

ROTHESAY

PUBLIC HEARING

7 Scott Avenue PID 00064105
Rothesay Town Hall Common Room
Monday, January 15, 2024
6:30 p.m.



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

TOWN MANAGER JOHN JARVIE
TOWN CLERK MARY JANE BANKS
DIRECTOR OF OPERATIONS (DO) BRETT McLEAN
TREASURER DOUG MacDONALD
ADMINISTRATIVE ASSISTANT LIZ HAZLETT

ABSENT: DIRECTOR OF REC/PARKS (DRP) CHARLES JENSEN

PUBLIC HEARING **2-unit Duplex – 7 Scott Avenue PID 00064105**

1. Call to Order Instructions

Mayor Grant called the public hearing to order at 6:30 p.m. and explained the Public Hearing is to consider an amendment to By-law 2-10, “Rothesay Zoning By-law” to consider a rezoning for the property located at 7 Scott Avenue (PID 00064105), from Single-Family Residential [R1B] to Two Family Residential [R2] to allow for an existing building to be used as a two-unit rental apartment.

Mayor Grant briefly reviewed the procedure for the meeting, and explained a decision of Council will not be made this evening. She listed the documentation and the dates the notice was posted to the website.

2. Public Hearing

Documentation

8 January 2024	Memorandum prepared by Town Clerk Banks (public notices)
22 December 2023	<i>Community Planning Act</i> , Section 111 notice to website/Town Hall

DRAFT	By-law 2-10-37
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4 January 2024	Recommendation from Planning Advisory Committee (PAC)
29 December 2023	Staff Report to Planning Advisory Committee

Appearances/Presentations:

Presentation: Elena Zeifer

Presentation: John Jarvie, MCIP RPP, Town Manager
Director of Planning/Development Services

Appearances: n/a

Comments: n/a

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Public Hearing – 7 Scott Avenue
Minutes

Mayor Grant invited Ms. Zeifer to give a presentation.

Ms. Zeifer briefly explained the project, noting she purchased the house a year ago, some renovations were completed, and the intent is to create a two-unit duplex enabling more housing for Ukrainian immigrants. She added a duplex allows an owner more opportunity to properly maintain the house with added rental income from the second unit; and she has already received interest from potential tenants.

Mayor Grant invited questions from Council.

Questions were raised, asking if the property will be non-owner occupied, have sufficient parking, and be used for commercial purposes.

Ms. Zeifer confirmed the property will be non-owner occupied, and parking is available for four vehicles, which is believed to be adequate. She noted she is a hairdresser and explained that the original intent was to use the property to open a business but was advised against it. Instead, she has rented a different spot for work and plans to rent the property as a residential duplex.

Mayor Grant thanked Ms. Zeifer for her presentation.

Mayor Grant invited Town Manager Jarvie to give a presentation.

Town Manager Jarvie highlighted the following: the Planning Advisory Committee supports the rezoning; the proposal aligns with the Municipal Plan (land use map/density); the project creates a gradual density transition between apartment buildings, commercial properties, and single-family homes; and conditions should be met with respect to acquiring building permits and ensuring adequate parking – on-street parking is not permitted, and a construction trailer is currently taking up parking space in the driveway.

Ms. Zeifer responded, noting she and her family are living on the property and the trailer will be moved once they find a new house. She spoke of renovations for the replacement of windows, roof repairs, and construction of a deck. A building permit was acquired for the deck and the interior renovations do not appear substantial, but electricians, plumbers, and other professionals will be called if required. Discussion ensued on building permits. Ms. Zeifer referenced a drawing that depicts the layout and mentioned there is a hallway that will be used to create separate access to each unit. Town Manager Jarvie explained that building permits are required to ensure that there are no safety concerns, and the property adheres to both the Building Code and the Fire Code.

Mayor Grant thanked Town Manager Jarvie and invited questions from Council.

Counc. Brown asked if there is a maximum requirement for occupancy. Town Manager Jarvie advised the Town does not regulate the number of occupants. Counc. Shea inquired if there will be a driveway to the back of the house. Ms. Zeifer confirmed the only driveway will be the existing one, and there is space for four vehicles.

Mayor Grant called three times for those wishing to speak against the proposal. Hearing none, Mayor Grant called three times for those wishing to speak in favour of the proposal. No one came forward.

3. Adjournment

Mayor Grant thanked all in attendance, and the public hearing adjourned at 6:45 p.m.

Original signed by Mayor
MAYOR

Original signed by Clerk
CLERK