ENACTED :

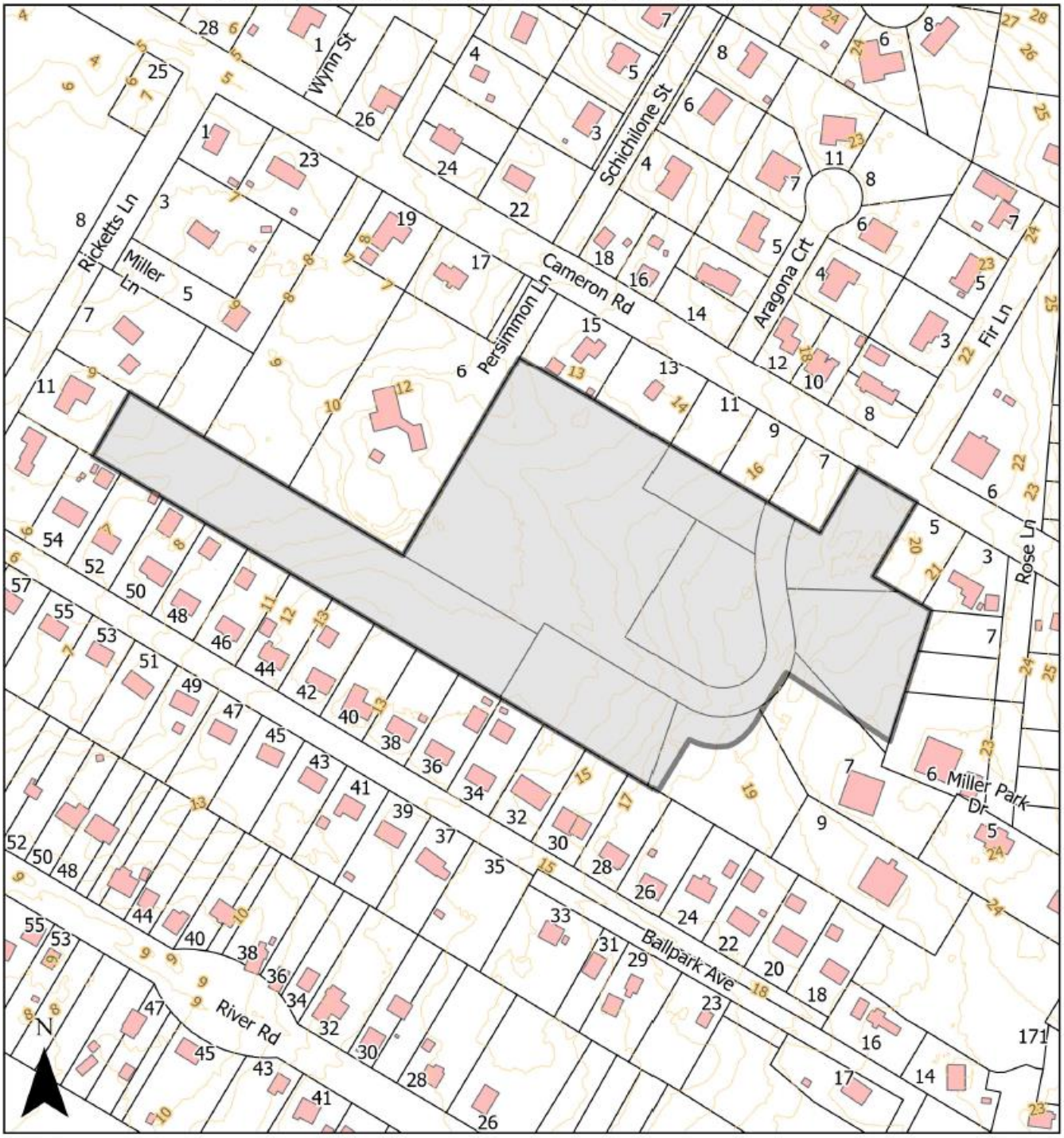
MAYOR

CLERK

DRAFT

Attachment A - Bylaw 2-10-47

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



2026-10-02

1:2,822

Residential Buildings

Subject Property

0 45 90 180

Metres

Outlook

FW: Support for Cameron Road Rezoning

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

For Cameron Road

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

Good morning,

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully

15 Cameron Road, Rothesay

Sent from my iPad

Liz Hazlett

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

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

Please distribute to Mayor Alexander and Council. Thanks!

Hi Mayor Alexander,

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

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

Sincerely,

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

Prepared By:

Outline

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

There's Something About Rothesay

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

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

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

Facebook (June 15, 2026)

Rothesay‘s Strategic 2026-2031 Plan

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

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

Mayor Alexander's Swearing In Address

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

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

Common Goal

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

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

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

A. Vehicle and Pedestrian Safety

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

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

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

B. Remnant Wetland and Watercourses (1)



GeoNB Map of Wetland Including Buffer Zones

B. Remnant Wetland and Watercourses (2)

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

Bog Gardens
Cameron Road Side







Streams and Stream Banks
Cameron Road Side







Stream Banks
Ball Park Road Side







Water Corridor
Towards Gondola Point Road

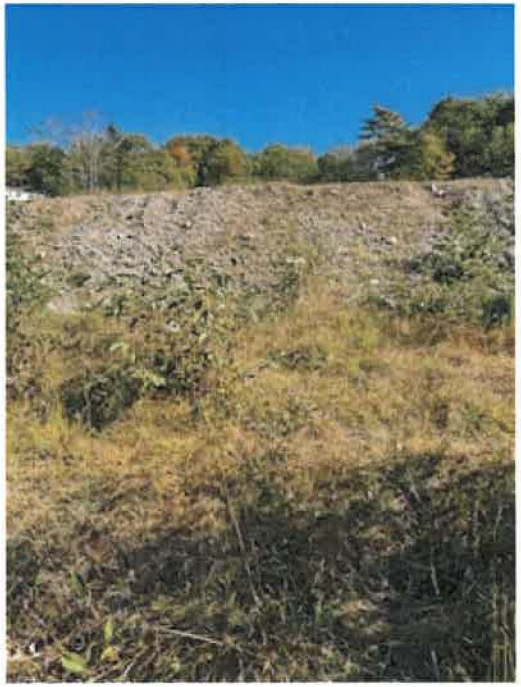




Wetland and Watercourse Alteration (No Permit) ~2010-2015







Wetland Disruption
Impact on Neighbouring Property







Wetland Disruption
Impact on Neighbouring Property







Wetland Disruption
Impact on Neighbouring Property







B. Remnant Wetland and Watercourses (3)

Why the concern for Phase 1 (2025)?

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

Why the concern for Phase 2 (2026)?

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

B. Remnant Wetland and Watercourses (4)



2026 Proposal for 50 “doors



2026 Wetland GeoNB Map



Migratory Path

GeoNB Map – “Fairvale Area”



B. Remnant Wetland and Watercourses (5)

Clearcutting and wetland destruction causes irreversible damage with loss of:

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

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

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

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

**US Environmental Protection Agency (US EPA)

C. Infrastructure to Density Balance

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

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

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

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

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

This density imbalance would negatively impact the community's historical

- Character and quality of life.

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

Summary

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

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

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

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

APPENDIX

Watercourse Pictures

May 2025 to March 2026

May 2025 (CR)



October 2025 (BP)



January 2026 (CR)





March 2026 (CR)



Wetland Wildlife Activity



At 13 and 15 Cameron Road

Fri, Jun 5 at 6:49 AM

Jacie



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














blink

Outlook

FW: Rezoning Application by LTS Investments for 34 units

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

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

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

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

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

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

INTRODUCTION

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

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

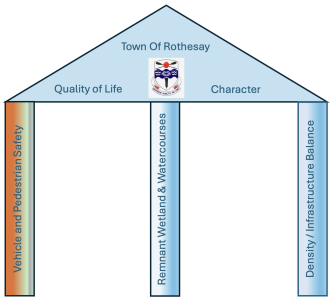
- Density reduction from 64 initial doors to ~30 (max 34) doors
- Wetland and watercourse protection below 9, 11 Cameron Rd to Persimmon Lane
- Treed buffer zones included for perimeter of development
- Detention pond reduction and fencing (if detention pond required)

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

The positive collaboration was refreshing and greatly appreciated.

COMMON GOAL

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



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

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

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

CONCERN

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

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

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

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

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

TRAFFIC MITIGATION

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

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

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



SUMMARY

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

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

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

Thank you!

12 Cameron Road

Outlook

PAC - Cameron road development

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

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

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

15 Cameron Rd

Outlook

Planning application- Cameron Road

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

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

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

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

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

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

Respectfully,

Outlook

Cameron Road development

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

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Dear Planning and Advisory Committee,

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

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

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

Sincerely,
& Mother Earth

Sent from my iPhone

Outlook

re: proposed amendments to Cameron Road PAC

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

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Rothesay Planning Advisory Committee

RE: Planning Application – Cameron Road Revised Proposal

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

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

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

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

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

Regards,

1 Cameron Road

Rothesay, NB

Outlook

Fwd: Sept 8 PAC meeting

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

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

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

Begin forwarded message:

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

Hello Mark and Brett - thanks for the DA draft.

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

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

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

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

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

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

With thanks

12 Cameron Road

- Sent from my iPhone

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

Dan, the draft of the Development Agreement is attached.

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

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

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

Mark

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

From:

Sent: August 31, 2026 11:44 AM

To: Mark Reade <markreade@rothesay.ca>

Subject: Sept 8 PAC meeting

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

senders.

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

Having this documentation would help clarify on review.

With thanks

13 Cameron Road

- Sent from my iPhone

<Draft Development Agreement Cameron Road August 2026.pdf>

Outlook

Fwd: PAC Meeting - Planning Application - Cameron Road

From

Date Thu 2026-09-03 11:21 AM

To Rothesay Info <rothesay@rothesay.ca>

Cc Mark Reade <markreade@rothesay.ca>; ; Brett McLean <BrettMcLean@rothesay.ca>

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

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

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

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

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

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

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

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

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

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

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

Thank you for the review of these areas.

12 Cameron Road

- Sent from my iPhone

Begin forwarded message:

From:
Date: Julv 30, 2026 at 4:06:49 PM ADT
To:
Subject: Thank you and confirmation of details from meeting

Hello Danny,

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

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

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

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

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

12 Cameron Road

- Sent from my iPhone

Outlook

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

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

Hi Neil,

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

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

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

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

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Forward below email that failed thank you for your attention to this matter regards star

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

davebrown@rothesay.ca <davebrown@rothesay.ca>; tylerdavis@rothesay.ca <tylerdavis@rothesay.ca>; Brett McLean <BrettMcLean@rothesay.ca>;

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

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

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

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

SUMMARY

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

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

BACKGROUND

1. ZONING

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

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

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

2. UNITS

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

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

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

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

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

3. ACCESS

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

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

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

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



CONCLUSION

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

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

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

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

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

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

REQUEST

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

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

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

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

Sincerely,

Outlook

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

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

One for Cameron Road

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

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Hi Mark,

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

Thanks
Greg

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

ATTENTION! External email / courriel externe.

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

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

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Hi Darcy,

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

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

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

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

Outlook

RE: Written Objection – Cameron Road Rezoning, By-law 2-10-47

From Rothesay Info <Rothesay@rothesay.ca>
Date Wed 2026-10-21 11:54 AM
To
Cc Neil McKenna <neil.mckenna@rothesay.ca>; Mark Reade <markreade@rothesay.ca>

Good morning,

By copy of this email I am forwarding your inquiry to Neil McKenna, Town Clerk.

