



ROTHESAY
PUBLIC HEARING AGENDA
7:00 p.m.
Monday, August 15, 2022
Common Room, Rothesay Town Hall



Public access to the Live stream will be available online at 7:00 p.m.:
[PUBLIC HEARING LIVESTREAM](#)

PUBLIC HEARING – 24 unit Apartment Building
122 Gondola Point Road and 2 and 4 Clark Road
(PIDs 30262448, 30262430, 00254912)

1. CALL TO ORDER Instructions

2. PUBLIC HEARING
Documentation

10 August 2022
22 July 2022

Public Notice Memorandum prepared by Town Clerk Banks
Community Planning Act, Section 111 notice to website/Town Hall

4 July 2022
29 June 2022
DRAFT
DRAFT
DRAFT
1 June 2022

Recommendation from Planning Advisory Committee
Staff Report (Supplemental) to Planning Advisory Committee
By-law 2-10-32
Development Agreement
Discharge Agreement
Staff Report to Planning Advisory Committee

Appearances/Presentations:

Presentation: Kelly Peters, Polyline Designs
Russell MacDonald

Presentation: Brian White, MCIP RPP, Director of Planning/Development Services

Appearances: n/a

Comments: n/a

3. ADJOURNMENT



ROTHESAY

MEMORANDUM



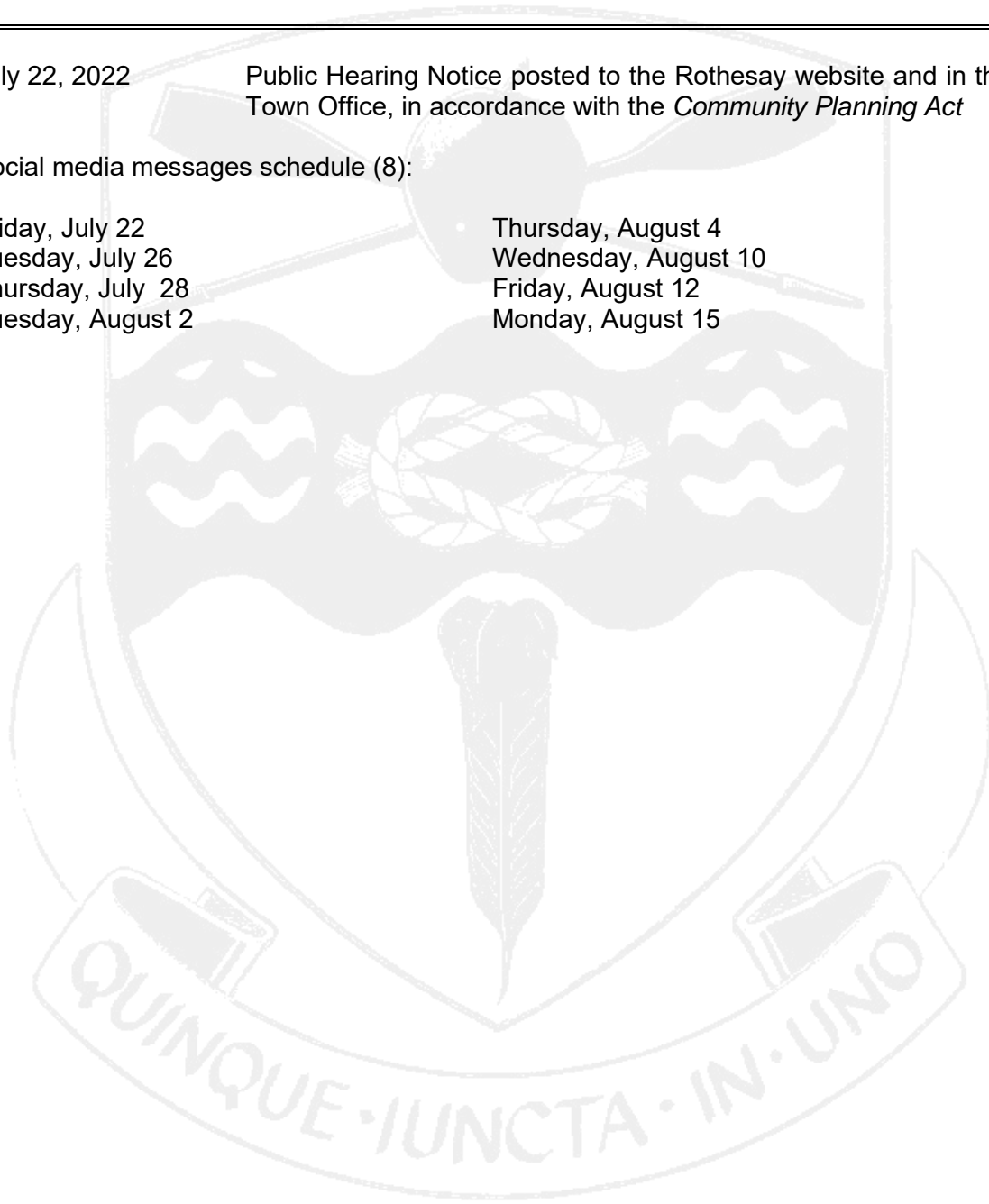
TO : Mayor Grant and Rothesay Council
FROM : Town Clerk Banks
DATE : 10 August 2022
RE : Public Hearing Notice and social media
24 Unit Apartment Building – 122 Gondola Point Road and
2 and 4 Clark Road (PIDs 30262448,030262430,000254912)

July 22, 2022 Public Hearing Notice posted to the Rothesay website and in the
Town Office, in accordance with the *Community Planning Act*

Social media messages schedule (8):

Friday, July 22
Tuesday, July 26
Thursday, July 28
Tuesday, August 2

Thursday, August 4
Wednesday, August 10
Friday, August 12
Monday, August 15



Phone: (506) 848-6600 (24/7 Service) Email: Clothesay@Rothesay.ca

ROTHESAY



PUBLIC HEARING NOTICE – 122 GONDOLA POINT & 2-4 CLARK ROAD 24-UNIT APARTMENT BUILDING

19 July 2022

PUBLIC NOTICE IS HEREBY GIVEN that pursuant to Section 111 of the Community Planning Act, SNB 2017, c 19 and amendments thereto, Rothesay Council intends to consider rezoning the lands located at 122 Gondola Point Road, 2 Clark Road, and 4 Clark Road (PIDs 30262448, 30262430, 00254912) to the Multi-Unit Residential Zone [R4] for a 24-unit apartment building, subject to the execution of a Development Agreement in accordance with the Community Planning Act, supra.

A **PUBLIC HEARING** will be held on **Monday, August 15, 2022**, commencing at **7:00 p.m.** in the Common Room, Rothesay Town Hall, 70 Hampton Road.

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:

DRAFT

[By-law 2-10-32](#)

DRAFT

[Development Agreement](#)

29 June 2022

[Staff Report \(Supplemental\) to Planning Advisory Committee](#)



1 June 2022 2022 August 15 Public Hearing 122 Gondola Point / Clark Road FINAL_004

Written objections to the proposed amendment will be received by the undersigned until 12 noon on Wednesday, August 3, 2022 and will be provided to Council for the public hearing. Any person wishing to speak for or against the proposal may do so at the Public Hearing on **Monday, August 15, 2022 at 7:00 p.m.** (Please note social distancing protocols are being followed and masks are encouraged). You may register in advance by contacting the Clerk's office (MaryJaneBanks@rothesay.ca).

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, external agencies or released at a public meeting. Any questions regarding the collection of this information can be directed to the Clerk's office.

Mary Jane E. Banks BComm

Town Clerk

(MaryJaneBanks@rothesay.ca)

506-848-6600





ROTHESAY MEMORANDUM



TO : Mayor and Council
FROM : Planning Advisory Committee Recording Secretary
DATE : 4 July 2022
RE : Rezoning Application -122 Gondola Point Road, 2/4 Clark Road
(PIDs 30262448, 30262430, 00254912)

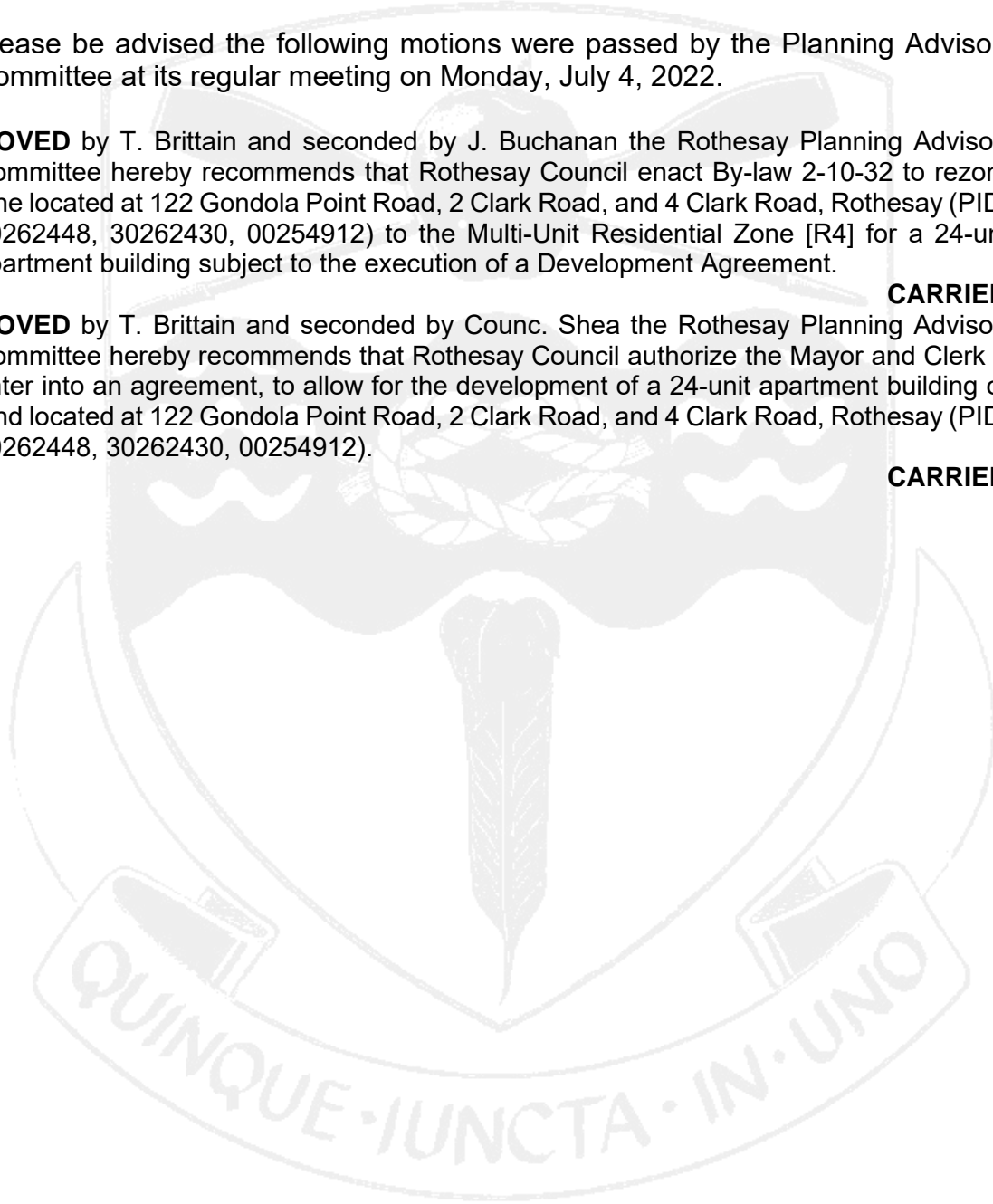
Please be advised the following motions were passed by the Planning Advisory Committee at its regular meeting on Monday, July 4, 2022.

MOVED by T. Brittain and seconded by J. Buchanan the Rothesay Planning Advisory Committee hereby recommends that Rothesay Council enact By-law 2-10-32 to rezone lane located at 122 Gondola Point Road, 2 Clark Road, and 4 Clark Road, Rothesay (PIDs 30262448, 30262430, 00254912) to the Multi-Unit Residential Zone [R4] for a 24-unit apartment building subject to the execution of a Development Agreement.

CARRIED.

MOVED by T. Brittain and seconded by Counc. Shea the Rothesay Planning Advisory Committee hereby recommends that Rothesay Council authorize the Mayor and Clerk to enter into an agreement, to allow for the development of a 24-unit apartment building on land located at 122 Gondola Point Road, 2 Clark Road, and 4 Clark Road, Rothesay (PIDs 30262448, 30262430, 00254912).

CARRIED.





To: Chair and Members of Rothesay Planning Advisory Committee
From: Brian L. White, MCIP, RPP
 Director of Planning and Development Services
Date: Wednesday, June 29, 2022
Subject: Rezoning 122 Gondola Point & 2-4 Clark Road

Applicant:	Dave Brown; & Russell MacDonald	Property Owner:	727547 NB Ltd.
Mailing Address:	PO BOX 21064 Quispamsis, NB E2E 4Z4	Mailing Address:	PO BOX 21064 Quispamsis, NB E2E 4Z4
Property Location:	122 Gondola Point Road / 4 Clark Road	PID:	30262448, 30262430, 00254912
Plan Designation:	High Density Residential	Zone:	Two Family Residential & Neighbourhood Commercial
Application For:	1 – 24 unit apartment building		
Input from Other Sources:	Operations, KVFD		

RECOMMENDATION:

PAC removes from the TABLE the application for a 24-unit apartment building located at the intersection of Clark Road and Gondola Point Road.

ORIGIN:

On June 6th, 2022 the PAC HEREBY tabled the application from Mr. Dave Brown and Mr. Russell MacDonald, Directors of 727547 NB Ltd. to develop a three story 24-unit apartment building on three parcels of land on the corner of the Gondola Point Road and Clark Road pending the receipt of a supplemental staff report containing the following:

1. Polling results;
2. Review by KVFD
3. Draft Discharge Agreement; and
4. Draft development agreement and rezoning By-law.



