



To: Chair and Members of Rothesay Planning Advisory Committee

From: Darcy Hudson
Assistant Development Officer

Date: Thursday, November 30, 2023

Subject: Rezoning R1B to R2 – 7 Scott Avenue

Applicant:	Elena Zeifer	Property Owner:	Elena & Maxim Zeifer
Mailing Address:	15 Susan Street Quispamsis, NB E2E 2H7	Mailing Address:	15 Susan Street Quispamsis, NB E2E 2H7
Property Location:	7 Scott Avenue	PID:	00064105
Plan Designation:	Medium Density Residential	Zone:	Single Family Residential R1B
Application For:	Single Family Residential (R1B) to Two Family Residential Zone [R2].		
Input from Other Sources:	Polling		

Origin:

Application by Ms. Elena Zeifer to rezone 7 Scott Avenue (PID# 00064105) from Single Family Residential (R1B) to Two Family Residential Zone [R2] (See Attachment A). The application to rezone would allow for the existing dwelling to be converted to a semi-detached (two unit) residential dwelling. The applicant intends to use the existing dwelling with no new development, structure or addition being added to the property.

Background:

The subject property is 1757m² in area is zoned Single Family Residential (R1B) and has an existing residential dwelling that is currently being used as a residential dwelling.



The property is in an area of Rothesay designated as medium density residential that abuts the high-density designation on the opposite side of Scott Avenue. The residential neighbourhood along Scott Avenue can be characterized as a stable residential neighbourhood where owners continue to invest in their property and therefore is an attractive residential neighbourhood.

The municipal plan states that within the low-density designation one of the goals of the Town is to “*protect and enhance existing residential neighbourhoods.*” and to “*ensure that future residential development complements existing neighbourhoods.*” The plan also states that the Town intends to “*encourage a variety of housing types to meet the residential needs of the existing and future population of Rothesay in a high-quality living environment.*” and to “*ensure that future residential development occurs in locations where appropriate municipal services and road infrastructure is available or can be provided including areas with in-fill potential.*”

The applicant has stated that they can renovate the existing dwelling without any new additions being added to the property. The potential threat or concern regarding land use compatibility with the established low-density neighbourhood does not seem to present any significant concern. Furthermore, it may be advantageous to encourage development such as the proposed use at the higher density in order to offer more variety in residential housing choice in Rothesay. Pursuant to Municipal Plan Policy 5.2.3(a).¹ Staff conducted a preliminary review of the applicant’s proposal and determined that the existing dwelling would meet the R2 zone requirements. Furthermore, the land to be rezoned is 46% larger than the size of land required to meet the R2 zone standard.

Analysis:

Staff’s analysis would suggest that a change from one Low Density form of housing R1B to another from R2 presents minimal risk of land use conflict. Staff believe, after careful review of the proposal, that the proposed density change from R1B to R2 is within the accepted range housing that can be classified as low density and is therefore compatible with the Municipal Plan. Accordingly, Staff believe that the application is not contrary to the designation of the land in the Municipal Plan and that Council should consider the application.

Polling Results

As standard procedure with all rezoning applications letters were sent to nearby residents to inform them of the application and soliciting their comment or feedback. As of Thursday, November 30, 2023 one email was received by the Town.

Recommendation:

It is recommended THAT the Planning Advisory Committee:

- A. Recommend that Rothesay Council schedule a public hearing to consider the rezoning of 7 Scott Avenue (PID# 00064105) from the Single Family Residential R1B zone to the Two-Family Residential Zone [R2].

Attachments:

- Map 1 Aerial Photo Location Map
- Map 2 Land Use Designation Map
- Map 3 Zoning Map



Report Prepared by: Darcy Hudson, Assistant Development Officer
Date: Thursday, November 30, 2023

¹ By-law 1-10 Policy 5.2.3 (a) The areas shown on the Future Land Use Map as low density residential shall be limited to uses that include single-family, detached housing, and in some zones, two-unit dwellings with limitations on the relative numbers of each type and uses accessory or supplementary to these.