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

From:
Sent: October 21, 2026 11:53 AM
To: Rothesay Info <Rothesay@rothesay.ca>
Subject: Written Objection – Cameron Road Rezoning, By-law 2-10-47

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

Dear Mayor Alexander and Members of Council,

I am writing to express my concerns regarding the proposed rezoning of the land behind 7, 9 and 11 Cameron Road under By-law 2-10-47.

My concerns relate to the transparency of the public hearing process and, more importantly, the need to ensure that the conditions governing this development are clearly documented and that the Planning Advisory Committee's (PAC) five specific recommendations addressing community interests are incorporated into the final approval.

I ask Council to address the concerns outlined below and ensure that its decision provides clear, enforceable safeguards for the surrounding neighbourhood.

1. Public notice and availability of the Development Agreement

The Public Hearing Notice dated October 5, 2026, did not:

- **State that the proposed rezoning was subject to the execution of a Development Agreement.** This differs from the October 30, 2023, Public Hearing Notice for School Avenue/Kaitlyn Street, which explicitly stated that the rezoning was subject to the execution of a Development Agreement.
- **Identify a draft Development Agreement among the documents listed in the public hearing notice.** I subsequently discovered Version 2, dated August 29, 2026, and Version 3, dated September 29, 2026 in PAC's reports. Both versions provide for "not exceed a maximum of 64 residential units".
- **Provide the requested documentation when my husband attended Town Hall on Thursday, October 15, 2026**, one day after receiving the public hearing notice by mail. The notice was dated October 5 and postmarked October 7.
- **Make the hearing documentation available online until late in the day of October 15, 2026**, leaving a limited period for residents to review the material before the October 21 deadline for written objections and registration to speak at the October 26 public hearing.

Subsequently, my husband requested the Development Agreement directly from the Town's Planning and Development Officer by email. I reviewed the copy he received, Version 3, dated September 29, 2026.

I remain concerned that the Development Agreement was not identified in the public hearing notice itself and that residents seeking information specifically about the rezoning may not have readily understood that these reports contained the proposed agreement and its detailed development conditions.

The distinction is important. The public hearing notice did not expressly state that the rezoning was subject to a Development Agreement, even though the proposed agreement contains material provisions concerning the number of units, building locations, access and other potential impacts on the neighbourhood.

2. PAC's previous deliberations

At its May 2025 meeting, PAC tabled the Cameron Road application to allow staff to prepare a draft Development Agreement before referring the application to Council for a public hearing. Moved by Counc. Mackay French and seconded by T Davis.

MOVED by Counc. Mackay French and seconded by T. Davis the Planning Advisory Committee table the application to allow staff to prepare a draft Development Agreement prior to referring the application to Council for a Public Hearing.

CARRIED.

This history makes it particularly important that the conditions discussed during the planning process are clearly reflected.

Residents should be able to understand not only what is proposed to be built, but also the maximum number of units permitted, the restrictions on building locations, the arrangements for pedestrian access, and the measures intended to address traffic, drainage and servicing.

3. Specific planning concerns

A. Maximum number of residential units

The current development plan shows 34 units, and PAC has recommended limiting the development to 34 units. However, both Version 2 and Version 3 of the draft Development Agreement provide for up to 64 units.

This is a substantial discrepancy between the current development plan and the maximum number of units permitted under the proposed agreement. The difference could have significant implications for traffic, servicing, drainage and the character of the surrounding neighbourhood.

I ask Council to ensure that the final Development Agreement expressly limits the development to **a maximum of 34 residential units**, consistent with PAC's recommendation, rather than permitting up to 64 units.

B. Buildings on the panhandle portion of the property

PAC has recommended that no buildings be permitted on the panhandle portion of the property.

I ask Council to ensure that this restriction is explicitly written into the final agreement so there is no ambiguity about where buildings may be located on the property.

C. Sidewalk and pedestrian access

The draft agreement requires a sidewalk constructed from 11 Cameron Road to the intersection with Gondola Point Road. PAC recommended a review of alternative locations other than Cameron Road, including a walkway through the developer's adjacent apartment property.

Please ensure alternative sidewalk options are properly considered and that the final agreement clearly identifies the selected solution, the party responsible for providing it, and the timing of its completion.

D. Traffic on Cameron Road

PAC has recommended reviewing traffic-calming measures that could be employed on Cameron Road in response to residents' concerns about increased traffic.

These concerns should be considered in the context of the approximately 150-metre stretch between the proposed development entrance and Gondola Point Road. Traffic conditions along this stretch cannot be considered solely within the boundaries of the proposed development or at its entrance.

E. Clear and enforceable development conditions

The draft Development Agreement contains provisions relating to access, drainage, water and sewer services, landscaping, lighting and other aspects of the development.

I recognize that some technical details may need to be finalized as the project progresses. However, conditions that are fundamental to protecting neighbouring properties and the surrounding community should be clearly written into the agreement and should not be left open to differing interpretations.

4. My request to Council

I respectfully ask Council to give careful consideration to the concerns outlined in this submission before making its final decision on the proposed rezoning.

In particular, I ask Council to:

1. Clarify the relationship between the proposed rezoning and the Development Agreement, including whether execution of the agreement is a condition of the proposed rezoning.
2. Incorporate PAC's 5 recommendations of specific interest to residents into the final agreement, particularly the maximum limit of 34 residential units, the restriction on buildings on the panhandle portion of the property, alternate locations for a sidewalk other than along Cameron Road, and traffic-calming measures that can be employed from the development entrance for the 150 feet to Gondola Point Road.
3. Ensure that drainage, servicing and other material development requirements are clearly addressed through specific and enforceable conditions to protect neighbouring properties.
4. Make the final Development Agreement publicly accessible so residents can clearly understand the conditions under which the development will be approved.

My concern is not to prevent the development process from moving forward unnecessarily. It is to ensure that Council's decision is informed, transparent and supported by clear conditions that protect the interests of the surrounding neighbourhood.

As a Cameron Road resident affected by this decision, I am placing my trust in Council to ensure that the final approval reflects the planning considerations and community safeguards discussed throughout this whole process starting April 2025.

I ask that this written objection be included in the public hearing record and that the concerns raised be addressed before Council makes its final decision.

Thank you for your time and consideration.

Yours sincerely,

12 Cameron Road

Outlook

RE: Cameron Road Development

From Rothesay Info <Rothesay@rothesay.ca>
Date Wed 2026-10-21 9:35 AM
To
Cc Neil McKenna <neil.mckenna@rothesay.ca>; Mark Reade <markreade@rothesay.ca>

Good morning,

By copy of this email I am forwarding your inquiry to Neil McKenna, Town Clerk.

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

From
Sent: October 21, 2026 9:25 AM
To: Rothesay Info <Rothesay@rothesay.ca>
Subject: Cameron Road Development

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

Dear Mayor Alexander and Members of Council,

I am writing regarding the proposed Cameron Road rezoning from R1B/R4 to R3.

I object to the proposed rezoning UNLESS it is conditional on an amended draft Development Agreement (DA) that incorporates the recommendations made by the Planning Advisory Committee (PAC) on October 6, 2026:

- A cap of 34 residential units.

Please include my submission in the materials provided to Council for the October 26, 2026, Public Hearing.

Thank you,

193 Gondola Point Road

Rothesay, NB

Outlook

RE: Public Hearing - October 26 - Clarification required

From Rothesay Info <Rothesay@rothesay.ca>
Date Wed 2026-10-21 2:56 PM
To
Cc Neil McKenna <neil.mckenna@rothesay.ca>; Mark Reade <markreade@rothesay.ca>

Good afternoon,

By copy of this email I am forwarding your inquiry to Neil McKenna, Town Clerk.

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

From:
Sent: October 21, 2026 2:50 PM
To: Rothesay Info <Rothesay@rothesay.ca>
Subject: Public Hearing - October 26 - Clarification required

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

Dear Mayor Alexander and Members of Council,

I am writing regarding the proposed Cameron Road rezoning from R1B/R4 to R3.

I request clarification on whether approval of the rezoning will be conditional on an amended draft Development Agreement (DA) incorporating, at a minimum, the recommendations made by the Planning Advisory Committee (PAC) on October 6, 2026:

- A cap of 34 residential units.
- No buildings on the “panhandle” portion of the site.
- Consolidation of PIDs.

- Review of alternative sidewalk locations, including a walkway through the adjacent apartment complex owned by the developer.
- Review of traffic-calming measures for Cameron Road.

I am fearful of a blanket approval of rezoning which will leave these parcels of land available for sale to a new developer who does not have the same intentions of the current developer.

Please include my submission in the materials provided to Council for the October 26, 2026, Public Hearing.

Thank you,

6 Persi

Charlotte M Pierce

Outlook

RE: Cameron Road Rezoning – Objection and Request for Clarification

From Rothesay Info <Rothesay@rothesay.ca>
Date Wed 2026-10-21 9:48 AM
To
Cc Neil McKenna <neil.mckenna@rothesay.ca>; Mark Reade <markreade@rothesay.ca>

Good morning,

By copy of this email I am forwarding your inquiry to Neil McKenna, Town Clerk.

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

From:
Sent: October 21, 2026 9:43 AM
To: Rothesay Info <Rothesay@rothesay.ca>
Subject: Cameron Road Rezoning – Objection and Request for Clarification

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Dear Mayor Alexander and Members of Council,

I am writing regarding the proposed Cameron Road rezoning from R1B/R4 to R3.

I object to the proposed rezoning **UNLESS it is conditional on an amended draft Development Agreement (DA) that incorporates, at a minimum, the recommendations made by the Planning Advisory Committee (PAC) on October 6, 2026:**

- A cap of 34 residential units.
- No buildings on the "panhandle" portion of the site.
- Consolidation of PIDs.
- Review of alternative sidewalk locations, including a walkway through the adjacent apartment complex owned by the developer.
- Review of traffic-calming measures for Cameron Road.

2026October26 - PUBLIC HEARING - Cameron Road_117

Please include my submission in the materials provided to Council for the October 26, 2026, Public Hearing.

Thank you,

- 8 Scichilone St., Rothesay, NB E2E 2B4

Outlook

RE: Cameron Road Rezoning – Objection and Request for Clarification

From Rothesay Info <rothesay@rothesay.ca>
Date Tue 2026-10-20 8:00 AM
To
Cc Neil McKenna <neil.mckenna@rothesay.ca>

Good morning,

By copy of this email I am forwarding your inquiry to Neil McKenna, Town Clerk.

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

From
Sent: October 19, 2026 6:46 PM
To: Rothesay Info <rothesay@rothesay.ca>
Subject: Cameron Road Rezoning – Objection and Request for Clarification

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

Dear Mayor Alexander and Members of Council,

I am writing regarding the proposed Cameron Road rezoning from R1B/R4 to R3.

I object to the proposed rezoning **UNLESS it is conditional on an amended draft Development Agreement (DA) that incorporates, at a minimum, the recommendations made by the Planning Advisory Committee (PAC) on October 6, 2026:**

- A cap of 34 residential units.
- No buildings on the “panhandle” portion of the site.
- Consolidation of PIDs.

- Review of alternative sidewalk locations, including a walkway through the adjacent apartment complex owned by the developer.
- Review of traffic-calming measures for Cameron Road.

Please include my submission in the materials provided to Council for the October 26, 2026, Public Hearing.

Thank you,

8 Scichilone St., Rothesay

Get Outlook for iOS

Outlook

RE: Cameron Road Rezoning - Request to Limit Approval to 34 Residential Units

From Rothesay Info <rothesay@rothesay.ca>
Date Tue 2026-10-20 11:28 AM
To
Cc Neil McKenna <neil.mckenna@rothesay.ca>; Mark Reade <markreade@rothesay.ca>

Good morning,

By copy of this email I am forwarding your inquiry to Neil McKenna, Town Clerk.