Figure 1 – Site Location (122 Gondola Pt. Road and 4 Clark Road)

POLLING

Polling was conducted via a notification letter sent to surrounding property within one hundred (100) meters of the subject property. Several residents called Town Staff to inquire regarding details of the project, however, no written responses were received as of Wednesday, June 29, 2022.

KENNEBECASIS VALLEY FIRE DEPARTMENT:

As is required by Municipal Plan **Policy FR-7**, the KVFD did review the proposed development to ensure the public safety and firefighting concerns were addressed. KV Fire Department conducted a review of the project and have no concerns. Should the project be approved by Council a detailed review of the building will be conducted by the building inspector, and the Office of the Fire Marshall.

DISCHARGE AGREEMENT:

As previously reported by Staff there is an existing development agreement registered to all three parcels (PIDs 00254912,30262430, 30262448). The 2010 agreement was a condition of rezoning the property to Neighbourhood Convenience for the purpose of a constructing convenience store. Staff have prepared a Discharge Agreement (See Attachment C) to remove the 2010 agreement should Council wish to proceed with the rezoning of the property by development agreement.

DEVELOPMENT AGREEMENT:

Staff have prepared a draft development agreement and amending By-law 2-10-32 (See Attachment B) for PAC's review before proceeding to Council. A development agreement is a contract attached to the title of the land that specifies the details and obligations of the proposed development which includes the following; building site plan; architectural building elevations; landscape plan; and a storm water management plan.

RECOMMENDATIONS:

Staff recommend the Planning Advisory Committee (PAC) consider the following MOTIONS:

- A. PAC HEREBY recommends that Rothesay Council schedule a public hearing to consider rezoning the lands located at 122 Gondola Point, 2 Clark Road, and 4 Clark Road, Rothesay to the Multi- Unit Residential Zone [R4] for a 24-unit apartment building subject to the execution of a Development Agreement.
- B. PAC HEREBY recommends that Council enact BY-LAW 2-10-32 to rezone land located at 122 Gondola Point, 2 Clark Road, and 4 Clark Road, Rothesay (PIDs 30262448, 30262430, 00254912) to the Multi- Unit Residential Zone [R4] for a 24-unit apartment building, subject to the execution of a Development Agreement.
- C. PAC HEREBY recommends that Council authorize the Mayor and Clerk to enter into an agreement, to allow for the development a 24-unit apartment building on land located at 122 Gondola Point, 2 Clark Road, and 4 Clark Road, Rothesay (PIDs 30262448, 30262430, 00254912).



Report Prepared by: Brian L. White, MCIP, RPP

Date: Wednesday, June 29, 2022

Attachment A – Draft Development Agreement & By-law 2-10-32

Attachment B – Draft Discharge Agreement



**BY-LAW 2-10-32
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, 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 “2-10-32”.

The purpose of the amendment is to rezone land located at 122 Gondola Point, 2 Clark Road, and 4 Clark Road, Rothesay from the two-family residential zone and the neighbourhood commercial zone to the Multi-Unit Residential Zone for a twenty-four residential apartment building 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 :

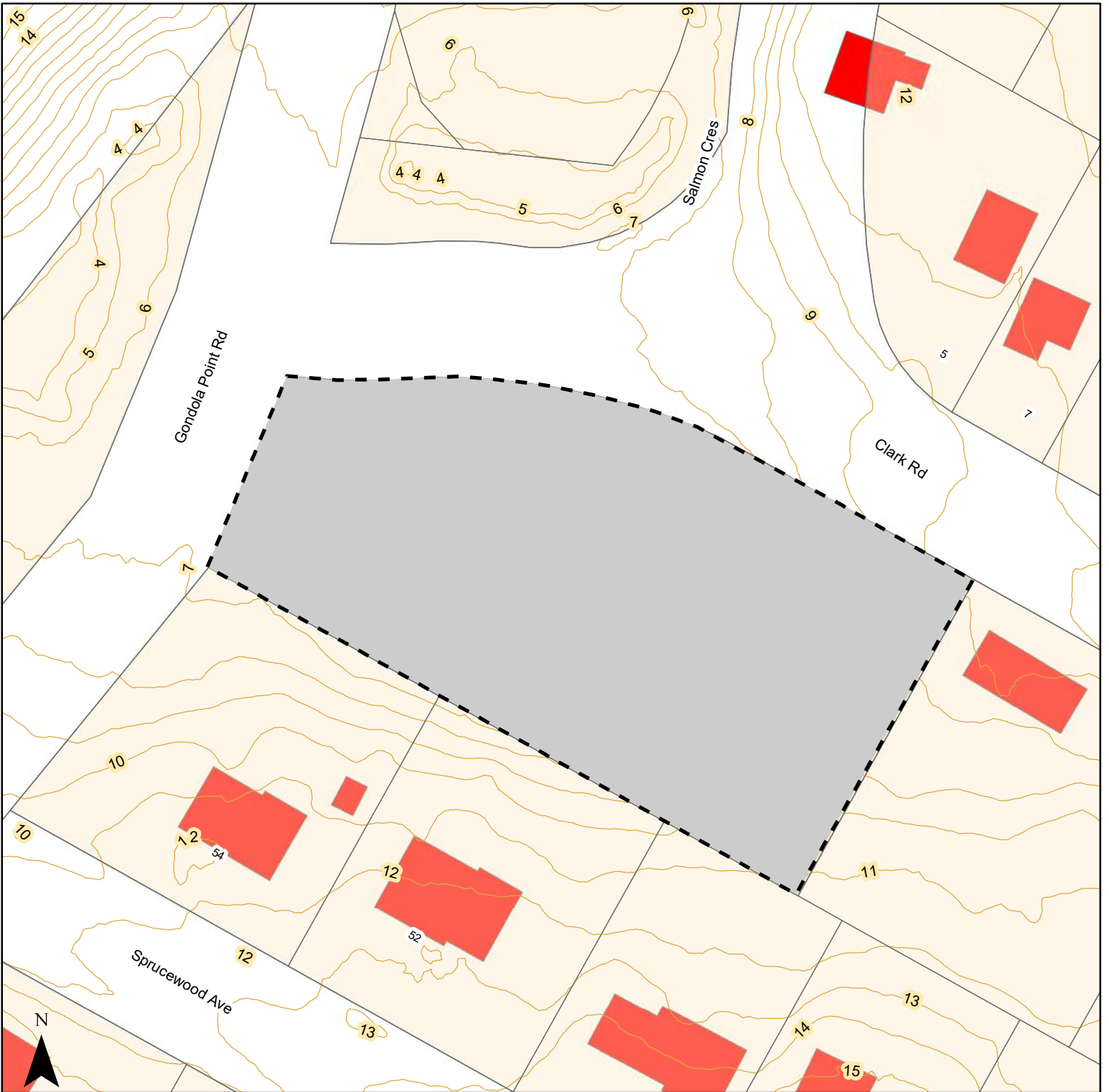
MAYOR

CLERK

Attachment - Bylaw 2-10-32




2022 August 15 Public Hearing Gondola Point/Clark Road FINAL_010

PIDs 00254912, 30262430, 30262448



2022-06-29, 2:22:35 PM

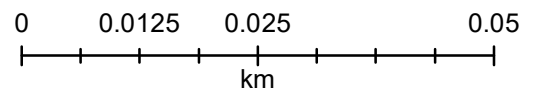
Zoning

-  R1B
-  R2
-  Neighbourhood Commercial

Buildings

-  Commercial
-  Residential

1:800



The Town of Rothesay does not warrant the accuracy or completeness of the information, text, graphics, links or other items contained within the material.

Rothesay

DEVELOPMENT AGREEMENT

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

Parcel Identifier of Parcels Burdened by Agreement: 30262448, 30262430, 00254912
(to be consolidated)

Owner of Land Parcels: 727547 NB Ltd.
PO BOX 21064
Quispamsis, New Brunswick
E2E 4Z4 (Hereinafter called the "Developer")

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

a body corporate under and by virtue of the Local Governance Act, RSNB 2017, Chapter 18, located in the County of Kings and Province of New Brunswick

WHEREAS the Developer is the registered owner of certain lands located at 122 Gondola Point, 2 Clark Road, and 4 Clark Road, Rothesay (PIDs 30262448, 30262430, 00254912) 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 an development agreement to allow for the development of a twenty-four (24) unit apartment building on the Lands as described in Schedules A through D. (herein after called the "Project")

AND WHEREAS Rothesay Council did, on **INSERT DATE**, authorize the Mayor and Clerk to enter into a Development Agreement with 727547 NB Ltd to develop a multi-unit residential apartment building 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 twenty-four (24) apartment 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 Site Plan and Location of Building
 - c. Schedule C Building Elevations (4)
 - d. Schedule D Landscape Plan
 - e. Schedule E Storm Water Management Plan

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.

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, C, D.

Architectural Guidelines

4. 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 Schedule C.
 - b. All exterior mounted ventilation and related mechanical equipment, including roof mechanical units, shall be concealed by screening in a manner to reduce clutter and negative impacts on the architectural character of the building.

Storm Water

5. The Developer shall carry out, subject to inspection and approval by Town representatives, the installation of a storm water system as per Schedule E of this agreement. The Developer agrees to accept responsibility for all costs associated such installation including the following:
 - a. Construction, to Town standards, of a storm water system including pipes, fittings, precast sections for manholes and catch basins capable of removing surface water from the entire developed portion of the lands to a predetermined location selected by the Developer's Engineer and approved by the Town Engineer; and
6. The Developer agrees to submit for approval by the Town, prior to commencing any work on the storm water system such plans, as required by the Town, that shall conform with the design schematics and construction standards of the Town, unless otherwise acceptable to the Town Engineer.
7. The Developer agrees that all roof leaders, down spouts, and other storm water drains from the building, parking lot and landscape features shall not be directed or otherwise connected or discharged without attenuation directly to the Town's storm water or sanitary collection system.
8. The Developer agrees to provide to the Town Engineer written certification of a Professional Engineer, licensed to practice in New Brunswick that the storm water system has been satisfactorily completed and constructed in accordance with the Town specifications.

Sidewalks

9. The Developer shall carry out and pay for the entire actual cost of a sidewalk and associated barrier curbing as required to comply with Town standards extending the sidewalk from the proposed building to the public sidewalk, subject to inspection and approval by Rothesay's Engineer:

Water Supply

10. The Developer agrees to connect to the Town's nearest and existing water system at a point to be determined by the Town Engineer and utilizing methods of connection approved by the Town Engineer.
11. The Town agrees to supply potable water for the purposes and for those purposes only for a total number of twenty-four(24) two-bedroom apartment units and for minor and accessory purposes incidental thereto and for no other purposes whatsoever.
12. The Developer agrees to pay the Town a fee for connection of the building to the Town water system including sprinkler feed to the Town water system calculated in the manner set out in By-law 1-18, Rothesay Water By-law as amended from time to time, to be paid to the Town twelve (12) months following the issuance of the building permit.

13. The Developer agrees that the Town does not guarantee and nothing in this Agreement shall be deemed 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.
14. The Developer agrees that all connections to the Town water mains shall be approved and inspected by the Town Engineer or such other person as is designated by the Town prior to backfilling and that the operation of water system valves is the sole responsibility of the Town.
15. The Developer agrees to comply with the Town's Water By-law and furthermore that a separate water meter shall be installed, at their expense, for each residential connection made to the Town's water system.
16. The Developer agrees that the Town may terminate the Developer's connection to the Town water system in the event that the Town determines that the Developer is drawing water for an unauthorized purpose or for any other use that the Town deems in its absolute discretion or if an invoice for water service is more than 90 days in arrears.
17. The Developer agrees to provide, prior to the occupation of the building, written certification of a Professional Engineer, licensed to practice in New Brunswick that the connection to the Town water system has been satisfactorily completed and constructed in accordance with the Town specifications.

Sanitary Sewer

18. The Developer agrees to connect to the existing sanitary sewer system at a point to be determined by the Town Engineer and utilizing methods of connection approved by the Town Engineer.
19. The Developer agrees to pay the Town a fee for connection to the Town sewer system calculated in the manner set out in By-law 1-15 Rothesay Sewage By-law, as amended from time to time, to be paid to the Town twelve (12) months following the issuance of the building permit.
20. The Developer agrees to carry out subject to inspection and approval by Town representatives and pay for the entire actual costs of Engineering design, supply, installation, inspection and construction of all service lateral(s) necessary to connect to the existing sanitary sewer system inclusive of all pipes, laterals, fittings, and precast concrete units.
21. The Developer agrees to submit for approval by the Town, prior to commencing any work to connect to the sanitary sewer system, any plans required by the Town, with each such plan meeting the requirements as described in the Town specifications for such development.
22. The Developer agrees that connection to the Town sanitary sewer system shall be supervised by the Developer's engineer and inspected by the Town Engineer or such other person as is designated by the Town prior to backfilling and shall occur at the sole expense of the Developer.

Retaining Walls

23. 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.
24. 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

25. The Developer does hereby indemnify and save harmless the Town from all manner of claims or actions by third parties arising out of the work performed hereunder, and the Developer shall file with the Town prior to the commencement of any work hereunder a certificate of insurance naming the Town as co-insured evidencing a policy of comprehensive general liability coverage on "an occurrence basis" and containing a cross-liability clause which policy has a limit of not less than Two Million Dollars (\$2,000,000.⁰⁰) including a project wrap-up liability policy (with no less than 24 months coverage after project completion). The aforesaid certificate must provide that the coverage shall stay in force and not be amended, canceled, or allowed to lapse within thirty (30) days prior to notice in writing being given to the Town. The previously mentioned 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

26. 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 727547 NB Ltd., PO BOX 21064, QUISPAMIS, NEW BRUNSWICK, E2E 4Z4 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

27. 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

28. 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.