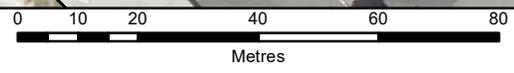
Spruce St

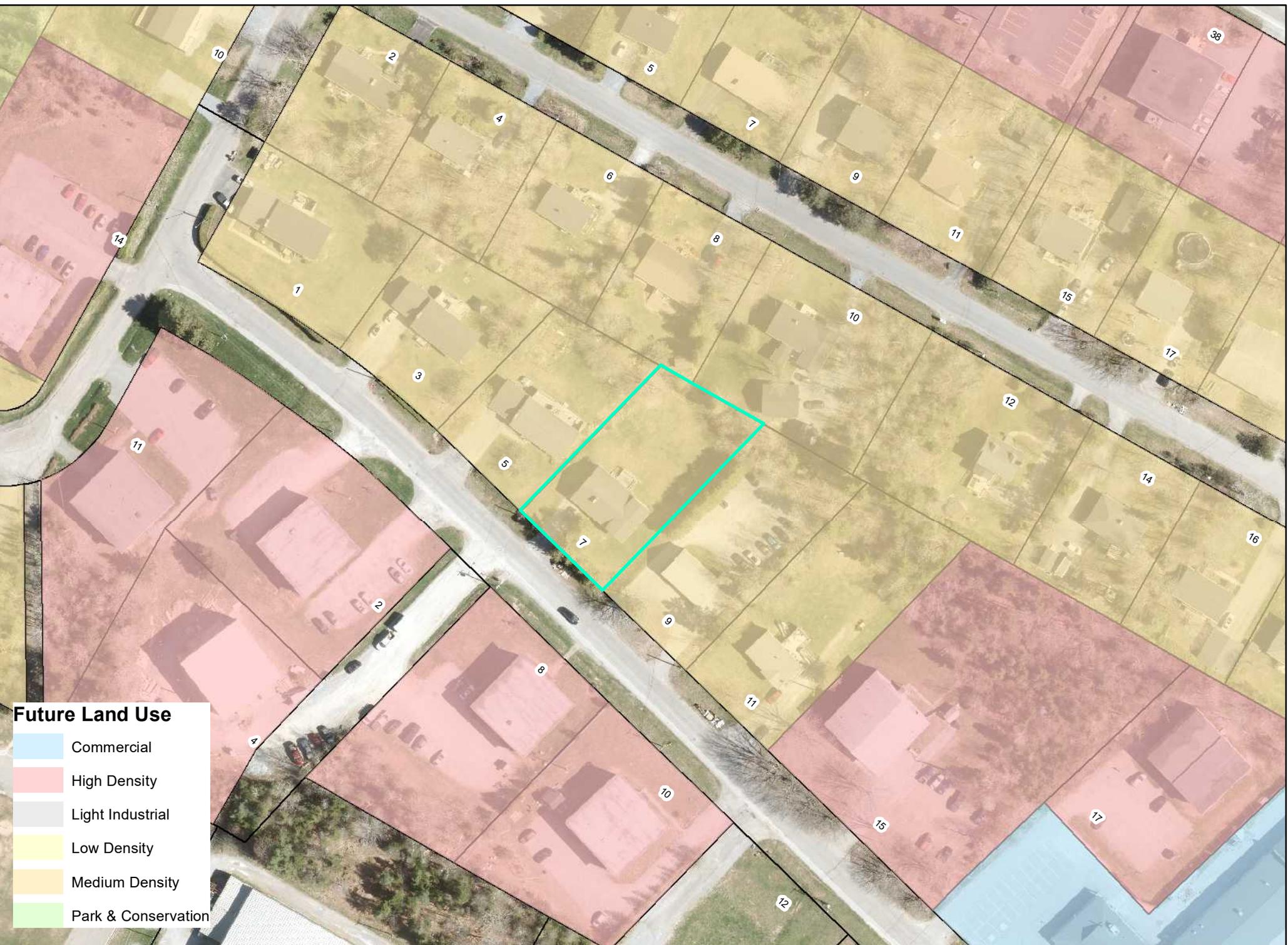
Woodland Ave

Arena Ln

Scott Ave

Aerial Photo Location

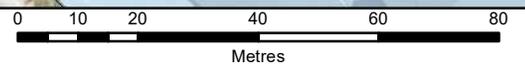




Future Land Use

- Commercial
- High Density
- Light Industrial
- Low Density
- Medium Density
- Park & Conservation