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

From:
Sent: October 20, 2026 11:24 AM
To: Rothesay Info <rothesay@rothesay.ca>
Subject: Cameron Road Rezoning - Request to Limit Approval to 34 Residential Units

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

Dear Rothesay Town Council,

I am writing regarding the proposed Cameron Road rezoning from R1B/R4 to R3 and the potential for the Town to approve a greater number of residential units than the 34 proposed by the developer.

I am in agreement with the developer's proposed 34 residential units. However, I strongly encourage Council to limit its approval to a maximum of 34 units rather than pre-approving additional density that has not been specifically proposed. If the developer is seeking approval for 34 units, I believe the Development Agreement should reflect that proposal and establish a clear, enforceable cap.

I am concerned about existing traffic conditions, particularly during the winter months when Cameron Road experiences additional traffic associated with ice fishing following changes at

Renforth Wharf. These existing conditions should be considered when determining an appropriate level of development for the site.

I respectfully ask Council to consider the following:

- Cap the development at 34 residential units, consistent with the developer's stated proposal, and ensure this limit is explicitly included in the Development Agreement.
- Prohibit development on the panhandle portion of the property, consistent with the Planning Advisory Committee's recommendations of October 6, 2026.
- Ensure pedestrian safety is meaningfully addressed, including the potential for a walkway through the adjacent apartment complex owned by the developer.

I recognize the importance of accommodating residential growth in Rothesay, and I am not opposed to the development as proposed by the developer. My concern is that the Town may approve greater density than is currently being requested, potentially creating a precedent or allowing future expansion without the same level of scrutiny. Any future proposal to increase the number of units should be subject to a separate review, with appropriate public consultation and a full assessment of its impacts.

Approving the 34 units currently proposed would allow the development to proceed while maintaining a clear limit that reflects the proposal under consideration and the surrounding neighbourhood context. I urge Council to take a measured approach and ensure that any approval is specific and responsive to the concerns raised by nearby residents.

Thank you for your time and consideration. I respectfully request that Council limit the approval to 34 residential units and incorporate the relevant Planning Advisory Committee recommendations into the final Development Agreement.

Sincerely,

26 Cameron Rd, Rothesay

Outlook

RE: Cameron Road Public Hearing

From Rothesay Info <Rothesay@rothesay.ca>
Date Wed 2026-10-21 7:49 AM
To
Cc Neil McKenna <neil.mckenna@rothesay.ca>; Mark Reade <markreade@rothesay.ca>

Good morning,

By copy of this email I am forwarding your inquiry to Neil McKenna, Town Clerk.

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

From
Sent: October 20, 2026 6:04 PM
To: Rothesay Info <Rothesay@rothesay.ca>
Subject: Cameron Road Public Hearing

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Dear Mayor Alexander and Members of Council,

I am writing regarding the proposed Cameron Road rezoning from R1B/R4 to R3.

I object to the proposed rezoning **UNLESS it is conditional on an amended draft Development Agreement (DA) that incorporates, at a minimum, the recommendations made by the Planning Advisory Committee (PAC) on October 6, 2026:**

- A cap of 34 residential units.
- No buildings on the “panhandle” portion of the site.
- Consolidation of PIDs.

- Review of alternative sidewalk locations, including a walkway through the adjacent apartment complex owned by the developer.
- Review of traffic-calming measures for Cameron Road.

Please include my submission in the materials provided to Council for the October 26, 2026, Public Hearing.

Thank you,

Town of Rothesay Resident

October 19th/26

RECEIVED
OCT 19 2026

Mayor & Council;

Re: Cameron Road Development

As a resident of Cameron Road I would like to put forth my concerns:

1. The number of units being considered for this development. The number will have a significant impact on facilities and services in our area.

2. As a pet owner I walk daily on Cameron Road which is already a challenge, since there are no sidewalks or speed bumps to help control the traffic

3. It is my understanding that all of the traffic from this development will funnel out onto Cameron road, and then onto Gohdda Point Road which is already congested at certain times of the day.

4. This development will be for people 55 plus, which will put further strain on health care (which is already limited in our area) fire, ambulance and law enforcement.

5. Our road is already known for the number of wildlife which inhabits the area and the size of the development will greatly impact their homes.

6. The bottom of Cameron Road is already used significantly for ice fishing, snowmobiling, boating and swimming, as well as playground and Tennis Court. All of which puts pressure on the safety of walkers and children playing in the area.

These are only a few of my concerns with size of the development, which I hope will be considered when the Development Agreement is discussed and finalized.

6 Cameron Rd Apt 5
Rothesay, NB
E2E 2R8

Outlook

RE: Cameron road Rezoning

From Rothesay Info <Rothesay@rothesay.ca>
Date Wed 2026-10-21 7:50 AM
To
Cc Neil McKenna <neil.mckenna@rothesay.ca>; Mark Reade <markreade@rothesay.ca>

Good morning,

By copy of this email I am forwarding your inquiry to Neil McKenna, Town Clerk.

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

From:
Sent: October 20, 2026 9:48 PM
To: Rothesay Info <Rothesay@rothesay.ca>
Subject: Cameron road Rezoning

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

Dear Mayor Alexander and Members of Council,

I am writing regarding the proposed Cameron Road rezoning from R1B/R4 to R3.

I object to the proposed rezoning **UNLESS it is conditional on an amended draft Development Agreement (DA) that incorporates, at a minimum, the recommendations made by the Planning Advisory Committee (PAC) on October 6, 2026:**

- A cap of 34 residential units.
- No buildings on the “panhandle” portion of the site.
- Consolidation of PIDs.
- Review of alternative sidewalk locations, including a walkway through the adjacent apartment complex owned by the developer.

- Review of traffic-calming measures for Cameron Road.

Thank you,

17 Ball Park Avenue
Rothesay, NB

Outlook

RE: FORMAL WRITTEN OBJECTION AND REQUEST FOR CLARIFICATION Proposed Cameron Road Rezoning — By-law 2-10-47 and Draft Development Agreement

From Rothesay Info <rothesay@rothesay.ca>
Date Wed 2026-10-21 9:48 AM
To
Cc Neil McKenna <neil.mckenna@rothesay.ca>; Mark Reade <markreade@rothesay.ca>

Good morning,

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

From
Sent: October 21, 2026 9:46 AM
To: Rothesay Info <rothesay@rothesay.ca>
Subject: FORMAL WRITTEN OBJECTION AND REQUEST FOR CLARIFICATION Proposed Cameron Road Rezoning — By-law 2-10-47 and Draft Development Agreement

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

The attached is my presentation for the Cameron Road public meeting. Thanks

12 Cameron Road

PUBLIC HEARING · OCTOBER 26, 2026
Cameron Road Rezoning

Community Considerations and Requested Safeguards
Presentation to Rothesay Town Council

Submitted by:

Position

A balanced approach to development

- We recognize the importance of providing housing that is contemplated by the Municipal Plan.
- Our concern is development must be appropriate for the site and surrounding neighbourhood.
- The conditions approved today should provide meaningful, lasting protection.

The issue is not simply whether development can occur, but how it will occur.

Clear Development Conditions

Reflect the PAC recommendations of October 6, 2026

- A maximum of **34 residential units**.
- No buildings on the identified panhandle portion of the site.
- Consolidation of the applicable properties.
- Review alternative sidewalk options, including a walkway through adjacent apartment property.
- Review of traffic-calming measures on Cameron Road.

Request:

Ensure the final Development Agreement clearly incorporates the intended conditions.

Access and Traffic Safety

Consider access and traffic together

- Include development access in the review of traffic-calming measures.
- Assess how the proposed access may affect traffic movements on Cameron Road.
- Ensure the access design is practical and appropriate for the community and development.

Request:

Address development access as part of the overall traffic-safety review.

Enforceable Conditions

Clarity before construction and occupancy

- Define what is approved and what must be completed.
- Specify when required plans, servicing and other conditions must be satisfied.
- Avoid leaving important safeguards open to interpretation.
- Ensure compliance can be verified and enforced by the Town.

Request:

Make the final agreement specific, measurable and enforceable

Future Ownership and Accountability

Protection beyond the initial development

- Clarify whether the agreement and all its restrictions bind future owners and successors.
- Clarify the process for any future amendment to the agreement.
- Identify what oversight, notice or public process would apply to proposed changes.
- Ensure residents can have confidence in the conditions approved today.

Request:

Confirm how the agreement will remain effective if ownership or development plans change.

Request to Council

Approve only subject to the execution of a Development Agreement that clearly establishes the recommended conditions, responsibilities, and safeguards necessary for responsible development.

***Clear conditions. Safe access. Lasting accountability*.**

Thank you for your consideration.

Outlook

RE: FORMAL WRITTEN OBJECTION AND REQUEST FOR CLARIFICATION Proposed Cameron Road Rezoning — By-law 2-10-47 and Draft Development Agreement

From Rothesay Info <rothesay@rothesay.ca>
Date Wed 2026-10-21 9:41 AM
To
Cc Neil McKenna <neil.mckenna@rothesay.ca>; Mark Reade <markreade@rothesay.ca>

Good morning,

By copy of this email I am forwarding your inquiry to Neil McKenna, Town Clerk.

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

From:
Sent: October 21, 2026 9:39 AM
To: Rothesay Info <rothesay@rothesay.ca>
Subject: FORMAL WRITTEN OBJECTION AND REQUEST FOR CLARIFICATION Proposed Cameron Road Rezoning — By-law 2-10-47 and Draft Development Agreement

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

FORMAL WRITTEN OBJECTION AND REQUEST FOR CLARIFICATION
Proposed Cameron Road Rezoning — By-law 2-10-47 and Draft Development Agreement

To: Mayor and Council, Town of Rothesay
Attention: Town Clerk
Date: October 20, 2026

Subject: Proposed rezoning of lands south of 5, 7, 9 and 11 Cameron Road — PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion) and 00064378 (portion)

Dear Mayor and Members of Council,

I am submitting this written objection to the proposed rezoning under By-law 2-10-47 and the associated draft Development Agreement for the approximately 4.37-hectare parcel of land behind 7, 9 and 11 Cameron Road.

After reviewing the September 29, 2026 staff report, the draft Development Agreement (Version 3), and the Planning Advisory Committee's (PAC) October 6, 2026 memorandum, I have identified several differences and unresolved matters that I believe require clarification before Council makes its final decision.

My concerns relate not only to the proposed development, but also to ensuring that the conditions governing it are clear, enforceable and maintained over time.

1. Number of dwelling units

The current July 2026 development concept proposes 34 dwelling units. PAC has recommended that the final Development Agreement include a maximum of 34 units. However, clause 1 of the draft agreement permits up to 64 units.

This is a significant difference. I request that Council explain why the draft permits 64 units when the current plan proposes 34, and confirm that the final agreement will establish a firm limit of 34 units.

Council should also clarify what public notice and participation would be required if a future proposal materially increased the number of units or changed the approved development layout.

2. Restriction on buildings on the panhandle

PAC has recommended that no buildings be permitted on the panhandle portion of the property.

I request that the final agreement expressly prohibit buildings on this portion of the property and identify the restricted area on a clearly referenced plan. This would avoid uncertainty about the intended restriction and its application to future development proposals.

3. Sidewalk and pedestrian access

The draft agreement requires the developer to construct a sidewalk along Cameron Road to the intersection with Gondola Point Road. PAC has recommended reviewing alternative locations, including a walkway through the developer's adjacent apartment property.

Council should clarify whether these alternatives will be assessed and how the final decision will be documented.

4. Development access and traffic safety

PAC has recommended reviewing traffic-calming measures on Cameron Road because of increased traffic. I request that the review also consider the proposed development access and its relationship to existing traffic conditions, pedestrian movements and road safety.