29. Notwithstanding the preceding paragraph (29) 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 Town Engineer as being continued through to completion as continuously and expeditiously as deemed reasonable.

30. 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

31. 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.
32. Notwithstanding Schedule D and E 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 D and E 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 D and E 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

33. 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

34. 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

35. 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

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

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

IN WITNESS 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 _____, 2022.

Witness:

727547 NB Ltd.

Dave Brown

Russell MacDonald

Rothesay

Witness:

Nancy E. Grant, Mayor

Witness:

Mary Jane E. Banks, Clerk

SCHEDULE A

PID: | **30262448, 30262430, 00254912**
(PIDS TO BE CONSOLIDATED)

DRAFT

24 UNIT APARTMENT BUILDING 4 C L A R K R O A D R O T H E S A Y , N E W B R U N S W I C K

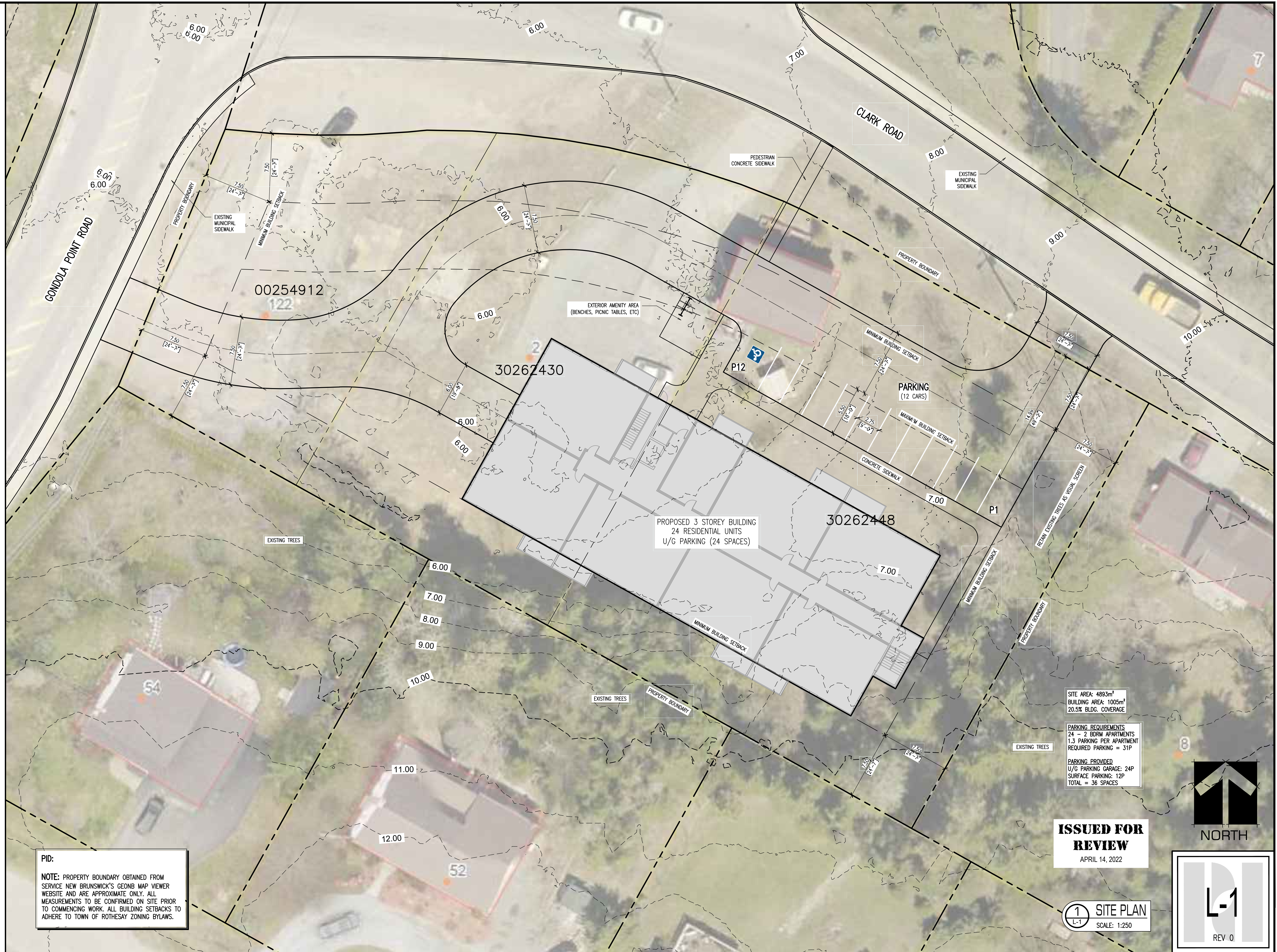
Polyline Designs Inc.
BUILDING AND SITE DESIGN SERVICES

MONCTON OFFICE
506.850.3630
melissa@polylinedesigns.ca

SUSSEX OFFICE
506.434.1157
kelly@polylinedesigns.ca

WWW.POLYLINEDESIGNS.CA

PID:
NOTE: PROPERTY BOUNDARY OBTAINED FROM SERVICE NEW BRUNSWICK'S GEONB MAP VIEWER WEBSITE AND ARE APPROXIMATE ONLY. ALL MEASUREMENTS TO BE CONFIRMED ON SITE PRIOR TO COMMENCING WORK. ALL BUILDING SETBACKS TO ADHERE TO TOWN OF ROTHESAY ZONING BYLAWS.



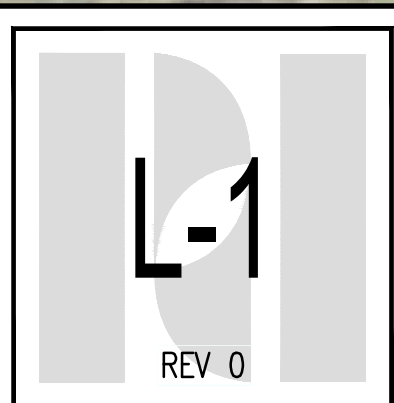
SITE AREA: 4893m²
BUILDING AREA: 1005m²
20.5% BLDG. COVERAGE

PARKING REQUIREMENTS
24 - 2 BDRM APARTMENTS
1.3 PARKING PER APARTMENT
REQUIRED PARKING = 31P

PARKING PROVIDED
U/G PARKING GARAGE: 24P
SURFACE PARKING: 12P
TOTAL = 36 SPACES

ISSUED FOR REVIEW
APRIL 14, 2022

1 SITE PLAN
L-1 SCALE: 1:250





4 WEST ELEVATION
SCALE: 3/32"=1'-0"



3 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



2 EAST ELEVATION
SCALE: 3/32"=1'-0"



1 NORTH ELEVATION
SCALE: 3/32"=1'-0"

- General Notes:
1. THE CONTRACTOR IS HELD RESPONSIBLE TO VERIFY ALL DIMENSIONS, THEIR RELATIONSHIP TO EXISTING SITE CONDITIONS AND THE PROPOSED WORK INTENDED FOR INSTALLATION PRIOR TO COMMENCING OR INSTALLING THE WORK. REPORT ANY DISCREPANCIES THAT MAY AFFECT THE WORK TO THE CONSULTANT FOR REVISION PRIOR TO PROCEEDING. ALL WORK INSTALLED SHALL BE DEEM AS BEING VERIFIED BY THE CONTRACTOR AND BECOMES THE CONTRACTOR'S SOLE RESPONSIBILITY FOR CORRECTNESS.
 2. PERFORM ALL WORK TO THE LATEST EDITION OF THE NATIONAL BUILDING CODE OF CANADA.
 3. ALL PLUMBING, ELECTRICAL, MECHANICAL, AND VENTILATION BY OTHERS.

Polyline Designs Inc.
BUILDING AND SITE DESIGN SERVICES

MONCTON OFFICE: 506.850.3630
SUSSEX OFFICE: 506.434.1157
WWW.POLYLINEDESIGNS.CA

Stamp:
ISSUED FOR PAC SUBMISSION
APRIL 14, 2022

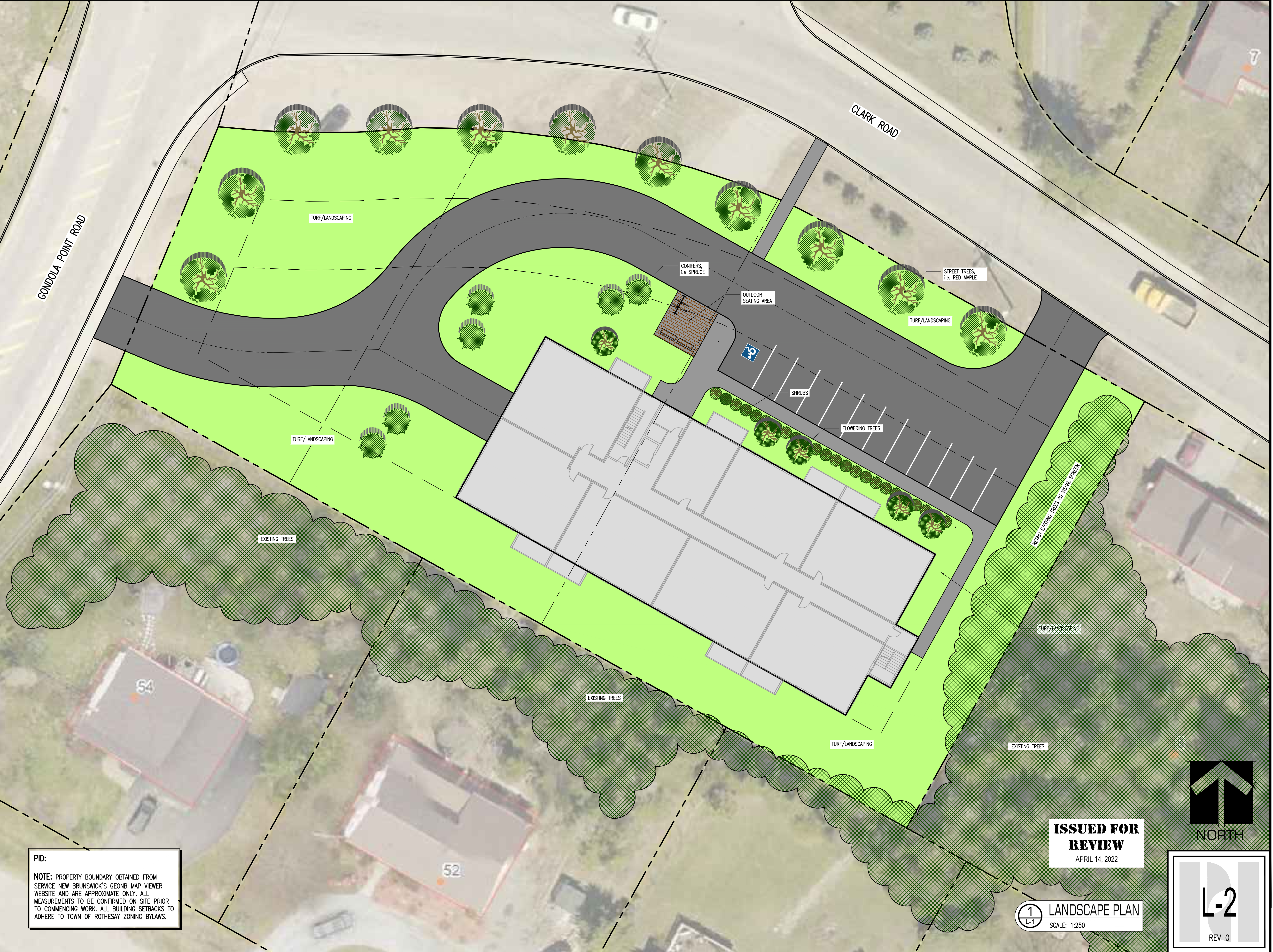
24 UNIT APARTMENT BUILDING
4 CLARK ROAD
ROTHESAY, NEW BRUNSWICK

Drawing Title: BUILDING ELEVATIONS	
Project No: 22-051	Drawn By: KP
Date: APRIL 2022	Scale: AS SHOWN

24 UNIT APARTMENT BUILDING 4 CLARK ROAD ROTHESAY, NEW BRUNSWICK

Polyline Designs Inc.
BUILDING AND SITE DESIGN SERVICES

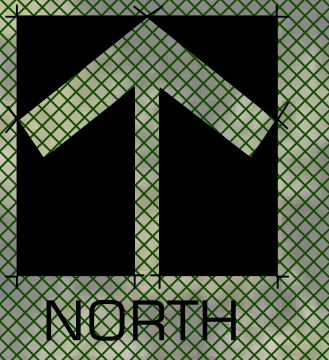
MONCTON OFFICE: 506.850.3630
SUSSEX OFFICE: 506.434.1157
melissa@polylinedesigns.ca kelly@polylinedesigns.ca
WWW.POLYLINEDESIGNS.CA



PID:
NOTE: PROPERTY BOUNDARY OBTAINED FROM SERVICE NEW BRUNSWICK'S GEONB MAP VIEWER WEBSITE AND ARE APPROXIMATE ONLY. ALL MEASUREMENTS TO BE CONFIRMED ON SITE PRIOR TO COMMENCING WORK. ALL BUILDING SETBACKS TO ADHERE TO TOWN OF ROTHESAY ZONING BYLAWS.

ISSUED FOR REVIEW
APRIL 14, 2022

1 LANDSCAPE PLAN
L-1 SCALE: 1:250



L-2
REV 0

Ref: 22111-StormwaterReview

April 8, 2022

Mr. McLean,

Re: 4 Clark Road - 24 Unit Apartment - Stormwater Review

Don-More Surveys & Engineering Ltd. (DMSE) has been engaged to perform a high level review of a proposed development at the above address relative to a stormwater management strategy.

