



**ROTHESAY**  
2024 March 25 SPECIAL Open Session FINAL\_001  
SPECIAL OPEN COUNCIL MEETING

**Monday March 25, 2024**  
**4:30 p.m.**  
**AGENDA**



**PLEASE NOTE:** Electronic means of communication may be used during the meeting

Public access to the livestream will be available online:  
[Rothesay YouTube Channel](#)

1. **CALL TO ORDER**
2. **PROPERTY ACQUISITION**  
25 March 2024                      Memorandum from Town Manager Jarvie
3. **NEXT MEETING**  
**Monday, April 8, 2024    Regular Meeting**
4. **ADJOURNMENT**



# ROTHESAY

## INTEROFFICE MEMORANDUM



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TO : Mayor Grant & Council  
FROM : John Jarvie  
DATE : 25 March 2024  
RE : Acquisition of PID 235010

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### Recommendation:

It is recommended Council authorize accept an offer to sell the property identified as PID 235010 at a price of \$240,000 cdn. with funding from capital reserves.

### Background

For some time members of Council and staff have suggested the parcel identified as PID 235010 as a possible acquisition for the Town. This arises from the proximity of the property to the Renforth wharf and Rotary Park, the use of the land (adjacent) by residents for swimming and its questionable suitability for commercial or residential use. Such interest has been mentioned to the owner in the past. Recently the Mayor has received a phone call and a subsequent email from a realtor representing the owner indicating an intention to sell. Please see attached.

We have had the title searched and the following was noted 'the description in the Deed ends at 20 feet above the high water mark, and the Plan shows a Reserved beach area, but the SNB topo map doesn't show the reserved area and extends in the water.

Also attached resulting from the title search are:

- A copy of Deed 105074 dated February 1, 1949 to **xxx** as joint tenants. The Deed conveyed Lot "B" as shown on attached Plan #407.
- You will see that the Deed refers to restrictions for: (i) illegal or immoral purposes or the sale of liquor; (ii) a specified right from a well or spring on the lot and (iii) a specified right to use a foot path. (further research would need to be conducted to determine if other lots have registered benefits)

### Analysis

Staff believes acquiring the property is key to the long term interests of the community in the vicinity of the Renforth Wharf. Without a final determination of future use it is clear the land itself would provide space for a range of supplementary uses including public washrooms and would avoid the potential for incompatible use if the property was acquired by others.

Staff have inspected the building to assess the condition and check for any known or detectable environmental issues. Staff identified no significant concerns with building condition. The building is not insulated and there is no sign of an exterior fuel oil tank (the building is heated by baseboard electric and there are indications a fuel burning stove proceeded that probably fueled by stove oil or kerosene with a small tank attached. While there may have been outside storage at one time, the appearance of the baseboard units suggest that was some time ago. There is no evidence the building was ever used during heating season so substantial fuel storage was likely never required.

In summary staff could not identify any issues with the condition of the building or the title to the property to recommend against the acquisition of this strategically located property.

March 20,2024

**Personal information has been redacted:  
and marked with: xxx**

To: Rothesay Town Council

Re: 145 James Renforth Drive, Rothesay

Listed for Sale by xxx RE/MAX Professionals, Saint John, NB

I was recently contacted by xxx to market and sell her family cottage at 145 James Renforth Drive, Rothesay. I have listed the property for xxx the legal owners. After reviewing various sales of waterfront listings in the KV area, we agreed on a **list price of \$240,000.**

xxx asked me, on her behalf, to approach the Town of Rothesay first and specifically Mayor Nancy Grant before the property was to be marketed to the public. Mayor Grant had visited her at the cottage a few years earlier to see if the Town could purchase the property but at that time, she was not ready to sell it.

xxx

This property is very strategically located in the prime Rothesay area of Renforth Rotary Park, and it is adjacent to the Renforth Wharf. The land, which is waterfront, includes a very nice sandy beach area (See attached Map from Service NB). In fact, many years ago xxx mother was approached by the then Village of Renforth to see if she would allow public use of the beach for swimming lessons. Being very community-minded, xxx agreed and permission for use of the beach has been granted each year by the family. Currently the Town of Rothesay promotes the beach on their website referring to it as "Renforth Beach".