The staff report identifies variances relating to the proposed lot frontage and driveway width. Council should ensure that the access design, required approvals and emergency vehicle access arrangements are clearly established before development proceeds.

The final agreement should identify how any necessary traffic or safety improvements will be determined, who will be responsible for them, and when they must be completed.

5. Stormwater management and drainage

The staff report identifies requirements for stormwater management, including limiting post-development runoff for specified rainfall events to the corresponding pre-development rates. The draft agreement also requires a professionally prepared stormwater management plan and approval by the Town.

I request confirmation that the final engineered design will be approved before work that could affect drainage begins, and that the plan addresses the existing drainage features, neighbouring properties, construction impacts and long-term maintenance.

The agreement should clearly establish the developer's responsibilities, required inspections and certifications, and the corrective measures available if the approved system does not perform as intended.

6. Municipal servicing and infrastructure

The staff report identifies an existing sanitary sewer on the development site that may need to be relocated or accommodated through an easement. The draft agreement also contains requirements concerning water supply, backflow prevention, firefighting water supply, sanitary sewer connections and engineering inspections.

Council should confirm that the existing infrastructure has been properly assessed and that any necessary relocation, easements and servicing approvals will be resolved at the appropriate stage. The agreement should clearly identify the approvals and certifications required before construction and occupancy.

7. Property consolidation and approved plans

PAC has recommended consolidation of the relevant PIDs. The draft agreement also requires consolidation of the individual lots and parcels.

I request confirmation that the legal description, consolidated property boundaries and final site plans will accurately reflect the land and development being approved. The agreement should identify the controlling plans and establish a clear process for approving any material changes to building locations, access, density or restricted areas.

8. Transferability, continuing restrictions and future amendments

I consider this an important issue requiring specific clarification before the rezoning is approved.

The proposed rezoning would change the zoning of the property to Attached Residential (R3), while the Development Agreement is intended to establish conditions governing the development permitted on the site.

I understand from a statement made by the Director of Planning and Development Services that the Town may be able to change the terms of the Development Agreement in the future without consulting the community because the property will already have been rezoned.

This raises a concern about whether the conditions presented to the public and relied upon by Council will remain in place if the property changes ownership or if the developer seeks to change the development at a later date.

Section 59(3) of New Brunswick's *Community Planning Act* addresses notice when a resolution or development agreement under that section is varied or a new agreement is entered into. Section 59(4) provides that a registered agreement is binding on subsequent owners until discharged by the municipality.

In light of these provisions, I request that Council clarify the following:

- Will the final Development Agreement be properly registered so that its terms bind all subsequent owners of the property?
- Will the restrictions and obligations in the agreement continue to apply if the property is sold, transferred, subdivided or otherwise changes ownership?
- What statutory process, notice and opportunity for public participation would apply if the Town or developer sought to amend, replace or discharge the agreement?
- Can the Town confirm whether the rezoning would remain in effect if material restrictions in the agreement were subsequently removed or changed?
- What safeguards will ensure that any agreed-upon restrictions, including the unit cap, panhandle no-build restriction, access arrangements and other material conditions, cannot be removed or materially weakened without the applicable approvals and notice?

I request that the final agreement expressly address its binding effect on subsequent owners and successors, to the extent permitted by law, and clearly identify the process governing future amendments, replacement or discharge (Precedent: Rothesay and Brodersen Realty Ltd – 2015- Subsequent Owners Clause 21 & Clause 22 used in development agreement).

I further request that Council explain how the agreement's restrictions will be protected over time, rather than relying on an understanding that may not be reflected in the registered documents.

9. Enforceability and completion requirements

The draft agreement contains provisions concerning landscaping, architectural design lighting, access, servicing, drainage, maintenance and occupancy.

I request that the final agreement clearly identify the plans and standards to be met, who is responsible for each requirement, the stage at which compliance must be demonstrated, and the inspections or certifications required before occupancy.

The PAC committee meeting of May 5, 2025 (18 months ago) moved that town staff prepare a draft Development Agreement prior to referring to Council for a Public Hearing (motion from May 5th below):
MOVED by Counc. Mackay French and seconded by T. Davis the Planning Advisory Committee table the application to allow staff to prepare a draft Development Agreement prior to referring the application to Council for a Public Hearing. **CARRIED**

Where the agreement relies on the discretion of Town officials, the applicable requirements should be sufficiently clear to allow the developer, neighbouring residents and the Town to understand what is required and how compliance will be assessed.

Requested action by Council

In light of the matters identified above, I respectfully request that Council:

1. Defer final approval until the discrepancies between the staff report, draft agreement and PAC recommendations have been addressed.
2. Confirm a maximum of 34 dwelling units, consistent with PAC's recommendation.
3. Include an express prohibition on buildings on the defined panhandle portion of the property.
4. Clarify the pedestrian access, development access and traffic-safety requirements.

5. Ensure that the necessary stormwater, servicing and engineering requirements are documented and enforceable.
6. Confirm that the Development Agreement will bind subsequent owners and that any future amendment, replacement or discharge will follow the applicable statutory process, including required notice.
7. Make the final agreement and its controlling plans available for public review so that the conditions Council intends to approve are clear.

If these matters cannot be satisfactorily resolved, I ask Council to decline approval of the application in its present form.

My objection is intended to ensure that the proposed development is governed by clear and enforceable conditions, that the public record accurately reflects Council's decision, and that the interests of neighbouring residents are considered both now and in the future.

Thank you for considering this objection.

Yours sincerely,

12 Cameron Road, Rothesay NB

Outlook

RE: Cameron Road rezoning

From Rothesay Info <rothesay@rothesay.ca>
Date Wed 2026-10-21 11:45 AM
To
Cc Neil McKenna <neil.mckenna@rothesay.ca>; Mark Reade <markreade@rothesay.ca>

Good morning,

By copy of this email I am forwarding your inquiry to Neil McKenna, Town Clerk.

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:
Sent: October 21, 2026 11:44 AM
To: Rothesay Info <rothesay@rothesay.ca>
Subject: Cameron Road rezoning

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

To Mayor Alexander and all Council Members I would like to submit this letter in support of the rezoning of the lands behind 7, 9, and 11 Cameron Road and the proposed development plan for 34 homes.
This development has taken a long time to sort out but thanks to the hard work done by community members and the developer I believe we have come to a successful compromise.
There will be ongoing concerns regarding street safety, however I believe that forcing the developer to add either a connector road through Miller Park or a sidewalk on Cameron Road are not the direction in which we should be moving. There needs to be clear consideration of from where the traffic on our street comes and how can that be mitigated. As I mentioned at a recent meeting, 68% of the traffic on our street comes from an adjoining neighbourhood of over 100 homes. This neighbourhood has a much safer option for coming and going…Francis Ave.
I urge Council to listen to the recommendations put forward by PAC and move forward with this rezoning and development based on those recommendations.
I look forward to a positive and constructive public hearing on October 26.
Thank you for your time and consideration.

15 Cameron Road

Sent from my iPad

Outlook

RE: Cameron Road Rezoning – Request for Clarification

From Rothesay Info <Rothesay@rothesay.ca>
Date Tue 2026-10-20 8:01 AM
To
Cc Neil McKenna <neil.mckenna@rothesay.ca>

Good morning,

By copy of this email I am forwarding your inquiry to Neil McKenna, Town Clerk.

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

From
Sent: October 19, 2026 7:05 PM
To: Rothesay Info <Rothesay@rothesay.ca>
Subject: Cameron Road Rezoning – Request for Clarification

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.

Dear Mayor Alexander and Members of Council,

I am writing regarding the proposed Cameron Road rezoning from R1B/R4 to R3.

I request clarification on whether approval of the rezoning will be conditional on an amended draft Development Agreement (DA) incorporating, at a minimum, the recommendations made by the Planning Advisory Committee (PAC) on October 6, 2026:

- A cap of 34 residential units.
- No buildings on the “panhandle” portion of the site.
- Consolidation of PIDs.

- Review of alternative sidewalk locations, including a walkway through the adjacent apartment complex owned by the developer.
- Review of traffic-calming measures for Cameron Road.

Please include my submission in the materials provided to Council for the October 26, 2026, Public Hearing.

Thank you,

3 Wynn st,

Rothesay,NB

Outlook

RE: Cameron Road Rezoning – Objection and Request for Clarification

From Rothesay Info <Rothesay@rothesay.ca>
Date Tue 2026-10-20 8:01 AM
To
Cc Neil McKenna <neil.mckenna@rothesay.ca>

Good morning,

By copy of this email I am forwarding your inquiry to Neil McKenna, Town Clerk.

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

From:
Sent: October 19, 2026 7:02 PM
To: Rothesay Info <Rothesay@rothesay.ca>
Subject: Cameron Road Rezoning – Objection and Request for Clarification

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.

Dear Mayor Alexander and Members of Council,

I am writing regarding the proposed Cameron Road rezoning from R1B/R4 to R3.

I object to the proposed rezoning **UNLESS it is conditional on an amended draft Development Agreement (DA) that incorporates, at a minimum, the recommendations made by the Planning Advisory Committee (PAC) on October 6, 2026:**

- A cap of 34 residential units.
- No buildings on the “panhandle” portion of the site.

2026October26 - PUBLIC HEARING - Cameron Road_147

- Consolidation of PIDs.
- Review of alternative sidewalk locations, including a walkway through the adjacent apartment complex owned by the developer.
- Review of traffic-calming measures for Cameron Road

Please include my submission in the materials provided to Council for the October 26, 2026, Public Hearing.

Thank you,

3 Wynn st.
Rothesay NB

(1)

RECEIVED
Oct 19/2026
OCT 20 2026
Council

MAYOR ALEXANDER,
DEAR TOWN CLERK and Council,

I am writing regarding the proposed Cameron Road rezoning from R1B/R4 to R3

I object to the proposed rezoning unless it is conditional on an amended development agreement on Oct 6, 2026 PAC recommedations

(1) A cap of 34 residential units
(2) No buildings on the "panhandle" portion of the site
(3) Consolidation of P.I.D.S
(4) Review of alternative side walk locations, including a walkway thrugh the adjacent apartment complex owned by the developer.
(5) Review of traffic-calming measures for Cameron Rd
No sidewalks
(6) I request clarification on whether the rezoning will be conditional on an amended development agreement incorporating, at a minumm Oct 6 PAC recommedations

2

Please Insure my submission is provided to MAYOR & Council for Oct 26, 2026 Public Hearing.

Also consider Infrastructure Not in place for Five, Policing & medics No after hr clinics with in house appts etc. which is Paramount to Quality of life in community for residents who have been here many years paying taxes and with any increase in population this is critical beyond Arena's, green spaces for walking.

Added note

If progress cannot leave Room for a bird to build a nest a deer to raise its young a fox to find shelter or a tree to grow old then perhaps what we call progress is simply destruction with a prettier Name.

Respectfully please consider community at large, traffic safety increase & Consider Balance for the future Regards STAR MOTT 10 Cameron Rd Rothesay N.B.

Oct
20/2026

Town Clerk

Please add my
Name to
speak at
Public Hearing
for Cameron Rd
Oct 26, 2026

Thank-you

10 Cameron
Rd
Rothesay N.B
E2E 2A9

RECEIVED
OCT 20 2026

Outlook

RE: Cameron Road Rezoning – Objection and Request for Clarification

From Rothesay Info <Rothesay@rothesay.ca>
Date Tue 2026-10-20 12:58 PM
To
Cc Neil McKenna <neil.mckenna@rothesay.ca>; Mark Reade <markreade@rothesay.ca>

Good afternoon,

By copy of this email I am forwarding your inquiry to Neil McKenna, Town Clerk.

