

ROTHESAY

SPECIAL COUNCIL MEETING BY VIDEOCONFERENCE

Pursuant to the *Local Governance Act* and
the Province of New Brunswick

State of Emergency (declared 19 March 2020)

Monday, September 28, 2020 at 6:00 p.m.



PRESENT: MAYOR NANCY GRANT
DEPUTY MAYOR MATT ALEXANDER
COUNCILLOR PETER J. LEWIS
COUNCILLOR TIFFANY MACKAY FRENCH
COUNCILLOR BILL McGUIRE
COUNCILLOR DON SHEA
COUNCILLOR MIRIAM WELLS

TOWN MANAGER JOHN JARVIE
TOWN CLERK MARY JANE BANKS
DIRECTOR OF PLANNING/DEVELOPMENT (DPDS) BRIAN WHITE
DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN
TREASURER DOUG MacDONALD

ABSENT: COUNCILLOR GRANT BRENAN
DIRECTOR OF OPERATIONS (DO) BRETT McLEAN
ADMINISTRATIVE ASSISTANT LIZ POMEROY

Mayor Grant called the meeting to order at 6:00 p.m. noting she, Town Manager Jarvie, and Town Clerk Banks were present in the Sayre Room at Rothesay Town Hall and observing physical distancing requirements. Council members and senior staff were connected remotely.

1. APPROVAL OF AGENDA

MOVED by Deputy Mayor Alexander and seconded by Counc. Mackay French the agenda be approved as circulated.

CARRIED.

Mayor Grant welcomed Council and staff and members of the public. She gave a brief summary of the legislative procedure and noted the livestream is being recorded and will be available online through the Town's website until October 28, 2020. Mayor Grant advised the public is invited to forward their comments or concerns on Draft By-law 1-20 to Town Clerk Mary Jane Banks and questions can be directed to Director of Director of Planning and Development Services (DPDS) Brian White. She invited DPDS White to give his presentation.

2. PUBLIC PRESENTATION (Section 25, *Community Planning Act*, SNB 2017 c19)

17 September 2020 Public Notice (*posted to website and in Town Office*)

24 September 2020 **Municipal Plan Public Presentation**

Director Brian White, Planning and Development Services

DPDS White gave a presentation to Council with respect to the draft Municipal Plan By-law 1-20. He noted the existing Municipal Plan By-law 1-10 will be replaced by By-law 1-20 that covers the next ten years and offers a guide for development, growth and investment in Rothesay's future.

The draft Plan includes the following sections: Background, 1) Land Use, 2) Municipal Services and Infrastructure, 3) Development Control and 4) Implementation. A number of background studies were undertaken and public engagement was undertaken by survey, online, holding open houses and through presentations by staff to Council and Town Committees. DPDS White noted the draft Plan contains 147 policies to guide Council, staff and Town Committees in decision-making; regulation and management of land, municipal services and infrastructure. A brief summary was given with respect to Plan Policy vs Zoning and it was noted the Plan Policy is the "why" (context and policy) and Zoning is

ROTHESAY

Special Council Meeting (by videoconference)

Minutes

-2-

28 September 2020

the “how” (regulations and dimensions). A summary of the contents for each chapter was provided, along with the Schedules and Maps appended to the draft Plan.

DPDS White noted Land Use is grouped into 9 different categories with specific policies; and some of the categories were reviewed to demonstrate some of the changes or highlights (ie Traditional Area, High Density Residential, Hillside Development Plan, Light Industrial, Millennium Park – Business Park).

The following policies were reviewed to demonstrate some of the changes or highlights:

- Policy REG-1 Regional Inter-Municipal Cooperation
- Policy R-1 Affordable Housing
- Policy R-2 Age-Friendly Housing
- Policy R-4 Secondary Suites
- Policy UD-1 Universal Design
- Policy R-3 Short Term Housing Rental
- Policy MDR-4 Clustered Dwellings
- Policy C-2 Allows High Density Residential in Commercial Areas
- Policy R-6 High Density Residential
- Policy UF-1 Urban Forest Master Plan
- Policy R-8 Manufactured Housing
- Policy R-9 Residential Dwelling Landscape Standards
- Policy RS-1 Rail Safety
- Policy C-7 Commercial Street Frontage
- Policy OsC – 7 Spyglass Hill
- Policy OsC – 8 Rothesay Common

Mayor Grant thanked DPDS White for his presentation and invited Council members to comment and ask questions. It was noted the public is encouraged to provide comments as the draft Plan will guide development, growth and investment in Rothesay for the next ten years. Comments were made noting the incorporation of the work of the Age-Friendly Committee. Council asked questions on the following: modular homes, interpretation of language for increased density, underground parking requirements leading to increased rental costs, Spyglass Hill, “holding zone”, whether a longer timeframe for public comments can be set, Traditional Area, short-term rentals, Hampton Road setbacks, Zoning By-law standards, secondary suites and possible discussion with Public Health about septic systems in rural areas, tree management, private streets and increase in high density building height.

DPDS White responded to Council inquiries, noting the following: modular homes are permitted but there is a restriction on the length to width ratio of design; interpretation is based on the judgement of Council and the Planning Advisory Committee (PAC); policies generally do not refer to specific dimensions; changes can be made to the draft Plan at any time before 3rd reading of the By-law; the plan recognizes the value of Spyglass Hill to the community while acknowledging it is private property; the “holding zone” will be defined in the Zoning By-law; comments have been received in favour of and against short-term rentals; Hampton Road setbacks are intended to make the area more pedestrian-friendly; the Zoning By-law sets the standards for each zone and the Municipal Plan sets the policies; existing policies and regulations; the draft Plan is for the next ten years so consideration must be given to whether short term rentals are an issue Council wishes to regulate; changes to policy for secondary suites; tree management is related to community-wide issues such as disease; there is a policy to prevent private streets/lanes from development in the future and James Renforth Drive is no longer designated as “Traditional” which prevents any commercial activity in the area.

ROTHESAY

Special Council Meeting (by videoconference)

Minutes

-3-

28 September 2020

Council thanked DPDS White for his presentation and the work done by his Department. There was a brief discussion related to secondary suites and short-term rentals. Counc. Wells noted the plan is for a ten year term and she is not in favour of short-term rentals unless there are more specific details with respect to the property being owner-occupied.

Mayor Grant thanked Council and the public and noted again the livestream is being recorded and will be available online through the Town's website until October 28, 2020. Mayor Grant advised the public is invited to forward their comments or concerns on Draft By-law 1-20 to Town Clerk Mary Jane Banks and questions can be directed to Director of Planning and Development Services (DPDS) Brian White.

3. NEXT MEETING

Regular meeting TUESDAY, October 13, 2020 at 4:00 p.m.

Mayor Grant noted the next regular Council meeting will be held on TUESDAY, October 13, 2020 at 4:00 p.m.

4. ADJOURNMENT

MOVED by Counc. Lewis and seconded by Counc. Mackay French the meeting be adjourned.

CARRIED.

The meeting adjourned at 7:05 p.m.



MAYOR



CLERK