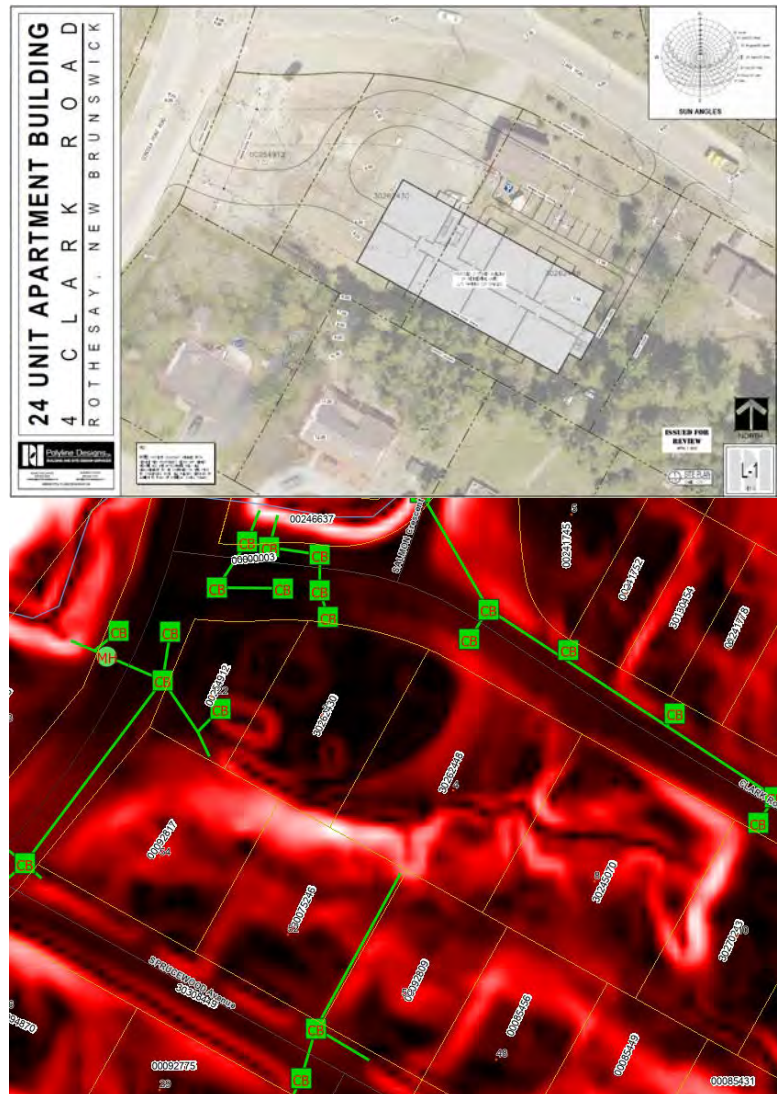
We have been provided with a conceptual site plan prepared by Polyline Designs dated April 7, 2022 and this review is limited to details shown on this site plan.

Existing Site

The existing site can be characterised as a generally flat area with an existing single family home near the centre of the site. The left and rear portion of the site are wooded. The right portion of the site is generally gravel and lower vegetation.

The site slopes from the southeast to northwest and generally sheet drains to the intersection of Gondola Point Road and Clark Road. Both Gondola Point Road and Clark Road have catch basins and a piped storm system which drains to Salmon Creek.

The areas south and east of the site slope towards the site and sheet flows drain onto and through the site. There is an existing drainage channel entering the site near the midpoint of



the eastern side of the site, and a storm outfall directed onto the site along the southern property line. This outfall and channel combine and flow northwest across the rear of the site and enter a storm inlet on the site which is directed to an outfall into Salmon Creek.

The remainder of the site that is not directed to this drainage channel sheet drains from the site and crosses the curb and enters the piped system in the streets and ultimately drains into Salmon Creek.

Stormwater Management Approach

The proposed site plan shows the new building sitting on the southern portion of the site and lying on top of the existing drainage channel. We would likely extend the existing piped storm system from the existing inlet pipe near Gondola Point Road southeast to connect to the existing outfall from Sprucewood Avenue, and further southeast and northeast to include a new inlet to intercept the existing drainage channel entering the site. A secondary overland flow path would be provided around the rear of the building in the event of the piped system failing or surcharging.

The new site would be designed to perform stormwater management to limit peak flows to pre development levels. Water draining from the parking areas would be directed to a hydrodynamic separator to provide treatment of water quality. Below are preliminary design ideas for how this will be achieved.

The new parking area would be designed to have a catch basin system which will collect the water and direct it to a hydrodynamic separator, then discharge to the piped system leaving the property. The parking lot around the catch basins will be graded to create "ponds" at the catch basins and Inlet Control Devices (ICD's) will be installed on the catch basins to limit peak flows into the piped system. This results in water ponding on the parking area in peak rain events.

Following detailed design and once modelling of this approach has been completed, if additional measures are required to reduce peak flows we would look at either a traditional stormwater management pond at the northwest corner of the property, or along the southern side of the driveway.

Closing

We trust this is sufficient for your present needs. Please feel free to contact the undersigned at 506.636.2136 or at at@dmse.ca for any additional information or clarification.

Yours truly,

Andrew Toole

Don-More Surveys & Engineering Ltd.

Andrew Toole, NBLs, P.Eng.

Form 45

AFFIDAVIT OF CORPORATE EXECUTION

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

Deponent: Russell MacDonald
PO BOX 21064
Quispamsis, New Brunswick
E2E 4Z4

Office Held by Deponent: Director

Corporation: 727547 NB Ltd.

Place of Execution: Rothesay, Province of New Brunswick.

Date of Execution: _____, 2022.

I, Russell MacDonald, 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 "Russell MacDonald" 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 _____, 2022.

BEFORE ME:

Commissioner of Oaths

Russell MacDonald

Form 45

AFFIDAVIT OF CORPORATE EXECUTION

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

Deponent: Dave Brown
90 Gondola Point Road
Rothesay, New Brunswick
E2E 2H6

Office Held by Deponent: Director

Corporation: 727547 NB Ltd.

Place of Execution: Rothesay, Province of New Brunswick.

Date of Execution: _____, 2022.

I, Dave Brown, the deponent, make oath and say:

- 1. That I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to;
6. That the attached instrument was executed by me as the officer(s) duly authorized to execute the instrument on behalf of the Corporation;
7. the signature "Dave Brown" subscribed to the within instrument is the signature of me and is in the proper handwriting of me, this deponent.
8. the Seal affixed to the foregoing indenture is the official seal of the said Corporation was so affixed by order of the Board of Directors of the Corporation to and for the uses and purposes therein expressed and contained;
9. That the instrument was executed at the place and on the date specified above;

DECLARED TO at Rothesay,
in the County of Kings,
and Province of New Brunswick,
This ___ day of _____, 2022.

BEFORE ME:

Commissioner of Oaths

Dave Brown

Form 45

AFFIDAVIT OF CORPORATE EXECUTION

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

Deponent: MARY JANE E. BANKS

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

Office Held by Deponent: Clerk

Corporation: ROTHESAY

Other Officer Who Executed the Instrument: NANCY E. GRANT

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: _____, 2022

I, MARY JANE E. BANKS, the deponent, make oath and say:

- 1. That I hold the office specified above in the corporation specified above, and am authorized to make this affidavit and have personal knowledge of the matters hereinafter deposed to;
10. That the attached instrument was executed by me and NANCY E. GRANT, the other officer specified above, as the officer(s) duly authorized to execute the instrument on behalf of the corporation;
11. The signature "NANCY E. GRANT" subscribed to the within instrument is the signature of Nancy E. Grant, who is the Mayor of the town of Rothesay, and the signature "Mary Jane E. Banks" 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;
12. 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;
13. 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 _____, 2022

BEFORE ME:
Commissioner of Oaths

MARY JANE E. BANKS

Rothesay

DISCHARGING AGREEMENT

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

Parcel Identifier 30262448, 30262430, 00254912
of Parcels Burdened
by Agreement:

Owners of Land Parcels: 727547 NB Ltd.
PO BOX 21064
Quispamsis, New Brunswick
E2E 4Z4
(Hereinafter called the "Developer")

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

a body corporate under and by virtue of the Local
Governance Act, RSNB 2017, Chapter 18, located
in the County of Kings and Province of New
Brunswick

WHEREAS the Developer is the registered owner of certain lands located at 122
Gondola Point, 2 Clark Road, and 4 Clark Road, Rothesay (PIDs 30262448,
30262430, 00254912) and which said lands are more particularly described in
Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS the Town entered into a Development Agreement with Granville
NB Prop. Ltd. to allow for the development of a neighbourhood convenience store
which was registered in Kings County as Document Number 29522464 on
November 26, 2010 (hereinafter called the "Existing Agreement");

AND WHEREAS the Developers have requested that the Existing Agreement be
discharged;

AND WHEREAS, pursuant to the procedures and requirements contained in the
Community Planning Act, Rothesay Council approved this request by resolution at
a meeting held on **INSERT DATE**;

WITNESS that it is agreed that the Lands are HEREBY discharged from the
Agreement.

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

IN WITNESS 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 as of **INSERT DATE**, 2022.

Witness: 727547 NB Ltd.

Dave Brown

Russell MacDonald

Witness: ROTHSAY

Nancy E. Grant, Mayor

Mary Jane E. Banks, Clerk

SCHEDULE A

PIDs: | 30262448, 30262430, 00254912

DRAFT

Form 45

AFFIDAVIT OF CORPORATE EXECUTION

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

Deponent: Russell MacDonald
PO BOX 21064
Quispamsis, New Brunswick
E2E 4Z4

Office Held by Deponent: Director

Corporation: 727547 NB Ltd.

Place of Execution: Rothesay, Province of New Brunswick.

Date of Execution: _____, 2022.

I, Russell MacDonald, 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 "Russell MacDonald" 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,
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and Province of New Brunswick,
This ___ day of _____, 2022.

BEFORE ME:

Commissioner of Oaths

Russell MacDonald

Form 45

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90 Gondola Point Road
Rothesay, New Brunswick
E2E 2H6

Office Held by Deponent: Director

Corporation: 727547 NB Ltd.

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BEFORE ME:

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Dave Brown

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

Office Held by Deponent: Clerk

Corporation: ROTHEsay

Other Officer Who Executed the Instrument: NANCY E. GRANT

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: _____, 2022

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11. The signature "NANCY E. GRANT" subscribed to the within instrument is the signature of Nancy E. Grant, who is the Mayor of the town of Rothesay, and the signature "Mary Jane E. Banks" 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;
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13. 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 _____, 2022

BEFORE ME:
Commissioner of Oaths

MARY JANE E. BANKS



To: Chair and Members of Rothesay Planning Advisory Committee
From: Brian L. White, MCIP, RPP
 Director of Planning and Development Services
Date: Wednesday, June 01, 2022
Subject: Rezoning 122 Gondola Point & 4 Clark Road

Applicant:	Dave Brown; & Russell MacDonald	Property Owner:	727547 NB Ltd.
Mailing Address:	PO BOX 21064 Quispamsis, NB E2E 4Z4	Mailing Address:	PO BOX 21064 Quispamsis, NB E2E 4Z4
Property Location:	122 Gondola Point Road / 4 Clark Road	PID:	30262448, 30262430, 00254912
Plan Designation:	High Density Residential	Zone:	Two Family Residential & Neighbourhood Commercial
Application For:	1 – 24 unit apartment building		
Input from Other Sources:	Operations, KVFD		

ORIGIN:

An application from Mr. Dave Brown and Mr. Russell MacDonald, Directors of 727547 NB Ltd. to develop a three story 24-unit apartment building on three parcels of land on the corner of the Gondola Point Road and Clark Road with a total area of 4,904.08 square meters (1.2 acres).



Figure 1 – Site Location (122 Gondola Pt. Road and 4 Clark Road)

AMENDMENT (REZONING) PROCESS:

The application is to rezone the subject property to the R-4 Multi-Unit Residential Zone to permit a 24-unit apartment building by development agreement. The typical procedure for a rezoning is that Council receive from PAC a recommendation to hold a Public Hearing and that both the rezoning (by-law amendment) and the development agreement be prepared in advance of the public hearing. PAC recommendation to Council is also influenced by public feedback received through the polling process. Staff have not yet conducted the polling of neighbours, prepared the by-law amendment or the development agreement.

EXISTING DEVELOPMENT AGREEMENT:

The development site has an existing development agreement registered to all three parcels (PIDs 00254912,30262430, 30262448). That agreement was registered on the Land Title as document number 29522464 on November 26, 2010.

The agreement was a condition of rezoning the property to Neighbourhood Convenience for the purpose of a constructing convenience store. The agreement also acknowledged that the ownership of a portion of PID 00254912 along the Clark Road was in dispute. Furthermore, the agreement restricted the development from that disputed portion of the land parcel.

Staff understand that the property boundary is no longer disputed and furthermore that development of the proposed building would not interfere with the Town’s plans to improve the Gondola point Road Clark Road intersection. Should Council consider the rezoning of the property by development agreement, it would also require the preparation of a DISCHARGE AGREEMENT to remove the obligations of the existing agreement.

BACKGROUND

The property is currently zoned two family residential (R2); neighbourhood commercial and designated for HIGH DENSITY residential uses.



Figure 2 - Property Zoning (Neighbourhood Commercial - NC) and Two Family Residential (R2)



Figure 3 - Site Plan Proposed 24-unit Building

High-density residential areas tend to be located in close proximity to commercial uses, and arterial and/or collector streets. Typically, these high-density residential land uses are located on or adjacent to arterial and/or collector streets, which promotes pedestrian connectivity and ease of access for residents.