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

From:
Sent: October 20, 2026 12:04 PM
To: Rothesay Info <Rothesay@rothesay.ca>
Subject: Cameron Road Rezoning – Objection and Request for Clarification

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.

To Mayor Alexander and Members of Council,

I am writing regarding the proposed Cameron Road rezoning from R1B/R4 to R3.

I object to the proposed rezoning **UNLESS it is conditional on an amended draft Development Agreement (DA) that incorporates, at a minimum, the recommendations made by the Planning Advisory Committee (PAC) on October 6, 2026:**

- A cap of 34 residential units.
- No buildings on the "panhandle" portion of the site.
- Consolidation of PIDs.
- Review of alternative sidewalk locations, including a walkway through the adjacent apartment complex owned by the developer.

- Review of traffic-calming measures for Cameron Road.

Please include my submission and the following letter in the materials provided to Council for the October 26, 2026, Public Hearing

My name is and I live on Ball Park Av directly behind the subdivision that Mr. Dobson is building.

When the first plan was made public, I was very upset that they would be removing all the trees behind my home and leaving nothing there. The plan was also to have four detention ponds on my property line. These ponds would be open. I was told at a subsequent meeting that they need to be open so that a person could get out if they fell in. That would be great if you were, for example, a 30 year old man, but how does that keep a small child safe if they fell in or wildlife fell in.

To his credit, Mr. Dobson listened to all our concerns and worked with the community to come up with a plan that we were satisfied with.

We know that he made many compromises to come up with the final plan and we are very thankful that he was willing to both listen, and act on our concerns.

A final proposal was made for 34 units and leaving buffer zones around the property to help with the water and privacy for the neighbours. It would also protect the water course and still give the wildlife some room.

Many people want to live in our community because of the atmosphere that it has. I have been in this community for 38 years and it has always been known as a lovely quiet bedroom community. That is what draws people to live here

Now it seems that all council wants to do is build, build, build.

I understand that they are looking for a higher tax base, but to get it by ruining the whole reason people move out here does not make sense.

Our community working with Mr. Dobson have settled on a plan for 34 homes to be added in the area.

Then we all go to the council meeting and they say no, staff says we can have 64 units in that area, not caring about the privacy of the neighbours or the ground water or water course that runs through the area.

They also want to have Mr. Dobson put in a sidewalk going up the road from the subdivision. If they had wanted a sidewalk, it should have been put in when they opened Scichilone St and allowed all the traffic that comes from West Beach Estates. They use that way to travel instead of going out the main entrance up Francis Av to avoid the school zone.

Or they could have put it in when they had the whole road torn up and added water lines. Now they are saying that we can't expect the taxpayer to pay for it. The community is willing to have other options instead of the sidewalk to help with the problem of all the excess traffic where you would not need to destroy the mature trees on the road that add to the neighbourhood or destroy lawns. They say that anything can happen to Mr. Dobson and the next person buying that property needs to know that they can put 64 units in there.

We want the development agreement to be modified to show as 34 units, not 64. Then if Mr. Dobson does for any reason sell the property, the new owners at that time can approach the town to make revisions.

Strange that I sat at a recent council meeting and when there was a rezoning to R2 request for 2 blocks over it was denied very quickly, but the community three streets over have had to work tirelessly to be heard.

We know that there must be new developments, but we have all compromised, and came to an agreement that all are willing to accept. Now we need council to work with us and modify the agreement to 34 units.

Lastly, I will quote a message on the town hall website:

“On June 8th, our 2026-2030 Council was officially sworn into office. We’re ready to get to work for **ALL** residents of Rothesay. Your hard-working team is dedicated **to listening to residents**, fostering a vibrant and welcoming community, continuing to invest in important services and infrastructure, and ensuring that Rothesay remains an exceptional place to live, work, play, raise a family, and retire.”

Now is the time to stand by your words and ***LISTEN TO RESIDENTS!***

Thank you,

34 Ball Park Rd

TOWN OF ROTHESAY

Public Hearing
Rezoning – Lands south of 5, 7, 9, and 11 Cameron Road

Rezoning to R3

October 26, 2026

Background

- Approximate 4.37-hectare site 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)**
- Mix of two-unit and four-unit dwellings (latest 2 iterations)
- Private access from Cameron Road (gated access)

Cameron Road Rezoning - Site Air Photo



Cameron Road Rezoning – Development Site





2025-06-24 6:00 PM - PUBLIC HEARING - Cameron Road_158

Development Concept

Concept revised from 2025 and 2026

- 64 units 2025 (2 and 3-unit buildings)
- 50 units May 2026 (2 and 4-unit buildings)
- 34 units July 2026 (2 and 4-unit buildings)



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"

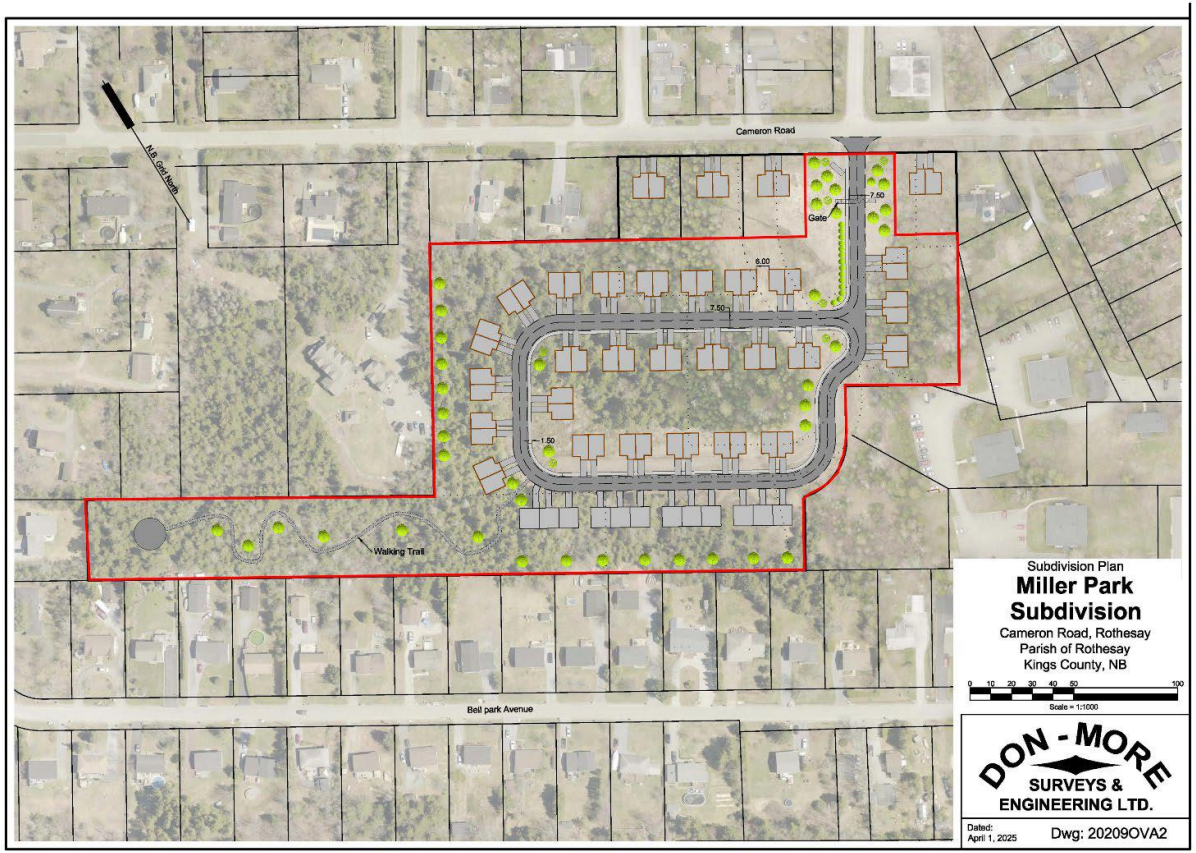
"All dimensions are approximate"



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

Cameron Road Rezoning - 2025 Development Concept

2026 Submission - PUBLIC Cameron Road_159



2025 Concept (Original Concept)

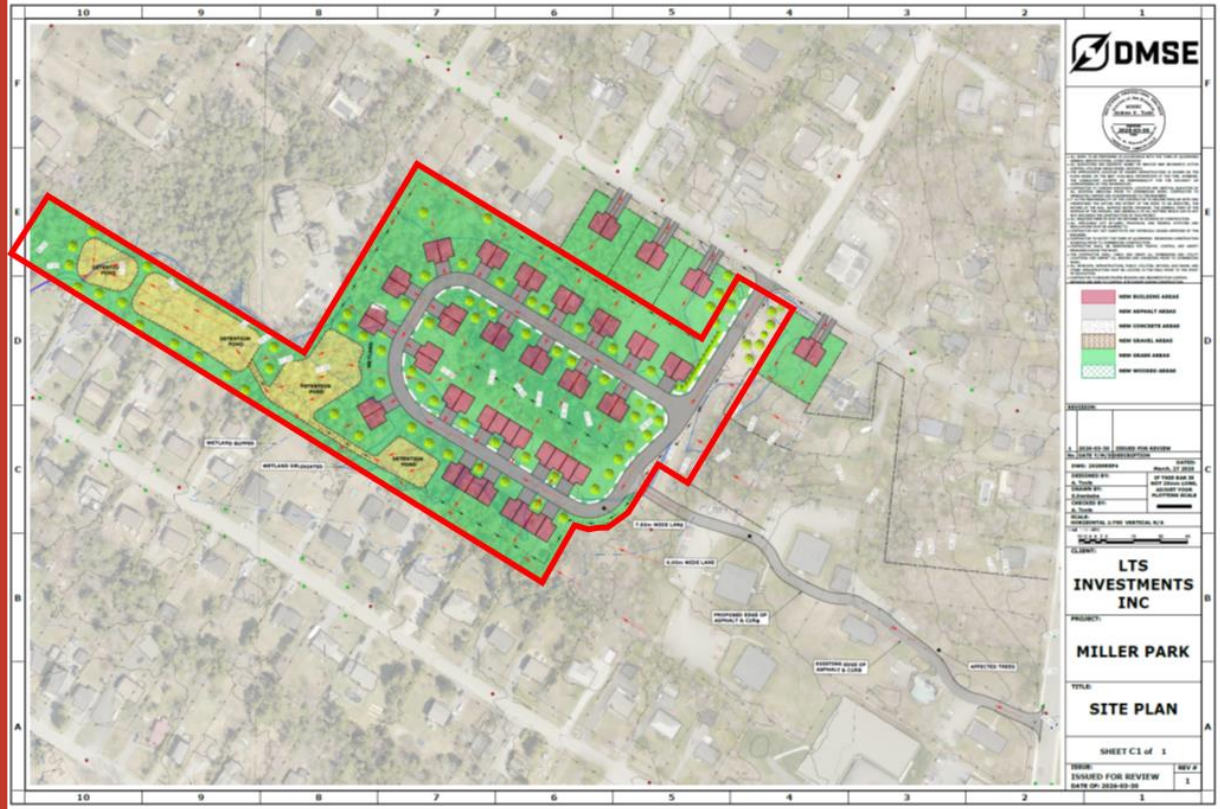
- 64 units total
- 4 3-unit buildings
- 26 2-unit buildings

Private access - P-loop from Cameron Road (gated access)