Future Landuse Map

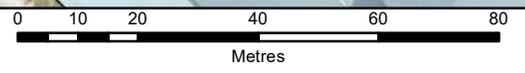




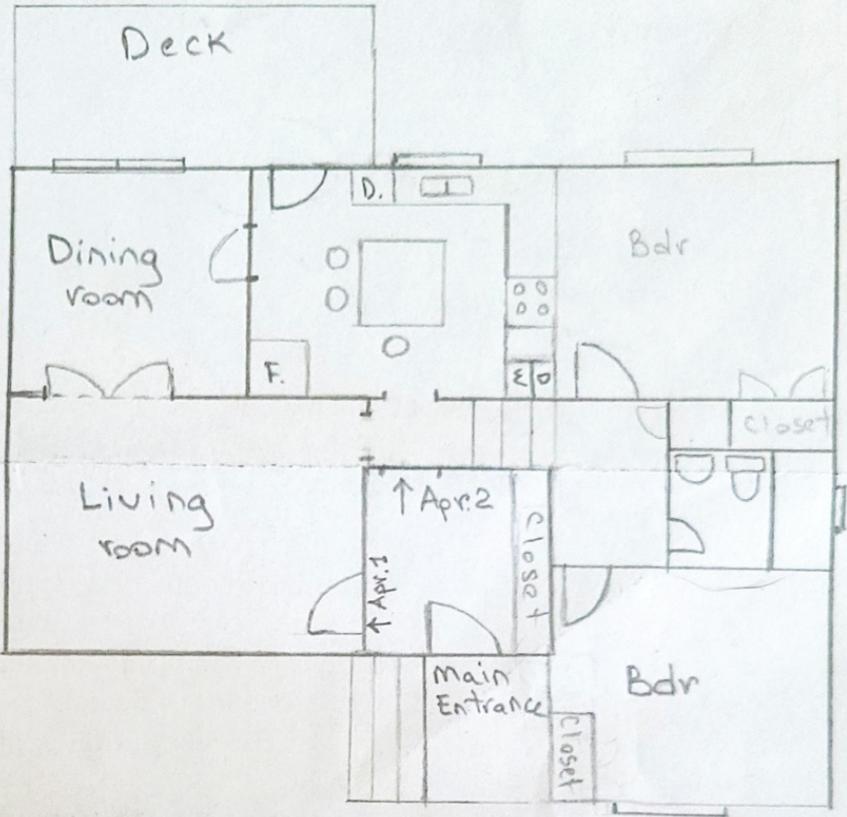
Zoning

	CC
	INSma
	R1B
	R2
	R4

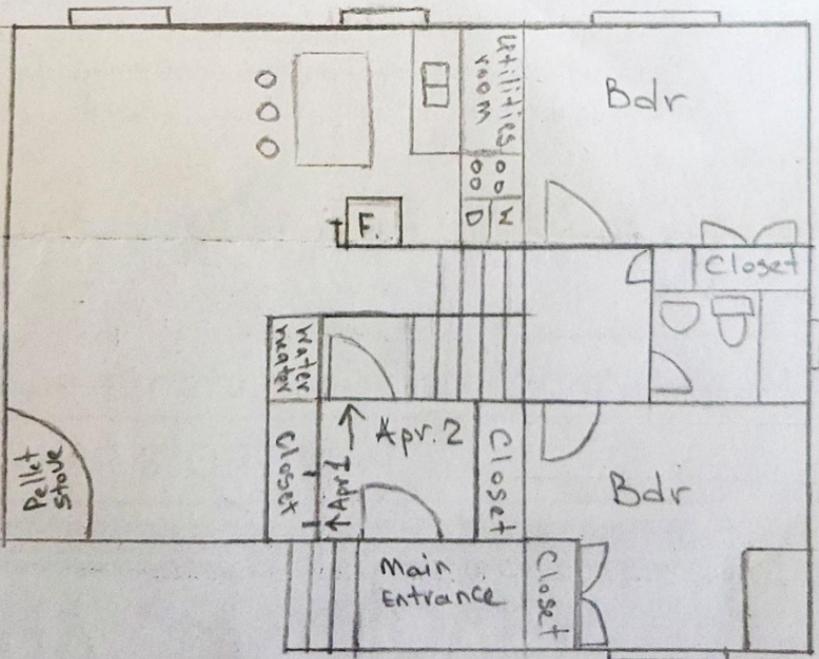
Zoning Map



Apr. 1



Apr. 2



Darcy Hudson

From:
Sent: November 30, 2023 12:51 PM
To: Darcy Hudson
Subject: Rezoning request for 7 Scott Avenue

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

I realize that I am one day past the cut off date but wanted to submit my comments.

Fundamentally I do not have any issues with this request based on one caveat. As long as the residence is owner occupied I have no issue. If both units are to be rented then I do have an issue.

On Woodland Avenue there have been issues with two homes since they both became non owner occupied. Within one month of tenants moving into 3 Woodland the police showed up. Since the house at 9 Woodland has become non owner occupied, from spring to fall the tenants, on the weekends, separately are outside socially with friends and drinking until 2 to 3 am. They get so loud that we cannot sleep with our windows open. I believe that if the owner lived in the building they would ensure that their tenant abide by the midnight town noise curfew.

Where my back property butts up against the backyard of 7 Scott Avenue my concern is that I will have to put up with the same issue of people socializing in the backyard past the midnight curfew without an owner living there.

Regards

8 Woodland Avenue

[Sent from Rogers Yahoo Mail on Android](#)