The property was designated, as a future High-density residential area in the Municipal Plan primarily because it is located at the intersection of two major road corridors (Clark Road & Marr Road). Ideally the location of high-density residential would be closer to the commercial area of Rothesay. However, the property is not an good location for single family residential because of the busy road intersection. Furthermore, new commercial uses at this location would potentially conflict with the proposed traffic improvements to the intersection. A high-density residential land use located at this location does not promote pedestrian connectivity or creates a more walkable neighbourhood. However, the public benefit of developing this property for high-density residential is supported in the Municipal Plan.



Figure 4 - Rendering of Proposed 24-unit Apartment Building

DEVELOPMENT AGREEMENT:

Staff will prepare a development agreement for PAC’s review before proceeding to Council. A development agreement is a contract between Rothesay and the property owners that specify the details and obligations of the individual parties concerning the proposed development. Implementation Policy IM-13 states that Council shall consider development agreement applications pursuant to the relevant policies of the Municipal Plan (See Policies HDR-4, R-1, and R-2) and consideration of the following:

Implementation Policy IM-13	Staff Review
<p>A. That the proposal is not premature or inappropriate by reason of:</p>	
<p>1) The financial capability of Rothesay to absorb any costs relating to the development;</p>	<p>Rothesay has a long standing interest in addressing the traffic management issues at the intersection of Clark Road and Gondola Point Road. The development of the building at the corner will require some design and engineering coordination between the Town and Developers’ engineers.</p>
<p>2) The adequacy of municipal wastewater facilities, storm water systems or water distribution systems;</p>	<p>Staff believe that the municipal infrastructure is adequate for the proposed development.</p>
<p>3) The proximity of the proposed development to schools, recreation or other municipal facilities and the capability of these services to satisfy any additional demands;</p>	<p>Staff believe the community and municipal facilities are adequate for the proposed development.</p>

<p>4) The adequacy of road networks leading to or within the development; and</p>	<p>Staff will be coordinating with the developers' engineers to integrate intersection upgrades with the proposed development.</p>
<p>5) The potential for damage or destruction of designated historic buildings and sites.</p>	<p>There are no historic buildings or sites identified within the project's vicinity.</p>
<p>B. that controls are placed on the proposed development so as to reduce conflict with any adjacent or nearby land uses by reason of:</p>	<p>A high-density residential use represents a good buffer or transition from the intersection to the adjacent single-family homes. The building is in the lowest part of the Clark Road and has a building height of 3 stories which should be compatible with the 2 story homes on Sprucewood Avenue which are at a higher elevation by nearly 10-15ft.</p>
<p>1. Type of use;</p>	<p>The multi-unit residential building is located along at the intersection of two major transportation corridors and provide a good mid-rise transition residential which is compatible with the surrounding residential properties.</p>
<p>2. Height, bulk and lot coverage of any proposed building;</p>	<p>Staff believe the building is appropriate to the location abutting single family homes. The peaked roof architecture and 3 story height of the building combined with the volume and lot coverage would not conflict with nearby land uses.</p>
<p>3. Traffic generation, access to and egress from the site, and parking; open storage; and</p>	<p>Staff are satisfied with the site plan and access to the public road.</p>
<p>4. Signage.</p>	<p>No commercial signage is requested.</p>
<p>C. That the proposed development is suitable in terms of the steepness of grades, soil and geological conditions, proximity to watercourses, or wetlands and lands that are vulnerable to flooding.</p>	<p>The site is suitable for development and will be subject to geotechnical approval during the building permit approval process,</p>

KENNEBECASIS VALLEY FIRE DEPARTMENT:

As is required by Municipal Plan **Policy FR-7**, the KVFD must review proposals for new development projects to ensure that public safety and firefighting concerns are addressed. KV Fire Department conducted a quick review and have no preliminary concerns however, they are still preparing a formal response regarding the proposed development.

POLLING:

Staff will prepare a polling notification letter to be sent to surrounding property owners.

RECOMMENDATIONS:

Staff recommend the Planning Advisory Committee consider the following MOTION:

- A. PAC HEREBY tables the application for a 24-unit apartment building located at the intersection of Clark Road and Gondola Point Road pending the receipt of a supplemental staff report containing the following:
1. Polling results;
 2. Review by KVFD
 3. Draft Discharge Agreement; and
 4. Draft development agreement and rezoning By-law.

Attachment A PAC APPLICATION *Attachment not included*



Report Prepared by: Brian L. White, MCIP, RPP

Date: Wednesday, June 01, 2022

24 UNIT APARTMENT BUILDING 4 C L A R K R O A D R O T H E S A Y , N E W B R U N S W I C K

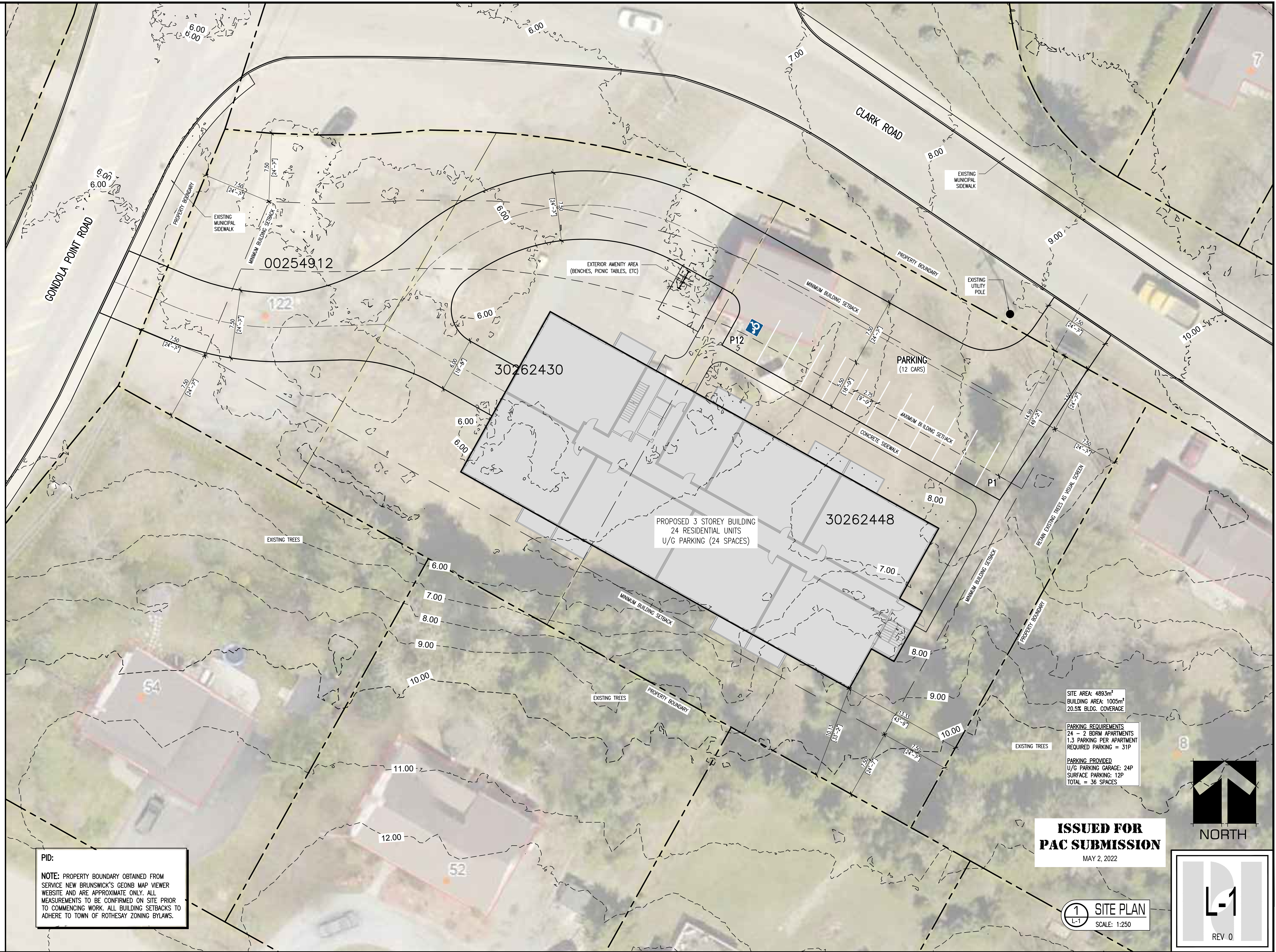


MONCTON OFFICE
506.850.3630
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SUSSEX OFFICE
506.434.1157
kelly@polylinedesigns.ca

WWW.POLYLINEDESIGNS.CA

PID:
NOTE: PROPERTY BOUNDARY OBTAINED FROM SERVICE NEW BRUNSWICK'S GEONB MAP VIEWER WEBSITE AND ARE APPROXIMATE ONLY. ALL MEASUREMENTS TO BE CONFIRMED ON SITE PRIOR TO COMMENCING WORK. ALL BUILDING SETBACKS TO ADHERE TO TOWN OF ROTHESAY ZONING BYLAWS.



PROPOSED 3 STOREY BUILDING
24 RESIDENTIAL UNITS
U/G PARKING (24 SPACES)

30262448

30262430

00254912

PARKING
(12 CARS)