Stormwater management in “panhandle” of site

Cameron Road Rezoning - May 2026 Development Concept

2026 Public Hearing - Rezoning - 0 Cameron Road_160



May 2026 Concept

- 50 units total
- 4 4-unit buildings
- 17 2-unit buildings

Private access

- P-loop from Cameron Road (gated access)
- Connection to Miller Park

Stormwater management in “panhandle” and southern portion of site

Cameron Road Rezoning - July 2026 Development Concept

2026 Public Hearing - PUBLIC HEARING - Cameron Road_161



July 2026 Concept

- 34 units
- 4 4-unit buildings
- 9 2-unit buildings

Private access

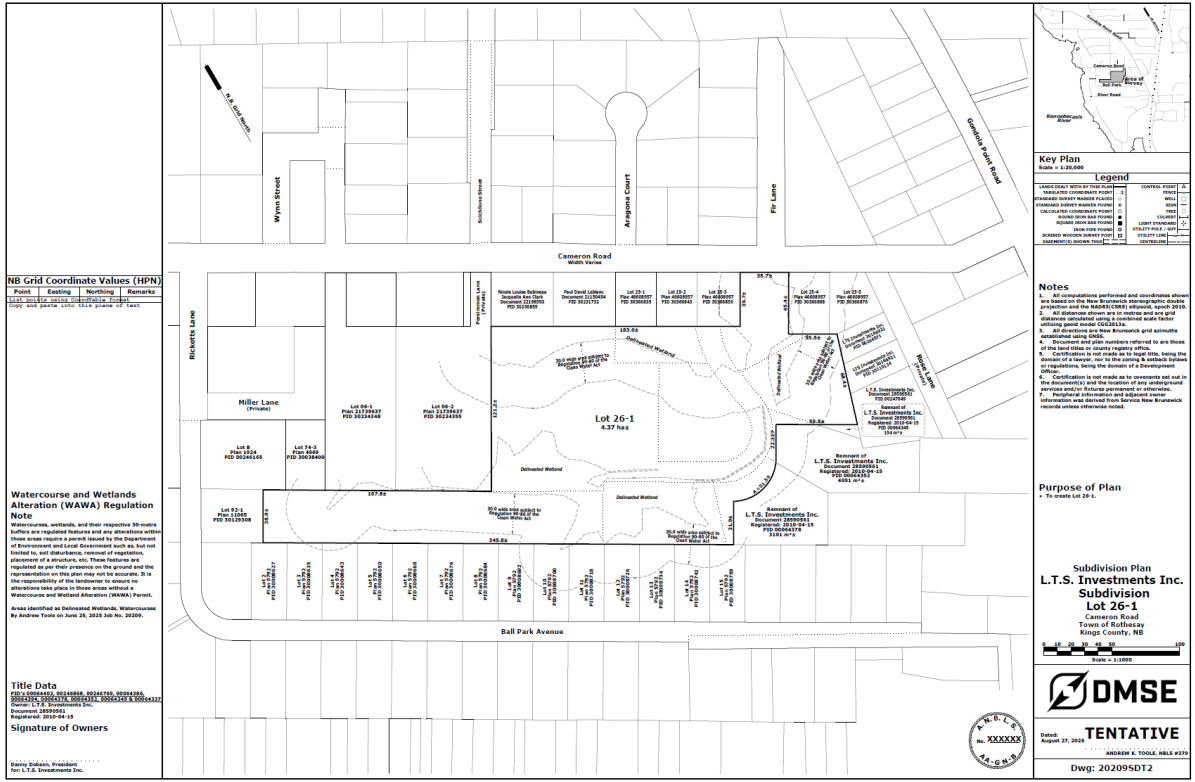
- Single access from Cameron Road (gated access)
- Terminates in 2 cul-de-sacs

Stormwater management in “panhandle” and south-central portion of site

Undisturbed areas in northwest and western portions of site

Cameron Road Rezoning - Subdivision (Consolidation)

2025 October 27 PUBLIC DISCLOSURE - Cameron Road_162

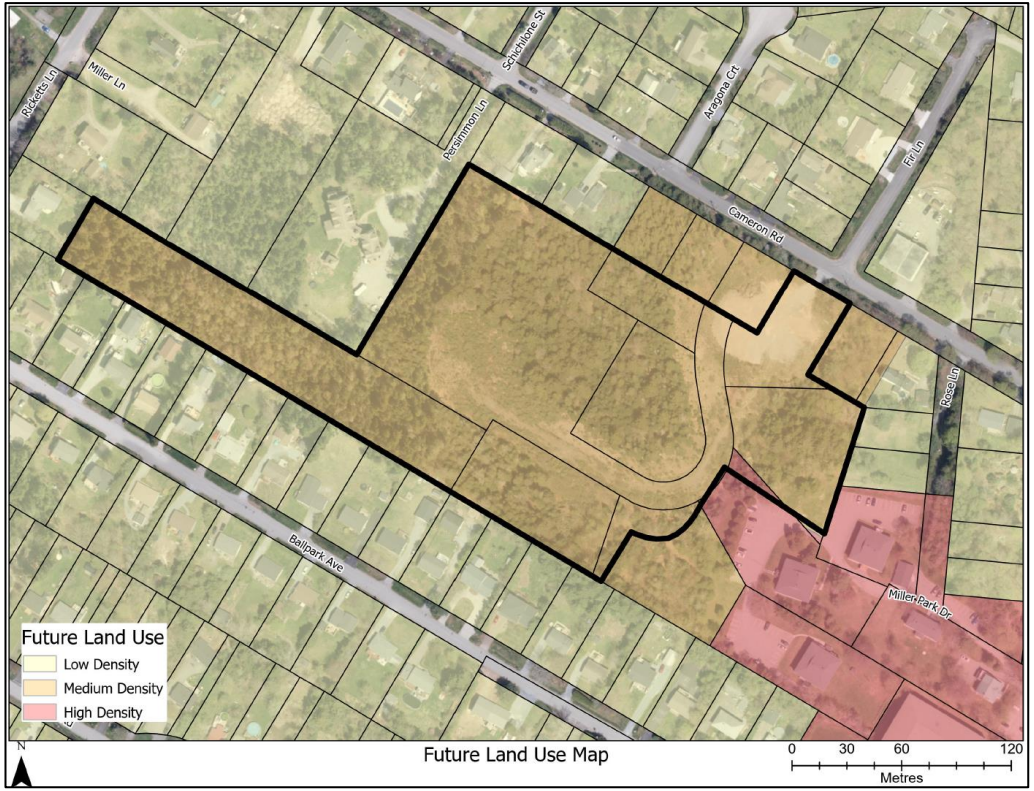


Subdivision

- Properties will be consolidated into a single lot
- Council assent required for Local Government Services Easements (LGSE)
- LGSE's cover underground piped infrastructure that would be maintained by the Town
- These are confirmed during detailed design

Cameron Road Rezoning - Municipal Plan / Future Land Use

2024-06-12 - PUBLIC HEARING - Cameron Road_163



Municipal Plan / Policy

Designated as Medium and High Density Residential

Medium Density Residential

- Policy MDR-2 provides for a range of housing including two-unit, semi-detached, duplex dwellings, triplex-dwellings, fourplex dwellings, row houses, garden homes, or clustered housing

High Density Residential

- Policy HDR-2 allows for a mix of housing of types where the dominant form is an apartment or condominium dwelling

All 3 Development Concepts conform to Municipal Plan

Cameron Road Rezoning - Zoning



Zoning

Current Zoning:

- Single Family Residential – Standard [R1B]
- Multi-Unit Residential [R4]

Required Zoning

- Attached Residential [R3]

2026October26 - PUBLIC HEARING - Cameron Road_165

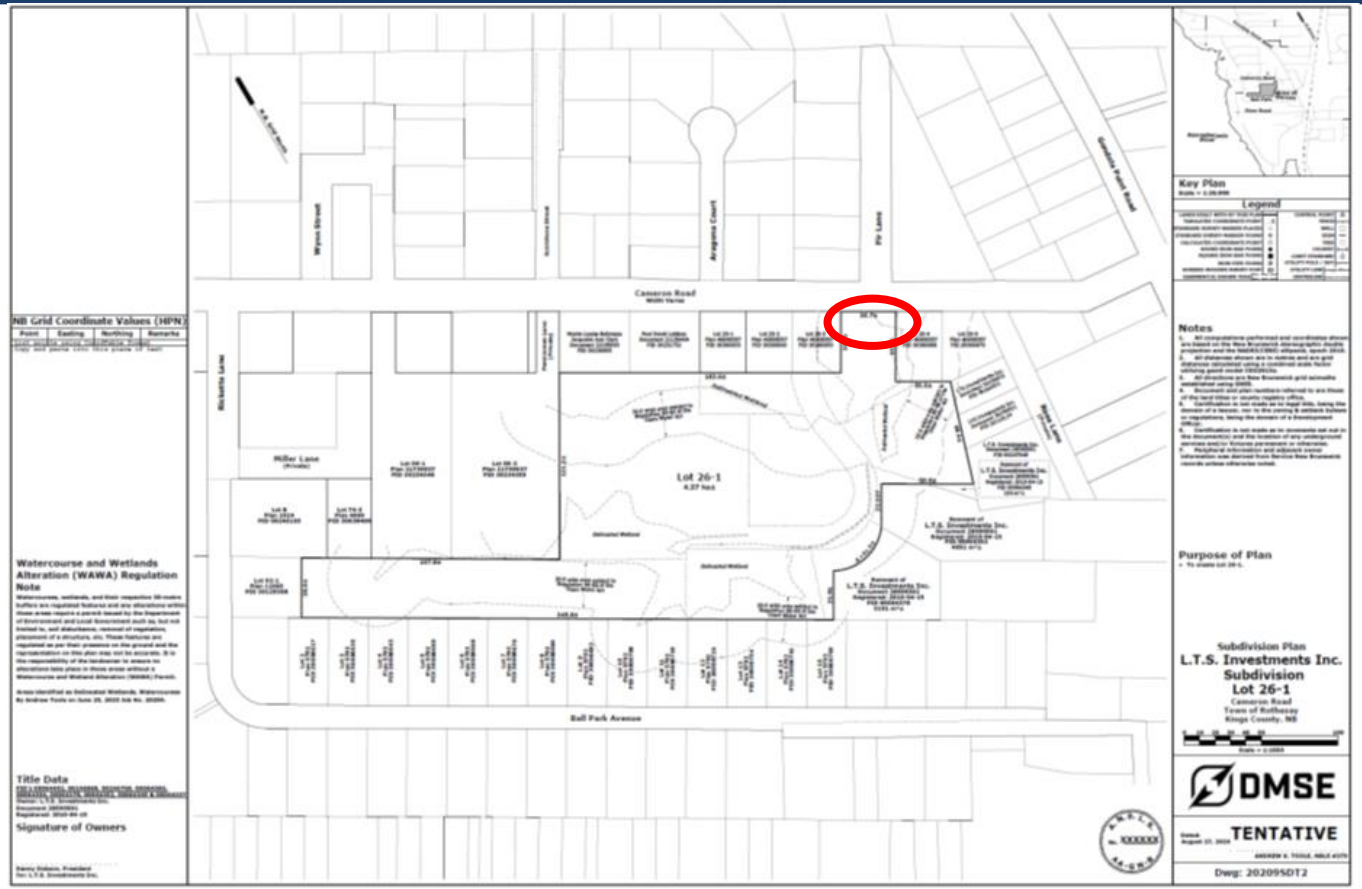
Zoning Considerations

- Density – R3 zone requires 400 square metres/residential unit
  - 4.37-hectare site – allows for 109 units
  - All three concepts meet density requirement

- Variances required for lot frontage and access
  - Reduce frontage from 40 metres to approximately 35.7 metres
  - Increase access width from 5 metres to 7.5 metres
  - Planning Staff support variances – Process via a Development Officer Variance should application be approved