**Lot Size:** 0.38 acre or 16,552 square feet (Map attached) private mature treed lot with lovely sandy beach on Kennebecasis River

**Cottage Size:** 900 square feet approx.

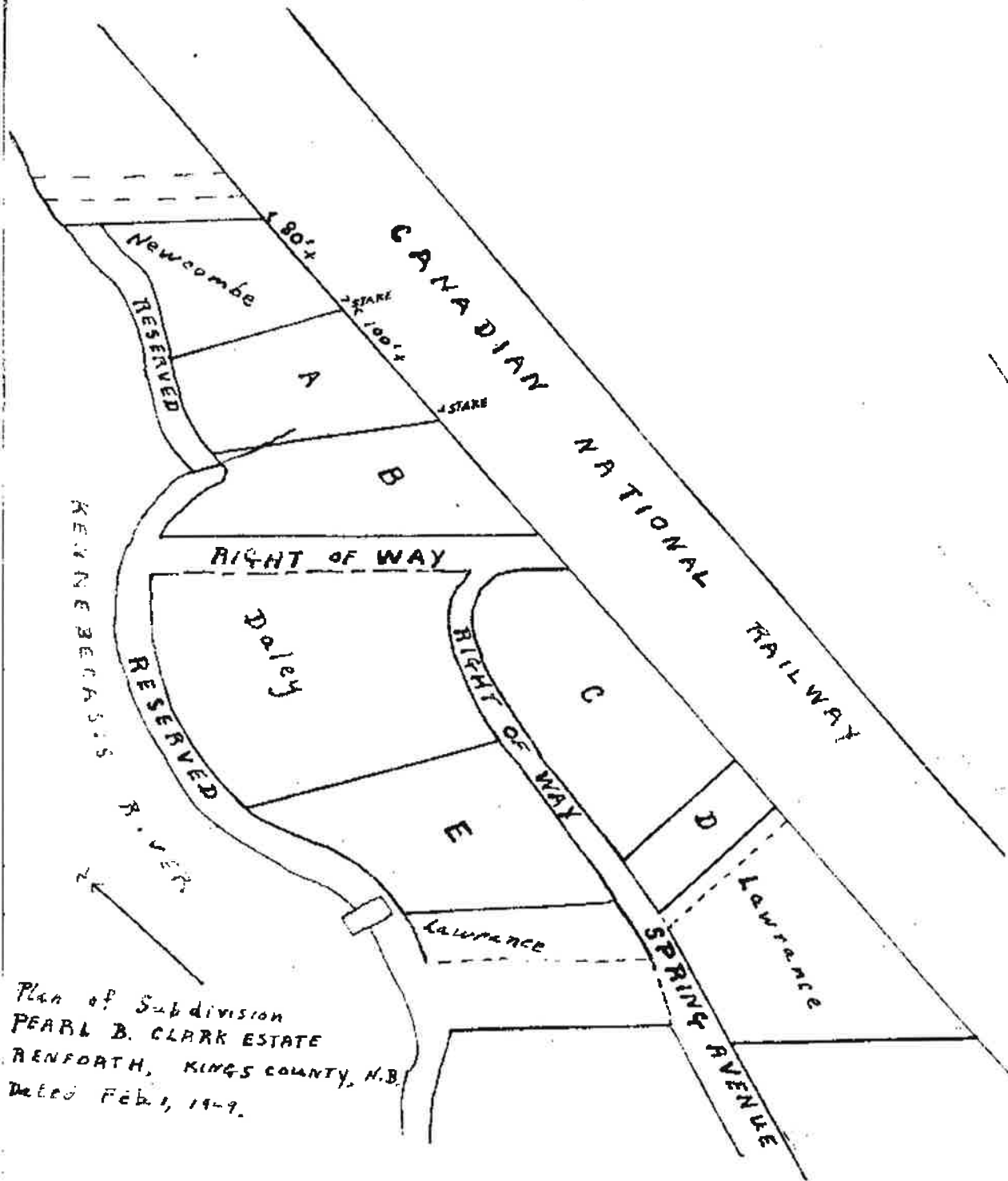
**Cottage details:** 2 bedrooms, 1 bath with shower, kitchen, living room and dining area with multiple windows overlooking the river, front deck, original vintage interior, electric heat, on private well and Town sewer line, stove, refrigerator and some furnishings included.

Respectfully submitted,

REALTOR

RE/MAX Professionals





Plan of Subdivision  
PEARL B. CLARK ESTATE  
RENFREW, KINGS COUNTY, N.B.  
Deed Feb 1, 1949.