SITE AREA: 4893m²
BUILDING AREA: 1005m²
20.5% BLDG. COVERAGE

PARKING REQUIREMENTS
24 - 2 BDRM APARTMENTS
1.3 PARKING PER APARTMENT
REQUIRED PARKING = 31P

PARKING PROVIDED
U/G PARKING GARAGE: 24P
SURFACE PARKING: 12P
TOTAL = 36 SPACES

**ISSUED FOR
PAC SUBMISSION**

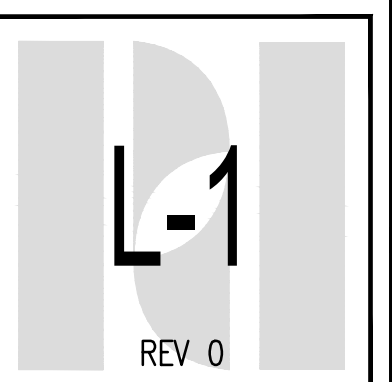
MAY 2, 2022

1 SITE PLAN
L-1

SCALE: 1:250



NORTH



REV 0

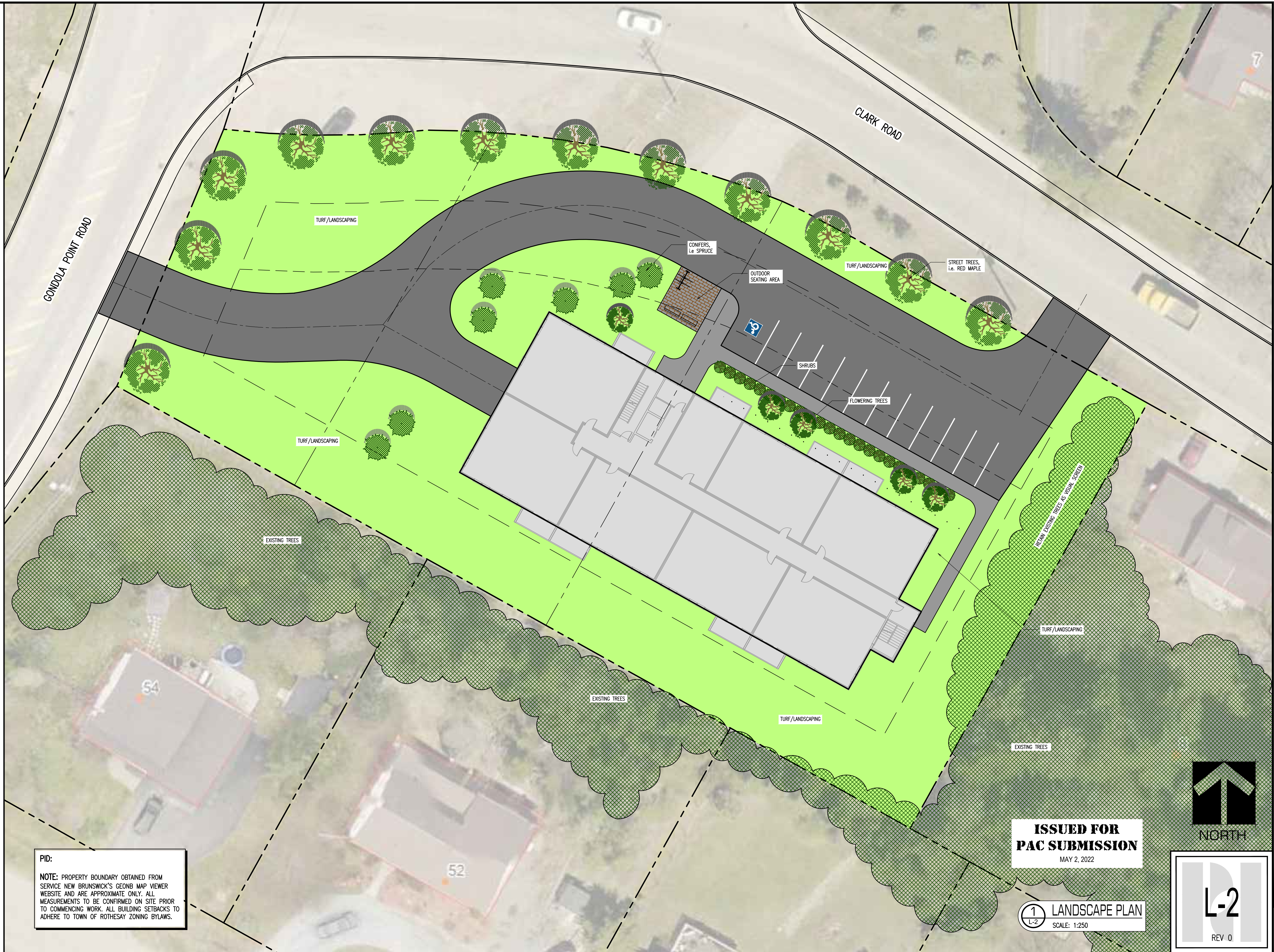
24 UNIT APARTMENT BUILDING 4 CLARK ROAD ROTHESAY, NEW BRUNSWICK

Polyline Designs Inc.
BUILDING AND SITE DESIGN SERVICES

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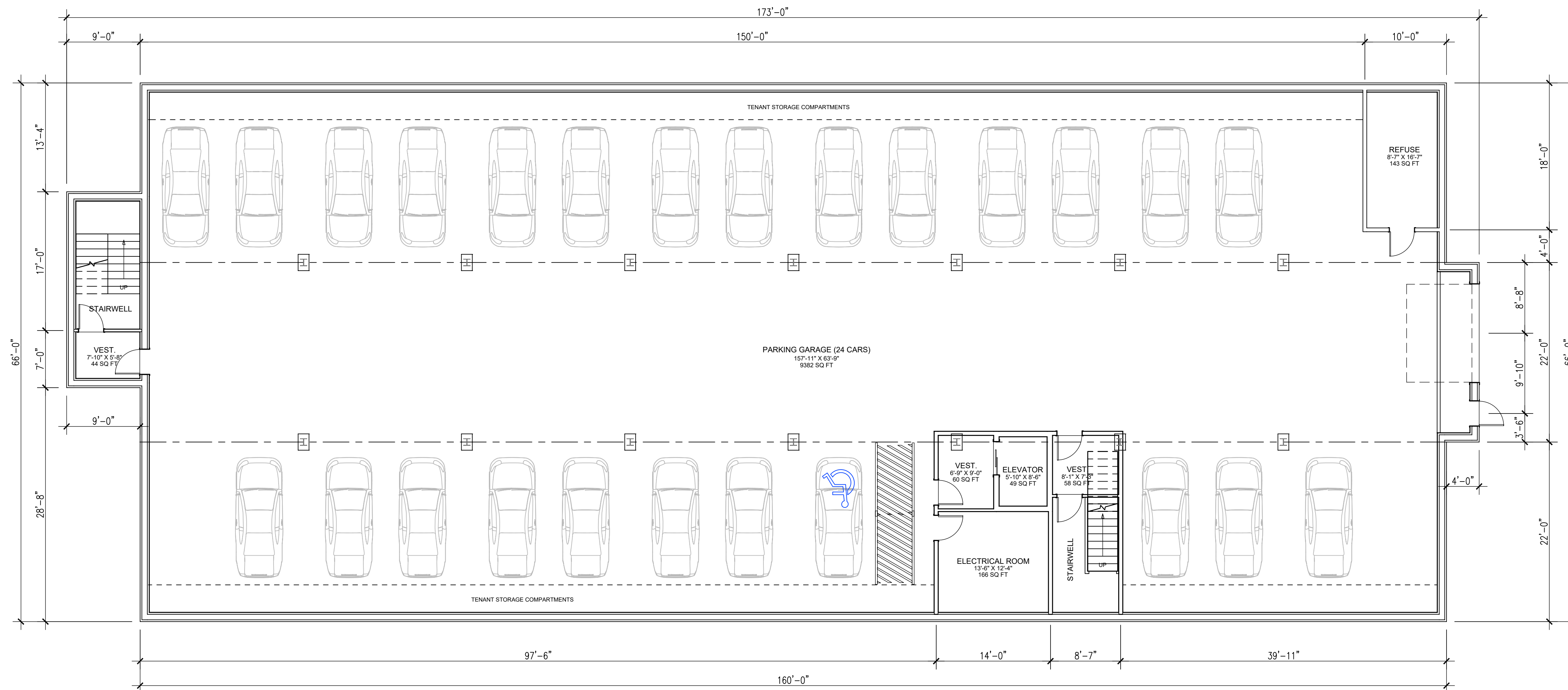


**ISSUED FOR
PAC SUBMISSION**
MAY 2, 2022

1 LANDSCAPE PLAN
L-2 SCALE: 1:250

NORTH

L-2
REV 0



1 FLOOR PLAN LEVEL 0
SCALE: 1/8"=1'-0"

General Notes:

1. THE CONTRACTOR IS HELD RESPONSIBLE TO VERIFY ALL DIMENSIONS, THEIR RELATIONSHIP TO EXISTING SITE CONDITIONS AND THE PROPOSED WORK INTENDED FOR INSTALLATION PRIOR TO COMMENCING OR INSTALLING THE WORK. REPORT ANY DISCREPANCIES THAT MAY AFFECT THE WORK TO THE CONSULTANT FOR REVISION PRIOR TO PROCEEDING. ALL WORK INSTALLED SHALL BE DEEM AS BEING VERIFIED BY THE CONTRACTOR AND BECOMES THE CONTRACTOR'S SOLE RESPONSIBILITY FOR CORRECTNESS.
2. PERFORM ALL WORK TO THE LATEST EDITION OF THE NATIONAL BUILDING CODE OF CANADA.
3. ALL PLUMBING, ELECTRICAL, MECHANICAL, AND VENTILATION BY OTHERS.

Polyline Designs Inc.
BUILDING AND SITE DESIGN SERVICES

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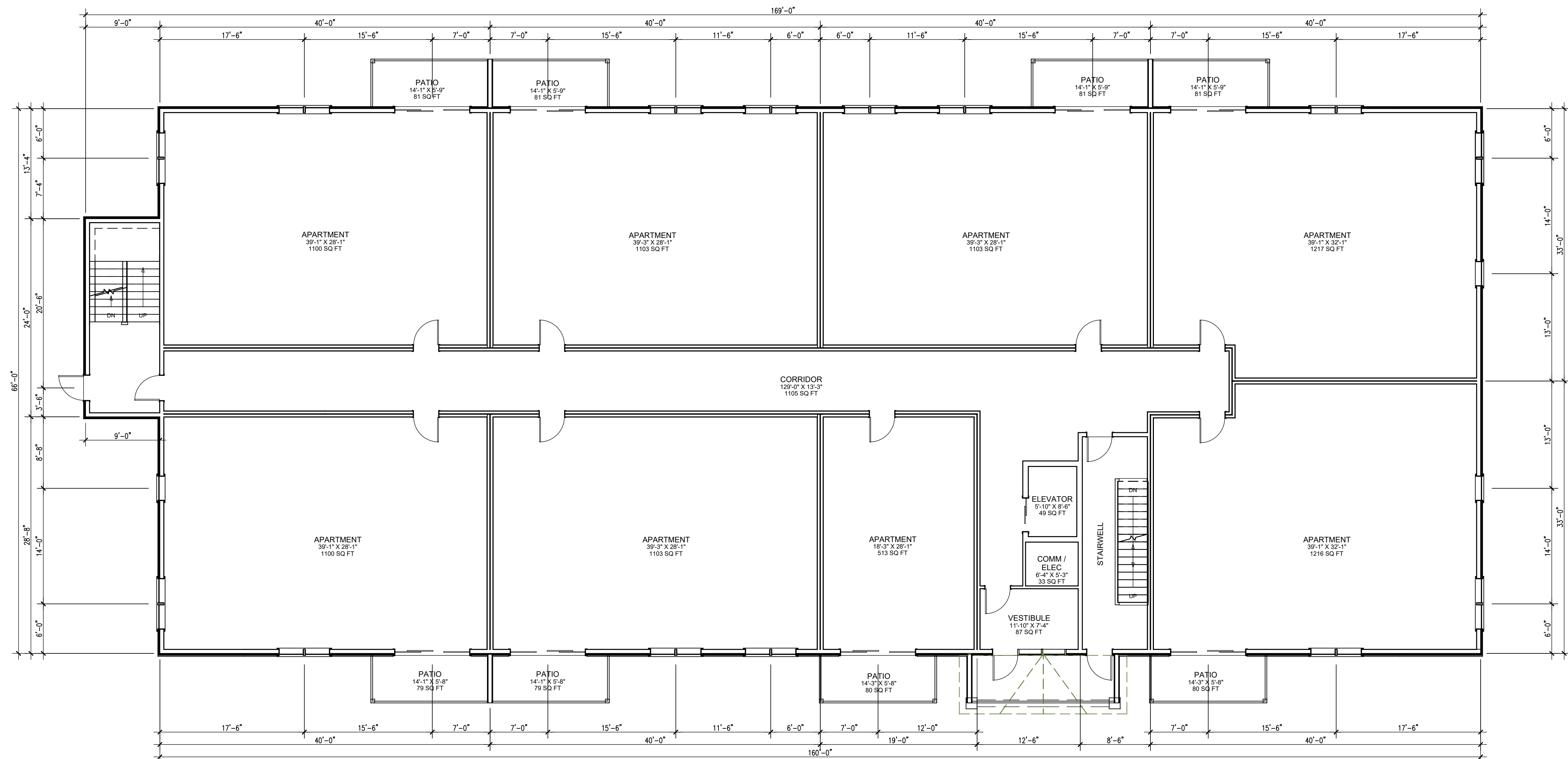
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Stamp:
**ISSUED FOR
PAC
SUBMISSION**
MAY 2, 2022

24 UNIT APARTMENT BUILDING
4 CLARK ROAD
ROTHESAY, NEW BRUNSWICK

Drawing Title: FLOOR PLAN LEVEL 0	
Project No: 22-051	Drawn By: KP
Date: APRIL 2022	Scale: AS SHOWN

A-1
OF X



1 FLOOR PLAN LEVEL 1
SCALE: 1/8"=1'-0"

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Polyline Designs Inc.
BUILDING AND SITE DESIGN SERVICES

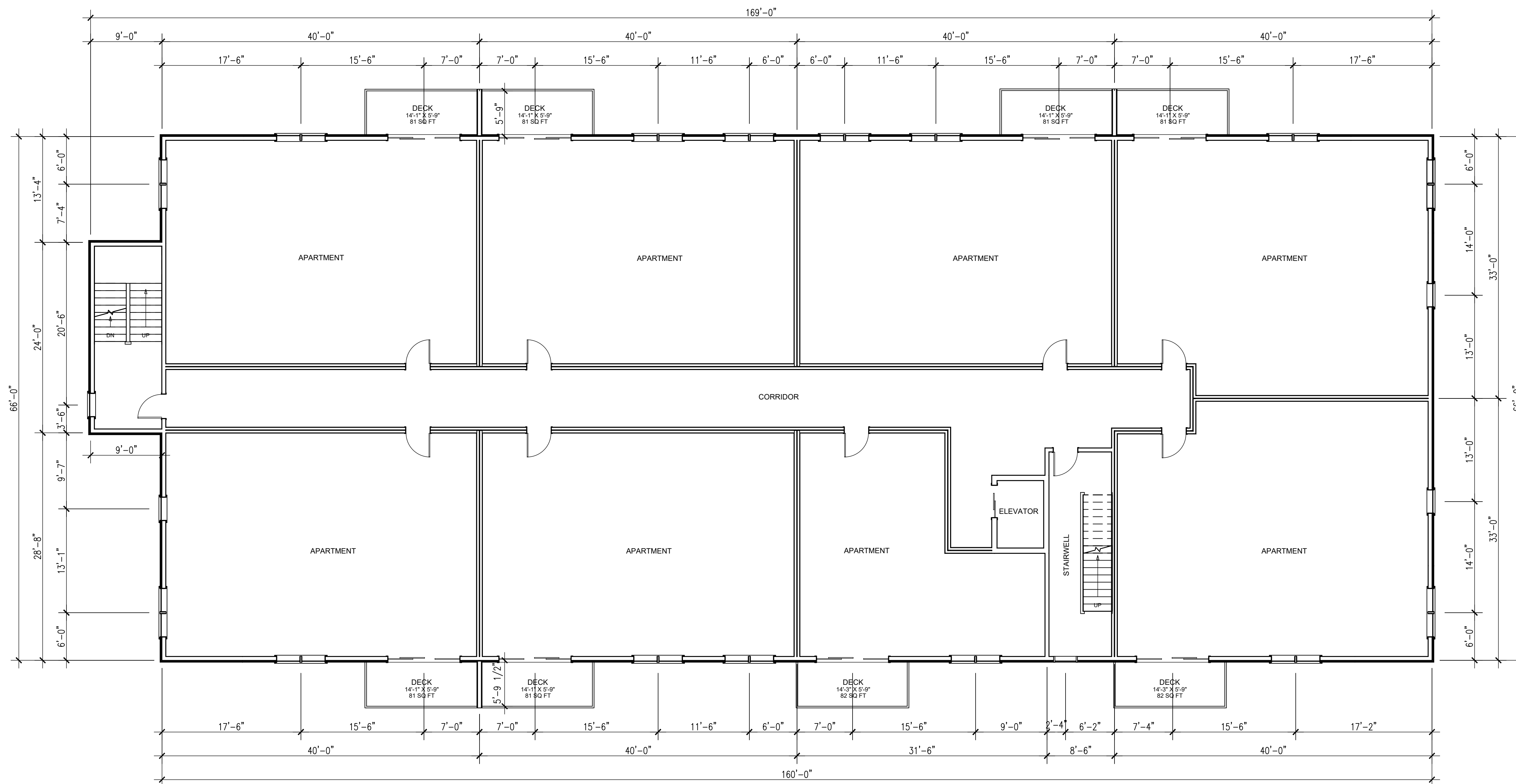
MONCTON OFFICE: 506.850.3630
SUSSEX OFFICE: 506.434.1157
WWW.POLYLINEDESIGNS.CA

Stamp:
ISSUED FOR PAC SUBMISSION
MAY 2, 2022

24 UNIT APARTMENT BUILDING
4 CLARK ROAD
ROTHESAY, NEW BRUNSWICK

Drawing Title: FLOOR PLAN LEVEL 1	
Project No: 22-051	Drawn By: KP
Date: APRIL 2022	Scale: AS SHOWN

A-2
OF X



1 FLOOR PLAN LEVELS 2 and 3
SCALE: 1/8"=1'-0"

General Notes:

1. THE CONTRACTOR IS HELD RESPONSIBLE TO VERIFY ALL DIMENSIONS, THEIR RELATIONSHIP TO EXISTING SITE CONDITIONS AND THE PROPOSED WORK INTENDED FOR INSTALLATION PRIOR TO COMMENCING OR INSTALLING THE WORK. REPORT ANY DISCREPANCIES THAT MAY AFFECT THE WORK TO THE CONSULTANT FOR REVISION PRIOR TO PROCEEDING. ALL WORK INSTALLED SHALL BE DEEM AS BEING VERIFIED BY THE CONTRACTOR AND BECOMES THE CONTRACTOR'S SOLE RESPONSIBILITY FOR CORRECTNESS.
2. PERFORM ALL WORK TO THE LATEST EDITION OF THE NATIONAL BUILDING CODE OF CANADA.
3. ALL PLUMBING, ELECTRICAL, MECHANICAL, AND VENTILATION BY OTHERS.