Cameron Road Rezoning - Zoning

2026October26 - PUBLIC HEARING - Cameron Road_166



2026 Council Package - PUBLIC HEARING - Cameron Road_167

Rezoning and Development Agreements - A Backgrounder

- Decision to rezone a property, and impose conditions, is ultimately up to Council
- Council gives consideration to:
  - Staff Recommendation – Alignment with Municipal Plan and By-Laws, Site Suitability, Traffic, Servicing
  - PAC Recommendation – Can differ from Staff Recommendation
  - Developer and Consultants – Site / Building Plans, public hearing presentation
  - Public – Input at the public hearing and written comments submitted up to the public hearing
- These inputs inform Council's decision and conditions Council imposes on the development via a resolution or agreement
- Such conditions or components of an agreement are ultimately a decision of Council - can be further refined by Council during their consideration of First, Second and Third Readings of the amending by-law

2026 Correspondence - PUBLIC HEARING - Cameron Road_168

Rezoning and Development Agreements - A Backgrounder

Council can impose conditions on a rezoning

- Specific Resolution of Council following Third Reading; or
- Development Agreement

Council jurisdiction - Section 59 of the *Community Planning Act*

Development Agreement is registered on title

- Binding on subsequent owners (Section 59(4) of *Act*)

Conditions imposed through an enacted resolution or registered agreement can be amended in the future

- “Section 59 Amendment”
- Requires public process - Public Hearing and required notification (Section 111 of *Act*)

2026 Development PUBLIC AGENDA - Cameron Road_169

Draft Development Agreement Provisions

- Staff intent is that proposal be subject to a Development Agreement – Approach for larger scale projects
- Cap of 64 dwelling units to be developed on the site
  - Allowable density within the R3 zone supports the level of development originally proposed in 2025
  - Provide revenue to support the development of a sidewalk in the Cameron Road public right-of-way
- Provision of a detailed landscaping plan with the initial Development / Building Permit application for the development
- Requirements related to the architectural design of the elements including a differentiation of cladding materials on the front façades of the buildings and articulation of the front facades for the buildings containing three or four dwelling units
- A requirement for a net zero stormwater management plan
- Construction of a sidewalk along the Cameron Road right-of-way from 11 Cameron Road to the Gondola Point Road / Cameron Road intersection

Cameron Road Rezoning – Notification and Staff Recommendation

Polling (Notification)

Notification

- Posting on Town website in accordance with *Community Planning Act*
- Additional notification to landowners within 100 metres of site
- Signage posted

Staff Recommendation to PAC and Council

- Recommend that Council Enact By-Law to rezone site to R3
- Recommend authorization of Development Agreement
- Staff and PAC Recommendations not aligned
    - PAC recommendation contains additional proposed revisions to Development Agreement

2026Council Agenda - PUBLIC HEARING - Cameron Road_171

Staff Recommendation

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

B. 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)).

2024Documents - PUBLIC HEARING - Cameron Road_172

Staff Recommendation

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

2024-10-08 Special - PUBLIC HEARING - Cameron Road_173

PAC Recommendation

A. 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)**.

2020 Council Package - Public Hearing - Cameron Road_174

PAC Recommendation

B. 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.

2024-10-22 Special Council Agenda - Cameron Road_175

PAC Recommendation

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

Cameron Road Rezoning - Draft By-Law

BY-LAW 2-10-47
A BY-LAW TO AMEND THE ZONING BY-LAW
(No.2-10 Rothesay)

The Council of the town of Rothesay, under authority vested in it by the Community Planning Act, SNB 2017, c.19, and amendments thereto, hereby amends By-Law 2-10 "Rothesay Zoning By-Law" and enacts as follows:

That Schedule A, entitled "Zoning" as attached to By-Law 2-10 "ROTHESAY ZONING BY-LAW" is hereby amended, as identified on the attached sketch identified as "Attachment A – Bylaw 2-10-47".

The purpose of the amendment is to rezone an approximate 4.37-hectare parcel of land at the rear of 7, 9, and 11 Cameron Road (PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064352 (portion), 00064378 (portion)) from **Single Family Residential – Standard Zone (R1B)** and **Multi-Unit Residential Zone (R4)** to **Attached Residential Zone (R3)** to allow for a residential development subject to the execution of a Development Agreement in accordance with the *Community Planning Act*, supra.

FIRST READING BY TITLE :

SECOND READING BY TITLE :

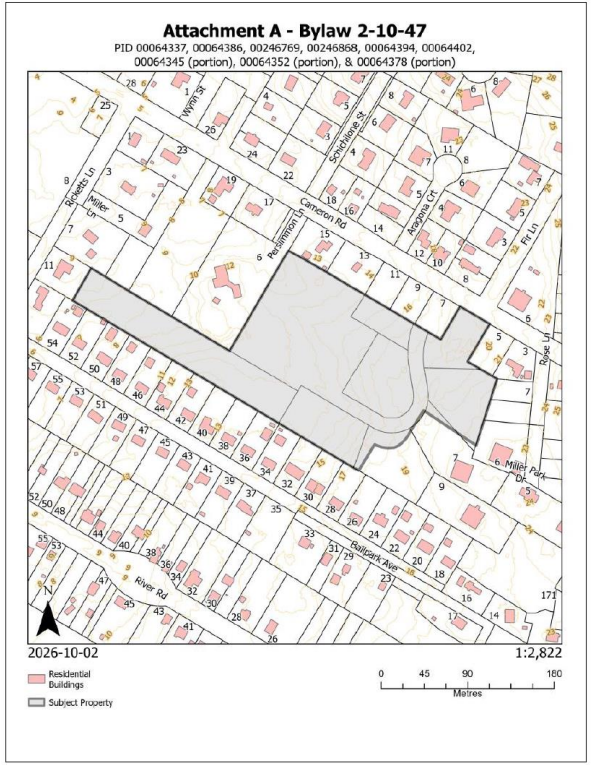
READ IN ENTIRETY :

THIRD READING BY TITLE AND ENACTED :

MAYOR

CLERK

DRAFT



PAC Recommended Additions – Staff Observations

Cap of 34 units

- Site can support more units than 34 in current concept
- 64-unit concept meets density standard of R3 zone
- Potential for additional units around bulbs of cul-de-sacs

No buildings on “the panhandle” of portion of site

- Configuration of this portion of the site limits development of buildings
- 168 metres x 39 metres

PAC Recommended Additions to Development Agreement

2026 Updates - PAC - DEVELOPMENT AGREEMENT - Cameron Road_178



2024-08-12 - PUBLIC AGENDA - Cameron Road_179

PAC Recommended Additions – Staff Observations

Consolidation of parcels

- Subdivision plan submitted with application demonstrates consolidation of parcels

Review of alternate locations for a sidewalk other than Cameron Road including a walkway through the adjacent apartment complex owned by the Developer

- Developer has proposed connection
- Staff's position is this would be a private walkway - not maintained or owned by Rothesay
- Recommend 1.8 metre width with hard surfacing with a connection to Gondola Point Road
- Sidewalk on Cameron Road is still preferred option to serve broader community

2026-02-09 - PUBLIC AGENDA - Cameron Road_180

PAC Recommended Additions – Staff Observations

Review of traffic calming measures that could be employed on Cameron Road

- Issue is separate from rezoning
- Cameron Road functions as a connector for the broader West Beach Estates neighbourhood
- This is a matter for consideration by Town Operations Staff

DMSE

Cameron Road Development - Phase 2

2026October26 - PUBLIC HEARING - Cameron Road_182

Welcome

Council Meeting - October 26th

01 Share the history of the project and the work completed to date

02 Explain how the concept has evolved since it was first presented

03 Review the current 34-unit proposal

04 Answer Questions raised this evening



This presentation was crafted alongside the residents of the neighborhood.

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Introductions

LTS Investments

Project owner and developer

Daniel W. Dobson
President

DMSE

Planning and engineering team

Isaiah Reid
DMSE, Consultant

Our role tonight

Present the work clearly, answer what can be answered, and record the questions that require follow-up.

LTS Investments and Miller Park



LTS INVESTMENTS
PROPERTY MANAGEMENT

To Cameron Road /Ball Park neighbors

My name is Danny Dobson and I am the President of LTS Investments the developer for the Cameron Road Duplex project.

I will be holding a Public consultation gathering on Thursday Evening, July 23rd at the Amsterdam Inn on Millenium Drive in Quispamsis starting at 6:00.

I wish to invite you if you are interested in learning more or adding your input into Phase 2 of our project. We already have a list of concerns that we are addressing and if you have provided input already, I thank you for that.

My goal is to have a respectful conversation where we get some ideas into how we may improve this project a bit more for the neighbors of Cameron and Ball Park Roads.

We already have implemented some changes to our plan with the input directly from our neighbors and want you to know we have listened and are continuing to listen. Of course, not all ideas can be incorporated however we are open to having a discussion.

Also in attendance will be representatives from DMSE the firm that has been working with us on the design and engineering of the plan.

Currently we are nearing completion of Phase 1 where we have built 4 Duplexes and I invite anyone to drive up to view them as Phase 2 will resemble those. We are currently leased out on all 8 units incorporated in the 4 buildings.

Sincerely

Daniel W Dobson

312 Rothesay Avenue • Saint John • NB • E2J 2B9 • Phone 506-634-6060 • Fax Admin 506-634-6062

Miller Park has been owned by LTS since 2010.

- **Project Leadership:** LTS is leading the Cameron Road duplex development
- **Phase 1 Progress:** Consists of four duplex buildings and is nearing completion
- **Phase 1 Leasing:** All completed Phase 1 units are leased
- **Phase 2 Character:** Intended to follow the same general housing character
- **Neighbour Feedback:** Input has already led to changes in the concept

