ROTHESAY

PUBLIC HEARING
Lands south of 5, 7, 9, and 11 Cameron Road
Bill McGuire Memorial Centre
Monday, October 26, 2026
7:00 p.m.

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

CHIEF ADMINISTRATIVE OFFICER (CAO) BRETT McLEAN
DIRECTOR OF PLANNING & DEVELOPMENT SERVICES (DPDS) MARK READE
TOWN CLERK NEIL McKENNA
DIRECTOR OF OPERATIONS (DO) TIM COLWELL

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 to Attached Residential [R3]

1. Call to Order Instructions

Mayor Alexander called the public hearing to order at 7:02 p.m. and explained that the purpose of the public hearing was to consider enacting BY-LAW 2-10-47 to rezone the lands south of 5, 7, 9, and 11 Cameron Road (PIDs 00064337, 00064386, 00246769, 00246868, 00064394, 00064402, 00064345 (portion), 00064378 (portion), 00064352 (portion) to Attached Residential [R3].

Mayor Alexander discussed the procedure for the meeting. He stated that there would be no decision made until Council deliberated on the information presented at the hearing, and that the rezoning would be considered again at the next council meeting on November 9th.

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:
Presentation: 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

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

Mayor Alexander invited DPDS Reade to present the rezoning application. DPDS Reade provided an overview of the proposal, noting that the developer was seeking to have the PIDs listed above be rezoned to Attached Residential [R3], and that the proposed housing development would be a mix of two-unit and four-unit dwellings. He noted that the development agreement as currently drafted would allow the developer to build up to 64 units, but clarified that the developer had communicated to Town staff his intention to only build 34. DPDS Reade advised that the proposed housing development conformed to the Town's Municipal Plan. He also noted that the recommendation from the Planning Advisory Committee (PAC) differed from the recommendation from Town staff, with the PAC recommending additional revisions to the development agreement that would limit the number of units that could be built to 34. DPDS Reade further advised that the decision would be up to Council to make.

Mayor Alexander then invited Councillors to ask DPDS Reade questions about the application. Counc. Lewis asked why Town staff's recommendation differed from PAC's recommendation, with DPDS Reade replying that the application as proposed had met the requirements for density, could help generate additional tax revenue, and would provide more housing. Counc. Davis then asked if the developer wanted to build additional units beyond what was specified in the development agreement, would he need to go through the same process with the Town? DPDS Reade confirmed that he would be required to do so. Counc. Lewis then noted that most residents on Cameron Road seemed comfortable with 34 units, and that most did not want a sidewalk to be installed. Counc. Boyle then asked if the proposed idea of adding a walkway to Miller Park Apartments would be a private walkway, with DPDS Reade confirming that it was his understanding that it would be private.

Isaiah Reid then presented on behalf of the applicant. He provided background detail on the history of the proposed development and noted that the developer had listened to the concerns of the community and reduced the number of units that would be built. He showed pictures of units that had already been built in the Town and clarified that the developer had no objections to building a hard surface through Jordan Miller Park if that could help alleviate concerns regarding a sidewalk.

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

Sherri Savoie expressed opposition to the project, stating that residents did not have all the facts. She also expressed concern regarding the possible environmental impacts that could be created as a result of the proposed development and indicated that Council did not seem to be listening to the concerns of residents. She expressed frustration with the process and ended her remarks by appealing to the developer to not move forward with the proposed development.

Jacquelin Clark then spoke and expressed her support for the latest proposal for the development agreement. She noted that she had not liked the original proposal and commended the applicant on working with the community. She asked Council to approve the agreement, but with the recommendations from the PAC included, which would limit the number of units that could be built. She also expressed support for investigating options other than a sidewalk. She also spoke about traffic concerns in the area, noting that 475 cars had passed her driveway on a day when she and others had kept track of how much traffic travelled down Cameron Road.

Beth Brown Kirk spoke next and noted that residents had come to the hearing not having a full understanding of the process, and thanked Council and staff for providing clarification. She spoke about her family history in Rothesay, and informed Council that she believed that the rezoning application should be conditioned on an executed development agreement with meaningful public input before Council makes its final decision. She spoke about the community's previous efforts to ensure that traffic, safety, wetland, and watercourse protections were accounted for in the rezoning application. She also expressed concern about the draft development agreement requiring decorative pole lamping along driveways, citing frustration with the lived experience of having pole lamp lighting being installed and subsequently shining bright lights into her home.

The next speaker was Nicole Babineau, who briefly expressed support for the proposal and indicated that the community did not want a sidewalk to be built on Cameron Road.

The final registered speaker was J. Dan Kirk, who spoke about the process surrounding previous development applications, and stressed the importance of respecting terms in written contracts. He encouraged DPDS Reade to work with Director of Operations Tim Colwell to provide a recommendation on traffic considerations and include it in the development agreement. Mr. Kirk then called for the draft development agreement to bind future owners of the property to the same conditions that would bind the current owner, with DPDS Reade indicating that this provision was already included in the agreement. Mr. Kirk concluded his remarks by encouraging Council to only approve the agreement if it established clear responsibilities and safeguards that provide for safe access and lasting accountability.

Mayor Alexander then called three times for anyone else in the audience to speak who wished to speak in favour of the application. The following individuals spoke:

Brad Dryer – 211 Gondola Point Road

Mr. Dryer indicated that the community had largely been against the original proposal and thanked the applicant for working with residents to find a path forward. He spoke about the process and indicated that he felt there had been some mistrust created early on, but that the proposal to build 34 units now seemed to be well received. He also spoke about traffic concerns, noting that 34 units would not materially change the issue.

Mayor Alexander then called three times for anyone else in the audience to speak who wished to speak against the application. The following individuals spoke:

Charlotte McGill Pierce – 6 AL Persimmon Lane
Drew Schedler – 9 Fir Lane

Ms. McGill Pierce indicated that she was not explicitly against the proposal but wanted clarification on how the PIDs would be amalgamated and how they would be treated if the properties were to ever be sold to a different owner. She asked – should the rezoning to R3 be approved – if the PIDs would revert back to their current zoning if the new homes are not built. DPDS Reade responded that the development agreement would still apply if the property were to be sold to another developer. Ms. McGill Pierce sought further clarification on whether a new developer would have to go through the same process with the Town if they wanted to build additional units, with DPDS Reade explaining that an amendment to the development agreement would first need to be obtained, and that doing so would require both a Planning Advisory Committee meeting and a public hearing. Isaiah Reid provided additional clarity, noting that the consolidation of PIDs could happen with or without the rezoning but that it could not be sold as an R3 development without a decision from Council to authorize the rezoning. Ms. McGill Pierce also spoke about traffic concerns and light pollution.

Mr. Schedler spoke briefly, noting that he felt that the community and developer were working together well, but that Town staff were pushing back on an agreement that most residents found acceptable.

Following the conclusion of comments from the public, Mayor Alexander offered Mr. Dobson the opportunity to speak. Mr. Dobson accepted and talked about the fact that he anticipated that many of the people who would move into the homes he planned to build would likely be existing community members looking to downsize and remain in the community. He also noted that he was okay with the conditions suggested by PAC, and that he was happy to answer questions from residents.

Adjournment
Mayor Alexander thanked all in attendance, and the public hearing adjourned at 8:32 p.m.

Original signed by Mayor *Original signed by Assistant Clerk*

MAYOR ASSISTANT CLERK