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melissa@polylinedesigns.ca kelly@polylinedesigns.ca
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Stamp:
ISSUED FOR PAC SUBMISSION
MAY 2, 2022

24 UNIT APARTMENT BUILDING
4 CLARK ROAD
ROTHESAY, NEW BRUNSWICK

Drawing Title: FLOOR PLAN LEVELS 2 AND 3	
Project No: 22-051	Drawn By: KP
Date: APRIL 2022	Scale: AS SHOWN

DECK
13'-4" X 5'-9"
77 SQ FT

LIVING
13'-7" X 14'-10"
201 SQ FT

BEDROOM
10'-8" X 12'-2"
138 SQ FT

BEDROOM
11'-7" X 12'-2"
149 SQ FT

DINING
8'-7" X 8'-6"
73 SQ FT

KITCHEN
12'-0" X 10'-6"
125 SQ FT

BATH
7'-8" X 10'-1"
70 SQ FT

LAUNDRY STORAGE
7'-7" X 13'-8"
102 SQ FT

36"X72" ISLAND

30" FRIDGE

1-1/2 SINK

30" RANGE
W/HOOD

LINENS

48"X20" VANITY

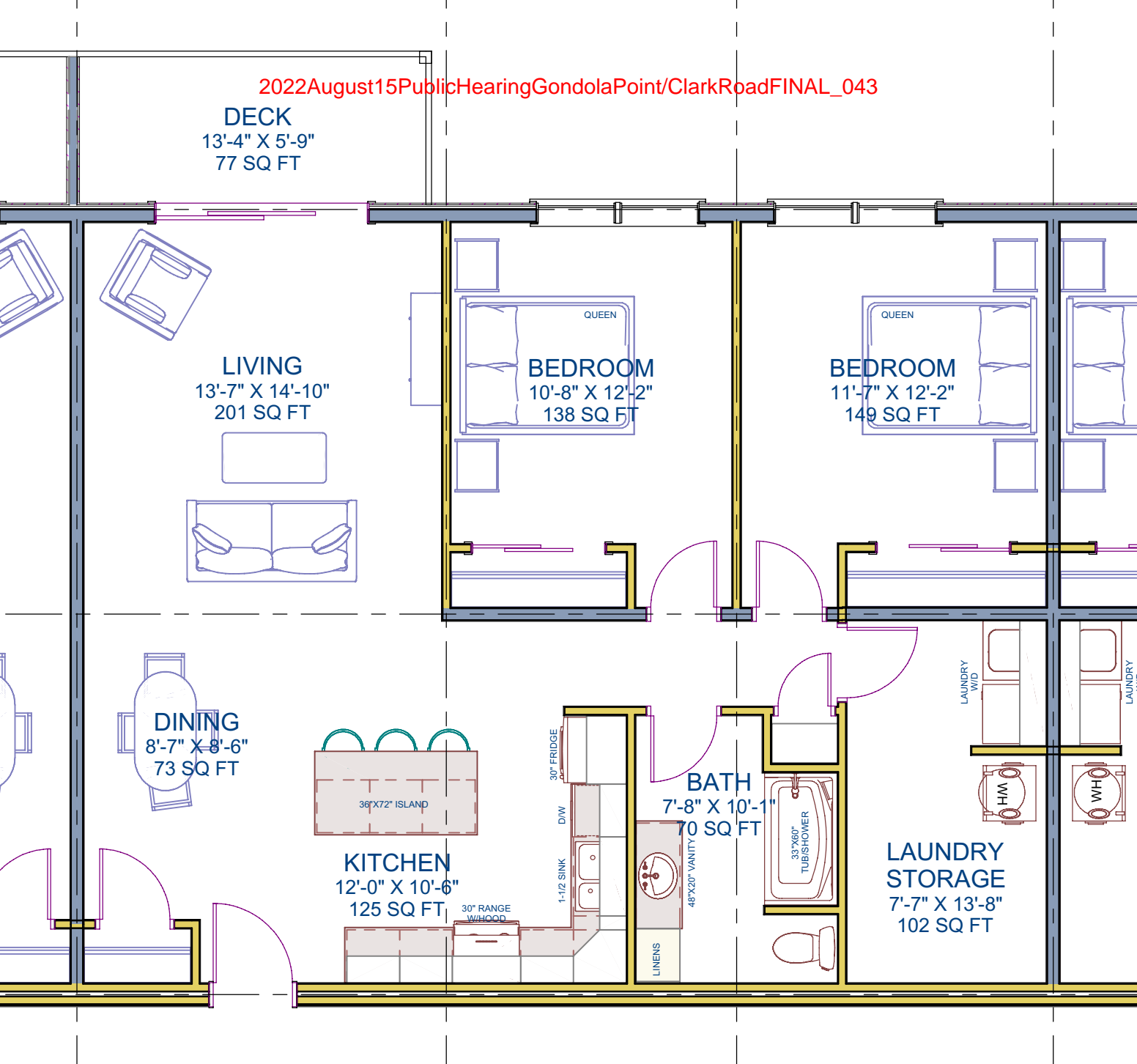
36"X60" TUB/SHOWER

LAUNDRY
W/D

LAUNDRY

HW

WH





4 WEST ELEVATION
SCALE: 3/32"=1'-0"



3 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



2 EAST ELEVATION
SCALE: 3/32"=1'-0"



1 NORTH ELEVATION
SCALE: 3/32"=1'-0"

- General Notes:
1. THE CONTRACTOR IS HELD RESPONSIBLE TO VERIFY ALL DIMENSIONS, THEIR RELATIONSHIP TO EXISTING SITE CONDITIONS AND THE PROPOSED WORK INTENDED FOR INSTALLATION PRIOR TO COMMENCING OR INSTALLING THE WORK. REPORT ANY DISCREPANCIES THAT MAY AFFECT THE WORK TO THE CONSULTANT FOR REVISION PRIOR TO PROCEEDING. ALL WORK INSTALLED SHALL BE DEEM AS BEING VERIFIED BY THE CONTRACTOR AND BECOMES THE CONTRACTOR'S SOLE RESPONSIBILITY FOR CORRECTNESS.
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ISSUED FOR PAC SUBMISSION
MAY 2, 2022

24 UNIT APARTMENT BUILDING
4 CLARK ROAD
ROTHESAY, NEW BRUNSWICK

Drawing Title: BUILDING ELEVATIONS	
Project No: 22-051	Drawn By: KP
Date: APRIL 2022	Scale: AS SHOWN



**24 UNIT APARTMENT
CLARK ROAD, ROTHESAY, NB**



**24 UNIT APARTMENT
CLARK ROAD, ROTHESAY, NB**



Rezoning 122 Gondola Point & 4 Clark Road

- application from Mr. Dave Brown and Mr. Russell MacDonald, Directors of 727547 NB Ltd. to develop a three story 24-unit apartment building on three parcels of land on the corner of the Gondola Point Road and Clark Road with a total area of 4,904.08 square meters (1.2 acres)

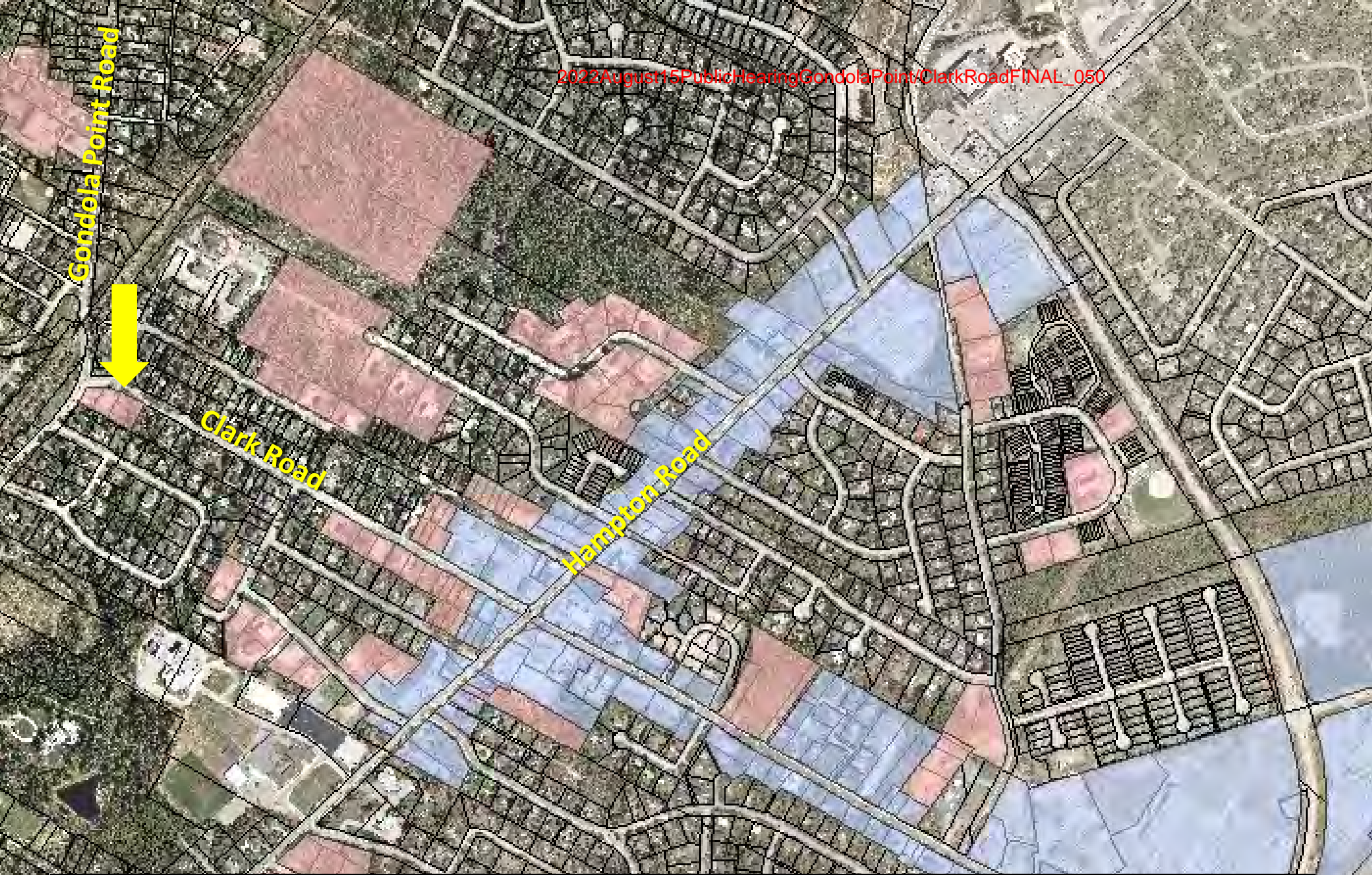


(122 Gondola Pt. Road and 4 Clark Road)

PAC
Support



Staff
Support



Gondola Point Road

Clark Road

Hampton Road

High Density Residential is to be located in designated areas



High Density



Commercial

High-density residential and commercial designations makes up ~7%



The property was designated High-density Residential because it is located at the intersection of Clark Road & Marr Road.



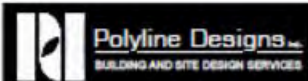
Current Zoning
Neighbourhood Commercial
and
Two Family Residential

24 UNIT APARTMENT BUILDING

4 CLARK ROAD A

ROTHESLAY, NEW BRUNSWICK

2022 August 15 Public Hearing Gondola Point/Clark Road FINAL_053



ROTHESLAY OFFICE: 1000 10TH AVENUE, ROTHESLAY, NJ 07068
 BRUNSWICK OFFICE: 1000 10TH AVENUE, BRUNSWICK, NJ 07002

RD:
 NOTE: PROPERTY BOUNDARY OBTAINED FROM
 TITLE RECORDS. DIMENSIONS AND AREA
 FIGURES ARE APPROXIMATE ONLY. ALL
 REQUIREMENTS TO BE OBTAINED ON THE FIELD
 TO CORROBORATE. ALL BUILDING SETBACKS TO
 ABIDE BY TOWN OF ROTHESLAY ZONING ORDINANCE.