Phase 1: nearing completion









Four duplex buildings • established landscaping • residential-scale design

Phase 1: interior character









Bright, durable finishes and practical single-level living

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Phase 2 Timeline

1

Community engagement

Share the concept and document input

2

Concept refinement

Assess changes arising from feedback

3

Municipal approvals

Proceed through the applicable public and regulatory process

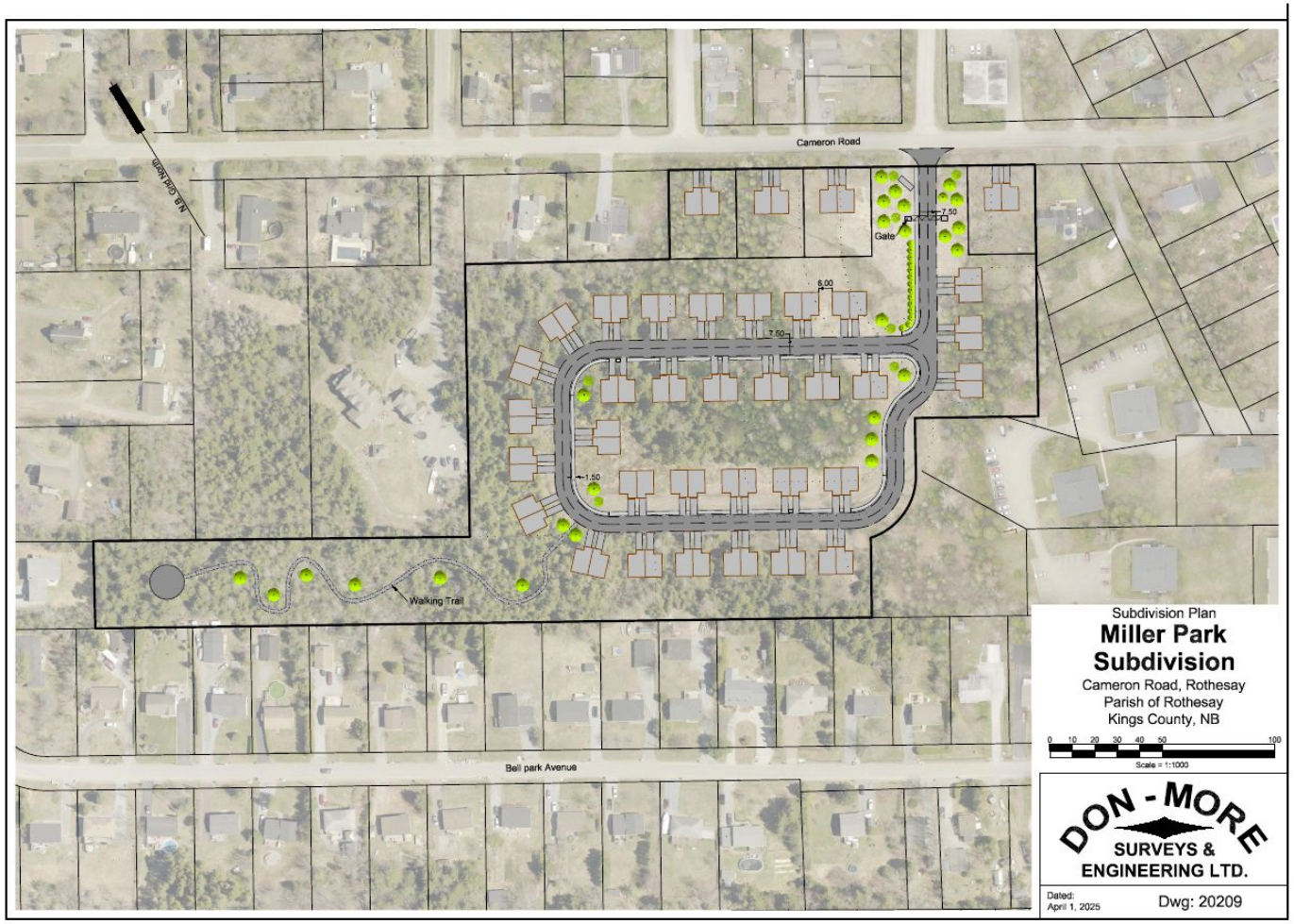
4

Civil Engineering Design

Stormwater Management Plan, Grading Plan, Servicing & Erosion and sediment plan

Timing is dependent on feedback, design revisions, technical review and municipal decisions.

Evolution of the Proposal: Initial Concept

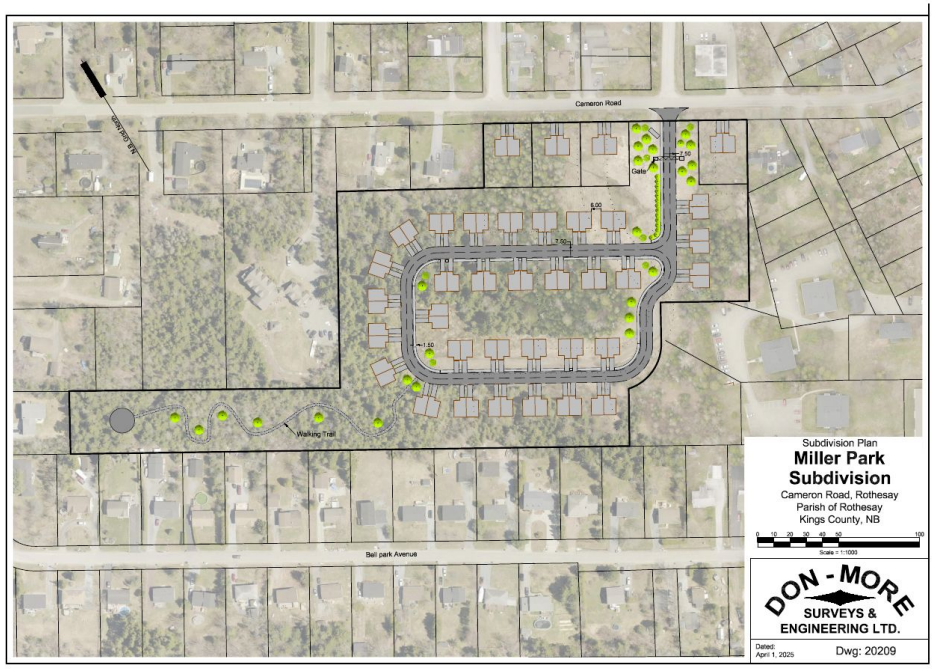


SITE1

Original concept

- 64 residential doors
- Loop-road subdivision layout
- First version brought forward publicly
- Starting point—not the plan currently proposed

Evolution of the Proposal: 50 Unit Development



SITE1 • original

64 Units

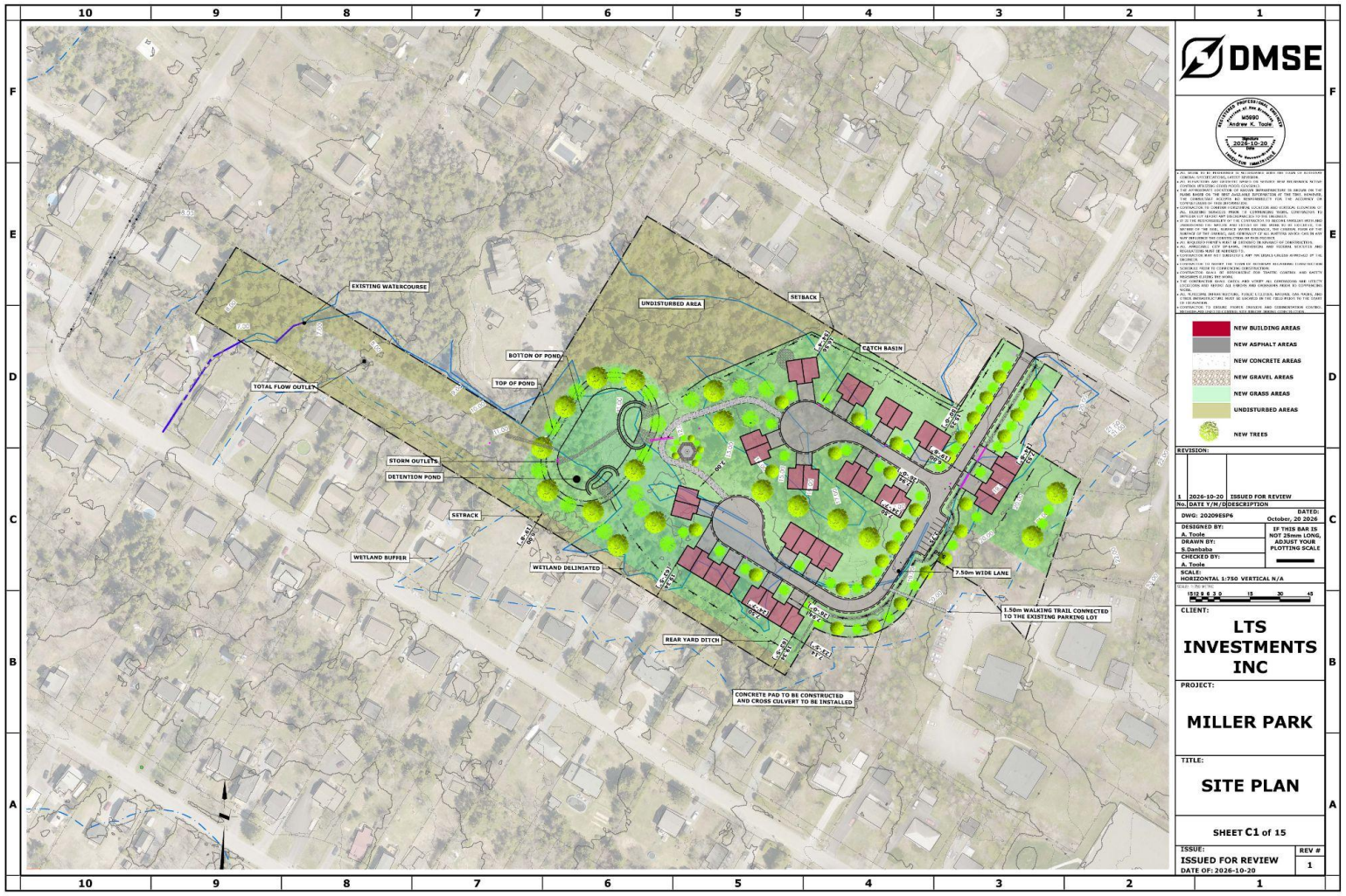


SITE2 • Tabeld proposal

50 units

The revised layout adds defined buffers, stormwater features, wetland delineation and a secondary-access connection.

Proposal under discussion tonight



Current proposal

- 34 residential units
- 7.5 m Private Street
- Visitor Parking
- Reduced Detention ponds
- 47.9% reduction
- Net 0 STM (stormwater management)

Conceptual and subject to further review.

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Listening & Responding: How we built community trust

The Journey

April 2025: Strong opposition, delays, and friction from community members.

Active Listening: Developer proactively tabled the rezoning to sit down directly with neighbors.

July 23, 2026: Vision presented to 40+ citizens, turning skepticism into overwhelming support.

Key Adjustments

Density Reduction: Considerable cut in the total number of homes to respect neighborhood scale.

Wetland Protection: Large portion of the local sensitive wetland left entirely untouched.

Water Management: Detention pond issues successfully resolved through engineering alignment.

What Neighbors Say

"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..."

Former opposition leader & community advocate

Community Partnership

By listening to feedback and collaborating on design, we transformed community friction into a Development we are proud to stand behind.

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DMSE

REGISTERED PROFESSIONAL ENGINEER
M5090
Andrew K. Toole
Signature
2026-10-20
Date

- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE TOWN OF RICHMOND GENERAL SPECIFICATIONS, LATEST REVISION.
- ALL UTILITIES ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND OTHER STRUCTURES BEFORE COMMENCING WORK.
- THE APPROXIMATE LOCATIONS 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 ELEVATIONS 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 EXECUTION OF THIS PROJECT.
- ALL REQUIRED PERMITS MUST BE OBTAINED IN ADVANCE OF CONSTRUCTION.
- ALL APPLICABLE CITY BY-LAWS, PROVISION AND FEDERAL STATUTES AND REGULATIONS MUST BE ADHERED TO.
- CONSTRUCTION MAY NOT SUBSTITUTE ANY MATERIALS UNLESS APPROVED BY THE ENGINEER.
- CONTRACTOR TO NOTIFY THE TOWN OF RICHMOND 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 DRAINS (CULVERTS, PUBLIC CATCHBASINS, MANHOLES, GAS VALVES, AND OTHER INFRASTRUCTURE) MUST BE LOCATED IN THE FIELD PRIOR TO THE START OF EXCAVATION.
- CONTRACTOR TO ENSURE PROPER EROSION AND SEDIMENTATION CONTROL MEASURES ARE IMPLEMENTED BEFORE ANY EARTH DISTURBANCE.

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

REVISION:

No.	DATE Y/M/D	DESCRIPTION
1	2026-10-20	ISSUED FOR REVIEW

DWG: 20209ESP6
DATED: October, 20 2026
DESIGNED BY: A. Toole
DRAWN BY: S.Danbaba
CHECKED BY: A. Toole
IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE
SCALE: HORIZONTAL 1:750 VERTICAL N/A

CLIENT:
LTS INVESTMENTS INC

PROJECT:
MILLER PARK

TITLE:
SITE PLAN

SHEET C1 of 15

ISSUE: ISSUED FOR REVIEW
DATE OF: 2026-10-20
REV # 1


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