ISSUED FOR
 PAC SUBMISSION
 MAY 2, 2022



L-2

1 LANDSCAPE PLAN



**24 UNIT APARTMENT
CLARK ROAD, ROTHESAY, NB**



**24 UNIT APARTMENT
CLARK ROAD, ROTHESAY, NB**



**24 UNIT APARTMENT
CLARK ROAD, ROTHESAY, NB**

24 UNIT APARTMENT BUILDING

4 CLARK ROAD
ROTHESAY, NEW BRUNSWICK

Polyline Designs
BUILDING AND SITE DESIGN SERVICES

WINSTON-SALEM, NC 27103
WWW.POLYLINEDESIGNS.COM

2022 August 15 Public Hearing Gondola Point/Clark Road FINAL_057



JUNE 21 - 8:00AM



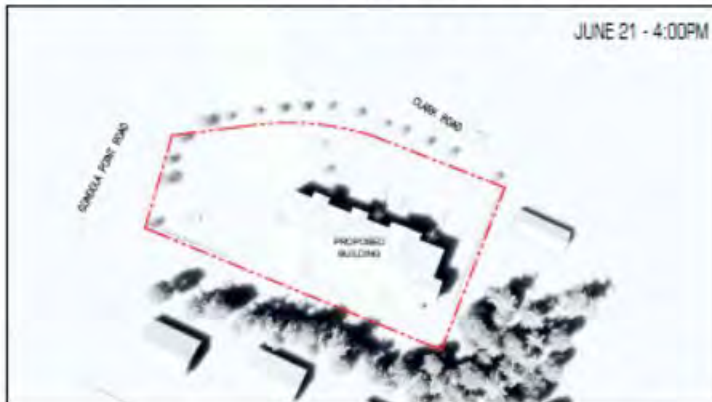
MARCH 21/SEPTEMBER 21 - 8:00AM



JUNE 21 - 12:00PM



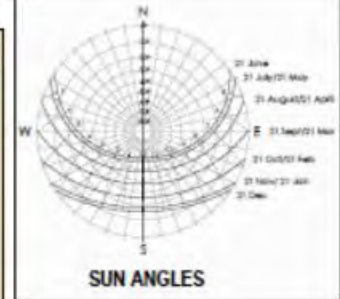
MARCH 21/SEPTEMBER 21 - 12:00PM



JUNE 21 - 4:00PM



MARCH 21/SEPTEMBER 21 - 4:00PM



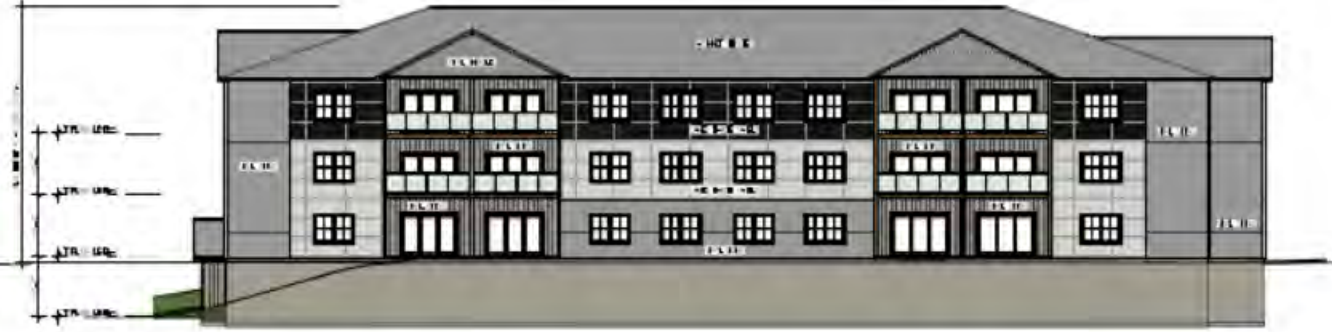
ISSUED FOR REVIEW
APRIL 14, 2022



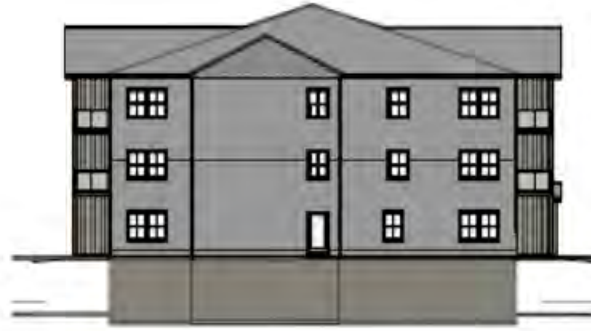
L-2
REV 0



4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

WE warrant that the design and construction of the building shall conform to the applicable building codes and regulations of the State of New Jersey and the County of Middlesex, and that the building shall be constructed in accordance with the approved plans and specifications. We warrant that the building shall be constructed in accordance with the approved plans and specifications. We warrant that the building shall be constructed in accordance with the approved plans and specifications.



ISSUED FOR
PAC
SUBMISSION
08/11/22

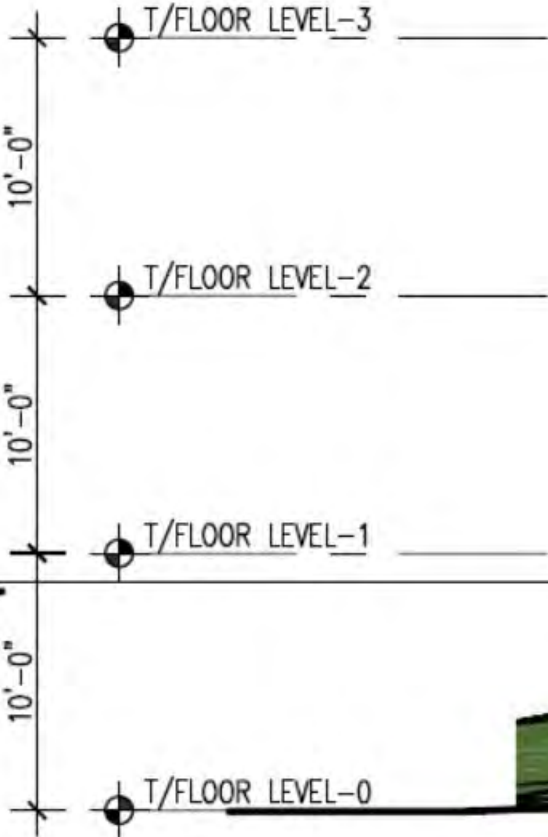
24 UNIT APARTMENT BUILDING
4 CLARK ROAD
ROTHESAY, NEW BRUNSWICK

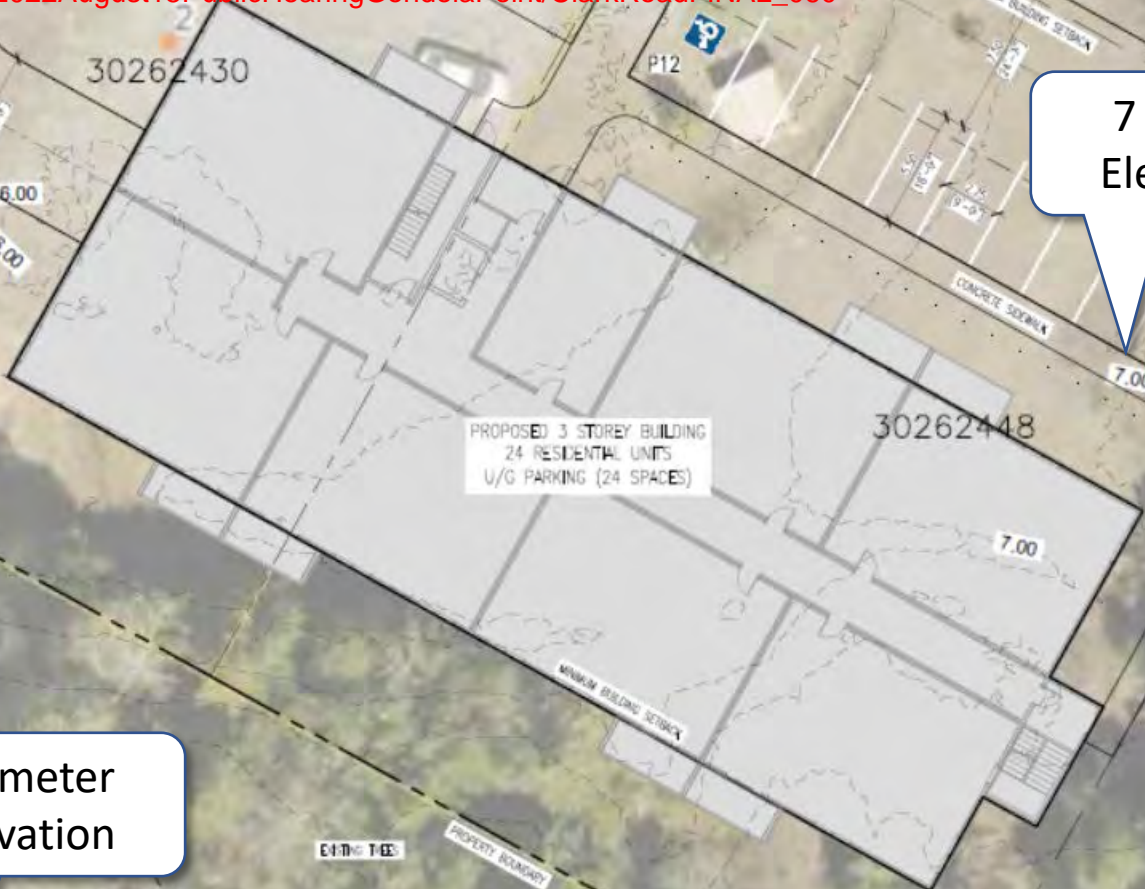
BUILDING ELEVATIONS	
DATE: 08-11-2022	BY: J.P.
DATE: APRIL 2022	SCALE: AS SHOWN

A-4
OF X

12.71 Meter
Building Height

BLDG HEIGHT 41'-8 5/8" (12.71m)





7 meter Elevation

11 meter Elevation

SITE AREA: 4800m²
BUILDING AREA: 1005m²
20.5% BLDG. COVERAGE

PARKING REQUIREMENTS:
24 - 2 BDRM APARTMENTS
1.3 PARKING PER APARTMENT
REQUIRED PARKING = 31P

PARKING PROVIDED:
U/G PARKING GARAGE: 24P
SURFACE PARKING: 12P
TOTAL = 36 SPACES

ISSUED FOR REVIEW
APRIL 14, 2022

BOUNDARY OBTAINED FROM SWICK'S GEING MAP NEVER APPROXIMATE ONLY ALL

KENNEBECASIS VALLEY FIRE DEPARTMENT

2022 August 15 Public Hearing Gondola Point/Clark Road FINAL_061

- No concerns.
- If approved by Council a detailed review of the building will be conducted by the building inspector, and the Office of the Fire Marshall.

Rothesay

DISCHARGING AGREEMENT

2022August15PublicHearingGondolaPoint/ClarkRoadFINAL_062

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

Parcel Identifier
of Parcels Burdened
by Agreement: 30262448, 30262430, 00254912

Owners of Land Parcels: 727547 NB Ltd.
PO BOX 21064
Quispamsis, New Brunswick
E2E 4Z4
(Hereinafter called the "Developer")

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

a body corporate under and by virtue of the Local
Governance Act, RSNB 2017, Chapter 18, located
in the County of Kings and Province of New
Brunswick

WHEREAS the Developer is the registered owner of certain lands located at 122
Gondola Point, 2 Clark Road, and 4 Clark Road, Rothesay (PIDs 30262448,
30262430, 00254912) and which said lands are more particularly described in
Schedule A hereto (hereinafter called the "Lands");

AND WHEREAS the Town entered into a Development Agreement with Granville
NB Prop. Ltd. to allow for the development of a neighbourhood convenience store
which was registered in Kings County as Document Number 29522464 on
November 26, 2010 (hereinafter called the "Existing Agreement");

AND WHEREAS the Developers have requested that the Existing Agreement be
discharged;

AND WHEREAS, pursuant to the procedures and requirements contained in the
Community Planning Act, Rothesay Council approved this request by resolution at

**DISCHARGE
AGREEMENT
Releases
obligations from
2010 rezoning**



**BY-LAW 2-10-32
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, 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 "2-10-32".

The purpose of the amendment is to rezone land located at 122 Gondola Point Road, Clark Road, and 4 Clark Road, Rothesay from the two-family residential zone to the Multi-Unit Residential Zone for a twenty-four residential apartment building subject to the execution of a Development Agreement in accordance with the Community Planning Act.

FIRST READING BY TITLE :
SECOND READING BY TITLE :
READ IN ENTIRETY :
THIRD READING BY TITLE AND ENACTED :

MAYOR

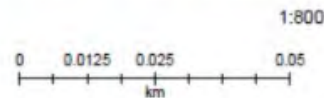
CLERK

Attachment - Bylaw 2-10-32
PIDs 00254912, 30262430, 30262448



2022-06-29, 2:22:35 PM

- Zoning**
- R1B
 - R2
 - Neighbourhood Commercial
- Buildings**
- Commercial
 - Residential



The Town of Rothesay does not warrant the accuracy or completeness of the information, text, graphics, links or other items contained within the material.

Rothesay

DEVELOPMENT AGREEMENT

2022 August 15 Public Hearing Gondola Point/Clark Road FINAL_064

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

Parcel Identifier of Parcels Burdened by Agreement: 30262448, 30262430, 00254912
(to be consolidated)

Owner of Land Parcels: 727547 NB Ltd.
PO BOX 21064
Quispamsis, New Brunswick
E2E 4Z4 (Hereinafter called the "Developer")

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

a body corporate under and by virtue of the Local Governance Act, RSNB 2017, Chapter 18, located in the County of Kings and Province of New Brunswick

WHEREAS the Developer is the registered owner of certain lands located at 122 Gondola Point, 2 Clark Road, and 4 Clark Road, Rothesay (PIDs 30262448, 30262430, 00254912) 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 twenty-four (24) unit apartment building on the Lands as described in Schedules A through D. (herein after called the "Project")

AND WHEREAS Rothesay Council did, on **INSERT DATE**, authorize the Mayor and Clerk to enter into a Development Agreement with 727547 NB Ltd to develop a multi-unit residential apartment building 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 twenty-four (24) apartment units.

Schedules

DEVELOPMENT
AGREEMENT
attaches
obligations from
this current
rezoning
application

